

REAL ESTATE BUILDERS RECORD AND GUIDE

NEW YORK, MAY 18, 1918.

Experts Tell How New Torrens Law Will Work Registrars of Counties in Greater New York Preparing a Form for Registration of Titles.

THE Registrars of the five counties in New York City have agreed on a uniform fee and a standard form of petition for the search of titles under the Torrens law, recently enacted.

The scale of fees and form of petition have been submitted to the Supreme Court for adjudication. On property valued at \$50,000 the fees would be as follows: Filing notice of petition, \$1; publishing, mailing, and

posting notice, \$15; examination fee, \$1 a thousand of assessed valuation, plus \$10 expenses; assurance premium, \$1 a thousand; first certificate, \$5, resulting in a cost of \$131 for establishing the original search on property valued at \$50,000.

Every additional certificate of title issued on that property thereafter will cost \$3, no matter how often title changes hands.

BY CYRIL H. BURDETT,

Vice-President New York Title & Mortgage Co.

THE Governor has signed the bill amending the Torrens Law of this State, and the public officials of the counties composing Greater New York, as well as the officers of the so-called Torrens Title League, are hailing the fact with elation, as paving the way for a general use of the Torrens Registration proceeding in passing titles in the ordinary course of buying and selling, and loaning upon, real estate. These gentlemen are the extreme advocates of the Torrens Title Registration System and are constantly attacking the good faith of everyone who fails to agree with them, although the latter are quite as good friends of this law as such self-elected advocates.

The Real Estate Board, through the chairman of its Torrens Title Committee, Professor Alfred G. Reeves, has always asserted a friendship with the law and sought to make it workable along practical lines and within constitutional limitations, as well as to popularize it among real estate owners, and the officers of title insurance companies on this committee have co-operated in all sincerity with the other members of the committee in acting for the best interests of those affected by the law.

The title insurance companies, being perhaps more familiar than anyone else with the workings of the law and its limitations, practical and constitutional, have given to the law of 1916 their approval, but have opposed the amendments now adopted because of the constitutional objections and because of the complete overturn of the method of service.

Assemblyman Youker is quoted as saying that the amendments were passed "over the united and persistent opposition of all the title companies of New York City, who succeeded in eliminating from the bill only one proposed amendment to the present law." This is hardly correct, because of the fact that we were able to eliminate from the bill, not only the very dangerous provision which put the county back of the Assurance Fund, irrespective of the amount paid in by the registered owners—which the Attorney-General held to be clearly unconstitutional, and were successful also in preventing the adoption of the amendment framed by the Assembly Committee, which extended recourse to the fund to all persons who should

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By WALTER FAIRCHILD

Secretary of the Torrens Title League.

THE governor, on May 9, 1918, signed the Youker bill, amending the New York Torrens Registration law. The amendments constitute Chapter 572 of the Laws of 1918. By these amendments the New York law becomes very similar to the law of Massachusetts.

For the first registration the title is examined under order of court. This official examination is done by an examiner in the registrar's office, although the court may, in its discretion, if the applicant so requests, accept a report from a title company in lieu of the official examiner's report. A survey must be furnished by the petitioner.

The court sets a day when the petition will be heard and notices of the hearing are sent out by the registrar. On the return day, if no objections are found, the title is ordered registered. An assurance premium is then paid to the registrar and the owner receives his certificate of title. No appeal from the final order of registration can be taken after thirty days, when the certificate becomes conclusive.

To make application a petition must be made out, giving all the facts about the title known to the applicant.

The petition must be filed with the county clerk, who is the clerk of the Supreme Court, and at the same time a notice, stating that the petition has been filed, must be filed with the county clerk and also with the registrar. The court immediately enters an order, referring the petition to the official examiner to examine the title. The order also fixes the return day, and directs the registrar to give notice of the hearing. A form of notice of hearing is given in Section 386 of the law. At least twenty days' notice is required, and it is given by the registrar, who publishes the notice in a newspaper and within seven days send a copy of the notice by registered mail to each person interested and also posts it on the land at least fourteen days before the return day. From twenty to thirty days is required to put the proceeding through in an ordinary case.

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Experts Tell How New Torrens Law Will Work

BY EDWARD POLAK,
Registrar of the County of Bronx.

THE three principal amendments to the Torrens law put forward at this year's session of the Legislature, by the County Officials Committee, were:

First: Making official examinations of title exclusively official.

Second: Provision to shorten the time and lessen the expense of the initial proceedings; which includes service by registered mail.

Third: The placing of the State (County) in back of the Assurance Fund.

While it is agreed that the law would work better as a business measure if all the proposed amendments had been adopted, certain improvements contained in the Youker bill, now enacted into law, when properly understood, will go a long way toward making the law workable and useful.

Most of the provision contained in the first proposed amendment to make the examinations of title really official, has been adopted.

The relation of the official examiner to the court and county officials has been established on a more logical basis. Under the old law, the so-called official examiner was selected and paid by the applicant, and his report upon the condition of the title had all the weakness which attaches to an ex-parte statement. Under the newly enacted law, the official examiner is appointed by the Registrar, after first having passed an examination given by the Court of Appeals and being admitted as an examiner by the Appellate Division. He reports directly to the court without private employment by the petitioner. Matters in question may be referred by the court to such an official examiner and he occupies a relation independent of any private interest, similar to that of a referee named by the court. The only exception is that of allowing title and abstract company reports to be accepted in lieu of referring the matter to an official examiner where the court, in its discretion, may permit it, upon the request of the petitioner. This latter provision is not as bad in its effect as under the old law which permitted the title company to be employed at any time. The companies must give guarantee bonds to the county insuring their work.

But that which is of greatest importance and which is the real basis of a workable law, is now accomplished, and that is a simple, shorter and inexpensive procedure is provided. The high cost of the duplicate action at law and

the length of time required for the first registration was the chief reason for the failure of the law in the past.

The effect will be to make the proceedings approach more closely to the examination and certification of a title by an attorney or title company; while at the same time preserving the jurisdiction of the court over every detail and giving to the court the duty of finally passing upon all matters and adjudicating that the title is in the person to whom it is found upon examination to belong. Under this new law an ordinary title can be registered in time enough to permit a person holding a thirty-day contract to purchase land, to have his title registered.

After the petition has been filed and the matter referred to the official examiner, all the routine matters are attended to by the registrar's office, and the expense of mailing, service and publication of the notices, which should be between \$20 and \$30, is paid by the petitioner. He also pays the examiner's fee, which is \$10 plus one-tenth of one per cent. of the assessed value of the property, which must be paid in advance to the Registrar. After the decree registering the title has been signed, the petitioner pays an assurance premium of one-tenth of one per cent. on the assessed value of the property, to the Registrar at the time the decree is presented to him for entry, together with a fee of \$5 for the certificate of title.

Title company and Torrens fees follow:

Amount	(Original Issues)		(Re-Issues)	
	Title Co. fees.	Torrens fees.	Title Co. fees.	Torrens fees.
\$5,000	\$85.00	\$41.00	\$51.00	\$3.00
\$10,000	115.00	51.00	69.00	3.00
\$25,000	205.00	81.00	123.00	3.00
\$50,000	320.00	131.00	189.50	3.00
\$75,000	382.50	181.00	220.75	3.00
\$100,000	445.00	231.00	252.00	3.00

This table will enable any person to figure the approximate cost on a valuation within the above amounts.

The above cost does not include the expense of a survey which must be furnished by the petitioner, nor the fee of an attorney, if the petitioner should employ one. This fee, however, should be nominal, as the work involved for the attorney would not be great.

Full particulars may be obtained by applying to the Registrar's Office in Bronx, New York, and Kings, and the County Clerk's Office, in Queens and Richmond.

By Walter Fairchild, Secretary of the Torrens Title League.

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Examination of title, \$10, plus 1/10 of 1 per cent. on the assessed value of the property; assurance premium, 1/10 of 1 per cent. of the assessed value; first certificate, \$5; filing fees, advertising and serving notices, between \$15 and \$20.

Formula: For easy calculation take \$2 per thousand on the assessed value of the property and add \$31 and you will get the approximate cost of the initial registration. This is in addition to the cost of the survey, which the petitioner must furnish. These expenses are paid once only. Subsequent transfers cost \$3, and to register a mortgage costs \$1. All fees are paid to the registrar, who turns them into the city treasury. No assurance premium is required on transfers. The initial payment covers all future dealings.

Under the new law (Sec. 434) the registrar is authorized to have the necessary forms prepared and printed,

to be furnished to applicants free of charge or at a reasonable cost. It is understood that these forms are now in process of preparation. The Torrens Title League, J. Clarence Davies, president; John J. Hopper, treasurer; Walter Fairchild, secretary and counsel, which has been active in passing the amended law, will advise and assist, without charge, any one who desires to register his title. Application for information may be made to the league at its office, 215 West 125th street, or to Walter Fairchild, attorney, 1 Liberty street.

The registrars are perfecting a form of application, the basis of which is the digest and form prepared by Walter Fairchild, which was offered by him to the registrars of the five counties in Greater New York. It is expected that this form will be ready for use next week.

World's Largest Building To Be Built Here

Government Signs Contract with Turner Construction Company for Big Army Supply Base

VERTOPPING, in both size and cost, all other active Government building operations within the boundaries of the Metropolitan district is the new Army Supply Base, to be erected at the southern extremity of the Bush Terminal area, in Brooklyn, at a cost exceeding \$40,000,000.

Contracts for the work involved in this gigantic project have just been signed between the Turner Construction Company, 244 Madison avenue, Manhattan, and the War Department, Washington, D. C. The contract calls for the construction of a supply base for over-seas transportation to be erected on the property located between Second avenue and the pier head line, from 58th to 65th streets, South Brooklyn. Construction will be of reinforced concrete throughout, and will conform in general to other structures on the property.

The plans and specifications have been prepared by Cass Gilbert, architect, 244 Madison avenue, Manhattan, under the direction of Major-General Goethals, Director of Storage, Transportation and Purchase. The complete plans for this operation contemplate the erection of the largest building ever constructed in the world so far as any available information is concerned. Altogether in the neighborhood of 6,000,000 square feet of fireproof floor space will be accommodated under one roof. The building is to be approximately 1,000 feet square and from eight to nine stories in height, lighted on one street and three large courts.

In addition to the building, the plans include the erection of three double-decked steel, concrete and timber piers, 1,300 feet long and 150 feet wide, together

with a lighterage pier of 1,350 feet by 70 feet wide, one story high. About thirteen miles of railroad track will be installed to serve this supply base, and one hundred and fifty elevators will be included to handle about 1,000,000 tons of goods to be stored. It is estimated that twelve eight-ton ships can be loaded in one day when the plant is working at its maximum of service.

The following comparisons will give a more definite idea of the magnitude of this operation: The building will have a floor area five times as large as that in the Equitable Building and will contain seven times the cubical contents of the Woolworth Building. The piers are larger than any built in New York Harbor at the present time and will accommodate the greatest ships in existence. The main warehouse will cover a space equal to the entire space occupied by the Natural History Museum Park, 77th to 81st street, Central Park West and Columbus avenue and will be eight stories in height, with basement over the entire area.

The contractors for this task expect to give the Government partial use of the building by the end of the current year and the entire project will be completed early next spring. About seven thousand mechanics and laborers will be engaged on this work when the job is progressing at full speed. Work has already been started.

In connection with the announcement of this most important Government building operation in this territory we print a table of other Federal building operations, both active and contemplated, located in Greater New York or in close proximity to this city.

Statement Showing Government Building in Metropolitan Zone.

Project.	Location.	Cost.	Contractor.	Condition.
Naval Supply Base.....	Brooklyn	\$5,000,000	Turner Construction Co.....	Underway
Structural Shop	Brooklyn	1,000,000	Norcross Bros.	Not Started
Barracks	Brooklyn	60,000	William Crawford	Underway
Hospital Buildings	Brooklyn	1,400,000	Not Let	Contemplated
Barracks, etc.	Brooklyn	1,400,000	Not Let	Contemplated
Warehouses, etc.	Brooklyn	40,000,000	Turner Construction Co.....	Underway
Hospital Additions	Manhattan	1,000,000	Not Let	Contemplated
Hospital Additions	Manhattan	25,000	William Crawford	Underway
Hospital	Wards Island	1,250,000	Not Let	Contemplated
Warehouses	Governors Island	2,000,000	Foundation Co.	Underway
Warehouse	Governors Island	250,000	Whitney Co.	Underway
Storehouse	Bedloes Island	400,000	Not Let	Contemplated
Barracks, etc.	Fts. Terry & Wright.....	300,000	Sperry Engineering Co.....	Underway
Hospital	Stapleton, S. I.....	301,500	Not Let	Contemplated
Hospital	Staten Island	1,000,000	Foundation Co.	Underway
Hospital	Pelham Bay Park.....	900,000	Not Let	Contemplated
Swimming Pool	Pelham Bay Park.....	125,000	Not Let	Plans Complete
Community House	Yaphank, L. I.....	100,000	M. C. Tredennick Co.....	Not Started
Hospital Additions	Yaphank, L. I.....	500,000	C. H. & R. C. Peckworth....	Underway
Storehouses	Mineola, L. I.....	250,000	Not Let	Contemplated
Officers' Hotel	Long Beach, L. I.....	500,000	Not Let	Contemplated
Barracks, etc.	Long Island Sound.....	2,000,000	Not Let	Contemplated
Wharf and Dock.....	Ft. Lafayette	40,000	Not Let	Contemplated
Barracks, etc.	Eastern New York.....	500,000	Norman Ker Co.....	Underway
Drydocks	Weehawken, N. J.....	10,000,000	Not Let	Contemplated
Hospital Additions	Tenafly, N. J.....	250,000	W. H. Fissel Co.....	Underway
Hospital	Tenafly, N. J.....	2,000,000	W. H. Fissel Co.....	Underway
Warehouses	Sandy Hook, N. J.....	200,000	Amsterdam Building Co....	Underway
Barracks, etc.	Sandy Hook, N. J.....	200,000	Amsterdam Building Co....	Underway
Storehouse	Paterson, N. J.....	500,000	Not Let	Contemplated
Storehouses	Newark, N. J.....	4,600,000	Not Let	Contemplated
Storehouses	Lake Denmark, N. J.....	500,000	Austin Co.	Underway
Magazines	Lake Denmark, N. J.....	300,000	Not Let	Figuring
Training Station	Lakehurst, N. J.....	1,500,000	C. R. Hedden Co.....	Underway
Testing Field	Elizabeth, N. J.....	200,000	Not Let	Contemplated
Total		\$80,951,500		

National Organization For Building Industries

American Institute of Architects Issues Call For Convention on June 7 to Form Federation

SINCE April, 1917, when the United States entered the World War as an active belligerent on the side of the Allies, there has been a marked movement toward the federation and coordination of great industrial bodies. Almost every branch of industrial and commercial endeavor has combined its forces under centralized national organizations, thus placing their industries upon a sound war basis and arranging their affairs in such an orderly manner as to be promptly available to the Government when particular service or special advice is required for the successful prosecution of the military program.

Up to a few months ago, the building trades, one of the basic industries of the country, were unable to boast of no coordinated national body to safeguard their interests or to be of assistance to the Federal authorities in solving the numerous structural problems involved in the military preparations. Definite action has now been taken, however, and the American Institute of Architects has fittingly assumed the leadership in this movement that will undoubtedly have a far-reaching effect upon the welfare of the building interests throughout the United States.

A call for a national conference, having as its objective the coordination of building interests and the establishment of a national organization, has been sent by the Institute to the representatives of prominent national and local organizations affiliated with the building industry, the text of which follows and is self-explanatory:

"May 14, 1918.

"The American Institute of Architects believes the time has come when steps should be taken toward federating the whole building industry of the United States, in order that the Government may have the most intelligent support and powerful cooperation of all the interests involved.

"The war-time need of such action appears to be immediately imperative and it would seem that the first and paramount duty of the building industry is to place its knowledge, skill and equipment unreservedly at the service of the nation, involving as it does elements and factors of the widest diversification. That service can only reach its maximum of efficiency through intelligent adjustment of all the vital parts. The building industry also owes it to itself seriously to study from the broadest possible viewpoint the inevitable disorganizing influences of war which have already been felt, and through such study to determine what steps can be taken toward bettering conditions and minimizing any further unnecessary disorganization.

"With a view to the possible formation of a national

organization, which might assume the burden of this tremendous undertaking, the American Institute of Architects accepts the patriotic duty of initiating the movement. To this task the whole building industry should subscribe. As a first step the Institute invites you to send a duly authorized and accredited representative to a conference to be held at the Engineering Societies Building, 25 West 39th street, New York City, beginning at 10 a. m. on June 7, 1918, for the purpose of discussing the situation and determining the method and providing the means whereby such an organization may be created. This invitation is being issued to national and important local organizations which represent the building industry, whether technical, manufacturing, contracting or labor.

"We will greatly appreciate your prompt notification of acceptance of this invitation and, at the earliest possible moment, the receipt of the name of the representative whom you will send.

"Please address all communications to the Executive Secretary, The American Institute of Architects, the Octagon, Washington, D. C.

"Cordially yours,

"The Officers and Directors of the American Institute of Architects.

"By Thomas R. Kimball, President.

"Charles A. Favrot, 1st Vice-President, Title Guarantee Building, New Orleans, La.

"George S. Mills, 2d Vice-President, Ohio Building, Toledo, Ohio.

"William Stanley Parker, Secretary, 120 Boylston Street, Boston, Mass.

"D. Everett Waid, Treasurer, 604 F Street, Washington, D. C.

"Edwin H. Brown, Director, Camp Cody, Deming, New Mexico.

"Ben J. Lubschez, Director, 601 West 177th Street, New York.

"Horace Wells Sellers, Director, Stephen-Girard Building, Philadelphia, Pa.

"William B. Faville, Director, Balboa Building, San Francisco, Cal.

"Burt L. Fenner, Director, 612 G Street, Washington, D. C.

"Ellis F. Lawrence, Director, Chamber of Commerce, Portland, Ore.

"Edward D. Kohn, Director, 612 F Street, Washington, D. C.

"Richard E. Schmidt, Director, 104 S. Michigan Avenue, Chicago, Ill.

"Edward W. Donn, Jr., Director, 808 17th Street, Washington, D. C."

Organization For Realty Red Cross Drive

ARRANGEMENTS are practically completed for the campaign in aid of the Red Cross to be carried on by the Real Estate Board through a committee appointed by President Laurence McGuire and of which William L. DeBost is Chairman.

The headquarters of the committee will be at the rooms of the Real Estate Board and daily meetings will be held to receive the reports of the division chairmen and their teams and to discuss such matters connected with the drive as may be brought to the attention of the meetings. Mr. DeBost has named as his co-workers on the committee, division chairmen William Schackford of Daniel Birdsall & Company, Francis Guerrich of Horace S. Ely & Company, and there will be thirty men working under these division chairmen.

Assisting Mr. DeBost in the detail work of the drive will be Francis Bancroft of Pease & Elliman, who will serve in the capacity of vice-chairman and act for Mr. DeBost in his absence.

The committee will cover only the Borough of Man-

hattan and will conduct a thorough canvass of every real estate office and property managed by the various brokers in the Borough, including all the employees of such offices and buildings. The daily report of the workers will be tabulated as received and a report submitted to the committee at the close of each day.

Chairman DeBost said yesterday:

"We have planned to conduct a very strenuous campaign and will find the experience gained in the recent Liberty Loan campaign of particular advantage. Our teams will canvass thoroughly the entire Borough and will leave no stone unturned. The record made by the Realty Division in the Third Liberty Loan drive was a splendid one and we will use that as our guide in making this campaign.

"Every man on the several teams has been requested to get after subscriptions from the smallest to the highest amount and we are confident that our committee will make a very creditable showing."

Health Department's Heavy Cost To Taxpayers

Has Spent Thirty-six Millions in Twelve Years—Expenses Increasing More Rapidly Than Population

THE controversy which has recently arisen between Mayor Hylan and the officials of the Board of Health has served to draw public attention to the many activities of this department of the city administration, and to the rapidly increasing cost of these functions which the taxpayers are called upon to meet. The figures in the financial statements of the Board to the Comptroller's office for a number of years disclose the astounding fact that in the last twelve years the expenditures of the department have more than doubled.

In the same period of time the population of the city has increased about 42 per cent., which proves that the cost of running the Health Department has more than kept pace with the additions to the inhabitants of the city.

With the total budget of the municipality now considerably over two hundred millions a year and rapidly mounting, real estate owners are particularly interested in any light which can be thrown on the causes for the constantly growing burden which realty is forced to bear.

The last published report of the Comptroller shows that the budget has increased from \$163,128,700 in 1910 to \$211,114,136 in 1917. In eight years the increased expense of running the city rose nearly fifty millions of dollars, which gives some indication of why the tax rate went up from \$1.75 to \$2.02 per \$1,000 in the same period. Every department of the city had a share in running up the enormous budget, and the increases in the Health Department have been especially striking.

The Comptroller's statements show that the expenditures of the Health Department since 1905 have totaled over thirty-six millions. By years the figures are as follows:

1905	\$1,763,873
1906	1,889,189
1907	2,079,413
1908	2,507,212
1909	2,584,603
1910	2,804,976
1911	2,780,022
1912	3,073,242
1913	3,329,240
1914	3,223,820
1915	3,322,426
1916	3,645,735
1917	3,327,541*
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	\$36,331,297

*Appropriation in Budget.

In the last complete available statement of the Department, that for 1916, showing just show the expenditure of the large sums of money turned over to it by the administration is apportioned among its various bureaus there are nine general subdivisions of its activities, as follows:

General Administration	\$320,333
Public Health Education.....	17,424
Keeping of Records	65,593
Child Hygiene	642,301
Preventable Diseases	588,646
Sanitary Inspection	347,439
Food and Drug Inspection.....	247,564
Laboratory Service	239,151
Hospital Service	1,177,280
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	\$3,645,735

In classifying the expenditures for the same year, 1916, the Department shows that \$956,030 was applied to inspection service, and reference to preceding reports shows that the number of inspectors has increased rapidly in the last few years. Practically one-third of the total cost of the Department is for payments to inspectors. For the year 1916, according to the official reports, over a million dollars was expended for inspection service, largely in salaries. These figures are as follows:

Of this total nearly \$600,000 was spent in the Borough of Manhattan alone. The number of inspectors is constantly increasing and the number of inspections is also growing larger every year. The total number of medical

inspections in 1916 was 434,516, compared with 423,629, for the previous year, or an increase in twelve months of 10,887.

The figures for Greater New York are:

Inspection of school children.....	\$375,330
General medical inspection.....	292,662
Inspection of institutions.....	27,442
Industrial hygiene, field inspections	5,816
Animal inspection	12,680
General sanitary inspection.....	173,546
General food and drug inspection.	129,156
Milk inspection	68,554

Total\$1,085,186

The activities of the Board of Health have been immensely extended since the consolidation of the five boroughs into Greater New York. Among the many new undertakings of the Department have been the extension of the system of school medical inspection; a more rigorous enforcement of the birth registration law; the establishment of sanitoriums for the treatment of tuberculosis; surveys of lodging houses for insanitary conditions and investigations of respiratory diseases.

Staten Island marsh lands have been drained in order to eradicate mosquitoes; milk supervision has been instituted, including the sanitary supervision of farms and dairies; tuberculosis clinics have been established, stereopticon exhibitions given in the parks, and the streets cleaned during a strike of the Municipal Street Cleaning Department.

During the four years from 1910 to 1914 eight bureaus were established by Dr. Lederle. The entire Department was reorganized and the following were formed: Bureau of General Administration; Bureau of Records; Sanitary Bureau; Bureau of Child Hygiene; Bureau of Infectious Diseases; Bureau of Food and Drugs; Bureau of Hospitals; Bureau of Laboratories.

The next administration, under Dr. S. S. Goldwater, added to the number of bureaus the following: Bureau of Public Health Education; Division of Industrial Hygiene; Division of Statistical Research.

This makes a total of eleven bureaus established in the five years from 1910 to 1915, each of which has a highly paid official in charge and a considerable staff of clerks and employees, thus adding greatly to the overhead charges of the Department.

Discussing the increased running expenses of the Department, Mr. Laurence McGuire, President of the Real Estate Board, in an address delivered before the Society of Medical Jurisprudence at the Academy of Medicine, December 14, 1914, said:

"It is the largest employer of physicians, surgeons and nurses in the city, and I am informed employs over 1,200 physicians. In the Bureau of Public Health there are 154 medical inspectors; in the Bureau of Infants' Milk Stations there are 23 medical inspectors; Bureau of Infectious Diseases, 74; and in the Bureau of Sanitary Inspection, 11.

"There are in addition 11 dentists, 15 veterinarians, two surgeons, 588 nurses, a great number of sanitary and food inspectors, chemists, bacteriologists, bacteriological diagnosticians and a pathologist, many clerks and stenographers.

"There are three captains of boats, 7 boatmen and deckhands, a number of pharmacists, 6 laboratory assistants and a dietitian. All these are in addition to the forces required in the regular hospitals.

"The justification for this enormous expense is the claim and popular belief that the Department has succeeded entirely by itself in reducing the death rate in the city. Credit unfortunately is not given the advance of modern science, or skill of outside physicians or to better housing facilities or the greatly improved means of living, all of which in some measure must be responsible for the lengthening of life, though I am informed that there is no betterment as to human life above the age of 40."

Since Mr. McGuire made these statements the number

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Plans To Complete Queens Barge Terminals

Borough Officials and Chamber of Commerce Active in Preparation to Secure Benefits of New Waterway

IN the original plans for Barge Canal terminals within the territory of Greater New York, no provision was made for the establishment of terminals in the Borough of Queens. The Queens Chamber of Commerce called a special meeting to discuss the subject and a committee was appointed to confer with the State Engineer and with the Barge Canal Board with a view to having Queens included in the terminal area, and after persistent and consistent effort, during which numerous conferences were held, plans submitted, and locations discussed, the Board finally decided that Queens should have three terminals.

The first of these is located directly north of the Queensboro Bridge, having a frontage along the river of 681 feet, and a depth of 150 feet. To provide for this terminal it was necessary to amend the Map of the City of New York by extending North Jane street from Vernon avenue to the bulkhead line of the East River, and to acquire title thereto.

The Newtown Local Board passed a resolution to open North Jane street, and a map providing for this change is now before the Board of Estimate and Apportionment for approval and the proceeding cannot be advanced until this map is so approved.

The second terminal is located at Hallett's Cove, Astoria, and has a frontage of 450 feet in Hallett's Cove, extending back 50 feet to the Boulevard. The third terminal is in the Flushing River northwest of the Flushing Bridge with a frontage of 550 feet in Flushing Bay and extending back 450 feet to a public highway. The three terminals within the confines of Queens Borough cover an area of approximately ten acres.

Queens will benefit particularly by the opening of the Barge Canal. Each of the terminals is so located that any section of the Borough is easily within trucking distance.

Queens Borough is essentially a center of commercial activity and within a few years a large number of industrial enterprises have located there. Its extended water frontage affords commercial facilities of vast value, and the establishment of the three Barge Canal terminals opens up a new line of water communication at once economical and expeditious.

The three Queens terminals will provide distributing points for goods for manufacturers and shippers to all parts of the country, north, south, east and west, and provide employment for a great number of Queens residents in the handling of this vast tonnage.

Desiring to cooperate in every way with the State in hastening the construction of the terminals, the Borough officials have given much thought and effort to the matter of laying out the approaches to the terminals, the opening of the proposed new streets, the acquisition by the State of land needed, the drafting of plans and the drawing of maps so that the whole project was expedited in the minimum of time.

Pending action by the State Engineer on the construction of warehouses, and superstructures, cranes and other necessary equipment for these terminals, it is probable that arrangements will be made for the temporary use of suitable docks and warehouses pending the completion of the terminals themselves.

Edward Auderberg, Senior Assistant State Engineer, in charge of the New York City office, who has jurisdiction over Barge Canal terminals, buildings and the preliminary work thereof, said yesterday:

"The plans and specifications for Terminal Contract 42, which is the Bradley site, Long Island City, will be completed and ready for advertising about July 15; the plans and specifications for Contract 43, which is the Flushing Bay terminal, are now being prepared, and those for Contract 45, the Hallett's Bay terminal, will be advertised late in the fall.

"The action of the Board of Estimate on the proposed change of the Map of the City of New York, by the opening of the street leading to the Queensboro Bridge terminal, does not interfere in any way with the work of preparing the necessary plans and specifications for

the advertising and letting of contracts for the construction of warehouses and other buildings. The title to the land is already vested in the State and it is only a matter of formality on the part of the Board of Estimate to approve of the proposed change."

The terminals in other parts of the city are in various stages of completion. At Pier 6, East River, the terminal is about 98 per cent. completed. This work is in the nature of reconstruction. The contract for construction of a superstructure and sheds at this pier will be given out in July. Pier 5, East River, is being used now, but there are some repairs to be made to the existing buildings and bids for the work will be opened on June 4. At the Greenpoint terminal the work is about fifty per cent. completed; at the Mott Haven, Bronx, terminal the work was about 57 per cent. completed on May 1st; at West 53d street the work is about 15 per cent. completed, and at the Gowanus Pier the work is about 20 per cent. completed.

Walter I. Willis, Secretary of the Queens Borough Chamber of Commerce, said yesterday:

"The location of three Barge Canal terminals in the Borough of Queens means much to this Borough. Naturally we expect great things as a result of the opening of these terminals, and what it will mean to the manufacturing interests of Queens can only be estimated. Aside from the economical feature of this Barge Canal with terminals in this Borough, the saving of time and labor are of considerable importance.

"We have figured that in some instances a saving of as much as twenty per cent. will be effected by the shipping of merchandise by way of the Barge Canal. It affords direct communication between Queens and all parts of the United States, a considerable part of the route being all water. We have plenty of vacant land here and expect that the opening of the canal will bring a great demand for sites here from manufacturing interests who will recognize, in addition to the other natural advantages of Queens as a manufacturing center, the economical and expeditious shipping and receiving of freight, which are the two essential points in favor of any manufacturing community."

The opening on Wednesday of the Barge Canal was effected without formality of any kind, but a more elaborate observance of the event will take place later, probably on July 4, the Legislature having made an appropriation for a celebration and authorized the Governor to appoint a commission to have charge of the affair.

On this commission the Chamber of Commerce of Queens will urge the appointment of a resident of that Borough and will take an active part in the celebration of the opening as a great State event generally and because of the location of three Barge Canal terminals in Queens, especially.

Traffic experts and engineers estimate the capacity of the new Barge Canal at ten million tons of freight annually, equivalent to half a million freight carloads. Control of the canal traffic was taken over by the Federal Government on April 17, in connection with the administration of all transportation lines.

Facts About Industrial Brooklyn.

THE following statement is issued by the Brooklyn Chamber of Commerce:

Brooklyn, in its more than 870 plants, large and small, employs a total of over 200,000 horse power.

Brooklyn has invested in manufacturing business over \$450,000,000.

Brooklyn industrial products are valued at \$417,000,000 annually.

Brooklyn has nearly 900 miles of paved streets.

Brooklyn receives 165 new residents every day, 20 per cent. of whom engage in industrial occupations.

Brooklyn each week adds four new manufacturing plants to those already established and increases industrial investment at the rate of \$25,000 per day.

Real Estate Board To Enlarge Its Organization

Plans Drive for New Membership to Strengthen It in Fight for Relief from Excessive Taxation.

THE Real Estate Board of New York is about to begin a campaign which should result in increasing greatly its value and usefulness and its capacity for serving the taxpayers of Greater New York. In response to an inquiry made by the Record and Guide an outline of the plan was given yesterday by Richard O. Chittick, Executive Secretary of the Board. Mr. Chittick said:

"It is true that the Real Estate Board is working out a plan for increasing its membership. All of the details of the plan, however, cannot yet be given. It is more important for the present to state briefly the reasons for the plan. If these are properly understood and appreciated by real estate owners the success of the plan will follow automatically.

"Real estate owners do not need to be reminded of the burden of taxation and other carrying charges which have hit real estate with cumulative force in recent years. A budget of \$240,000,000 in 1918 and a tax rate ranging from 2.36 in Manhattan up to 2.46 in Richmond compels them to think very seriously.

"It is unnecessary to go into details about the cost of construction, the expenditures necessary under the building regulations and factory laws, increasing cost of insurance, etc.

"Another phase of the situation which is disconcerting to a degree is the pronounced tendency of some of our state and local officials to regard as subjects for governmental enterprise functions that are not properly so. Both in the State Legislature and nearer home the attempt is made with increasing frequency to saddle upon part of the community costs which should be assessed upon all of the community. Real estate carries practically all of this burden, both the legitimate and the ill-advised.

"All of this is entirely aside from the extraordinary direct and indirect costs of whatever kind which the war makes necessary and which, as just evidenced by a subscription of approximately \$4,000,000 by the Real Estate Division to the third Liberty Loan, and in many other ways, are all cheerfully met.

"The carrying charges, which we can estimate fairly accurately, will increase next year; and there is no reason to believe that the other annoying features already referred to will not also be in evidence.

"Without piling up reasons it is plain that real estate owners have a colossal task before them if their holdings are to be much longer considered as assets instead of liabilities.

"The Real Estate Board has undoubtedly done a large service in the past four years. It has increased its membership from about 150 in 1913 to nearly 1,500 at the present time. It has expanded its machinery and increased its efficiency all along the line. Its policies are established. It occupies a secure place.

"But the demands are far greater than it can meet without adequate support. Already it is doing more for the real estate community than conditions warrant, for there are approximately 200,000 property owners paying taxes in New York City, which means that less than 1 per cent. are, through membership in the Real Estate Board, carrying the burdens of the whole. Real estate in Greater New York represents an assessed value of about eight billion dollars. The net revenue of the Real Estate Board should properly be regarded as the annual premium paid for securing the proper treatment of real estate. Looked upon in this light the premium is pitifully small considering the bulk and value of the property needing this form of insurance.

"In all seriousness the gravity of the conditions here referred to should secure cheerful acquiescence in almost any plan the Real Estate Board might present. The necessity is immediate for building up and supplying an adequate plant and machinery to do the work that it is imperative should be done—for analyzing local budgets; making proper investigations; protecting and promoting the welfare and interest of the Board's members; promoting and encouraging the enactment

of proper laws; opposing and taking necessary steps to prevent the enactment of unjust and obnoxious legislation; securing an equitable and uniform system of taxation; advocating necessary public improvements and opposing unnecessary, extravagant and wasteful expenditures of public funds.

"These are the reasons for the Board's proposed plan. The plan itself may, for the moment, be summarized briefly. It embraces two features:

"First—The establishment of a Complaint Bureau to deal more particularly with all matters relating to departmental orders, to be equipped so as to investigate thoroughly conditions in specific buildings upon which orders are issued, and to make recommendations for the most economical carrying out of these orders where the orders are legitimate. For this special service a fee will be charged commensurate with the value of the services rendered.

"Second—The establishment of a class of Sustaining Members. There are hundreds of large corporations, estates and individuals whose holdings are numerous and represent large money value. Such corporations, estates and individuals are to be requested to make a specific annual contribution, bearing a proper relation to the interests which they have at stake. To repeat the simile of an insurance premium these contributions should be cheerfully made.

"This plan is being undertaken by the Real Estate Board in the full assurance that nothing short of a deliberate refusal to be forewarned or to appreciate the imperative necessity for guarding against the future will prevent its meeting with immediate success.

"It is perfectly obvious that if the work is not undertaken by the Real Estate Board it will not be undertaken at all, and it is quite as obvious that if the Real Estate Board is not properly supported by those who have so much at stake the Board cannot do the work.

"The plan here suggested has been presented to the Board of Governors and authorized by it at a recent meeting, and the work will proceed under the direction of Mr. A. C. MacNulty, Mr. E. P. Doyle and myself."

Conference by Taxpayers Called.

THERE will be a conference of the Presidents of Taxpayers' organizations at the rooms of the Real Estate Board next Thursday at 3 P. M.

The object of the conference, as stated by Edward P. Doyle, who has called it, is to consider proposed remedial legislation and to arrange for concerted action on the part of the taxpaying interests of the city to keep New York Safe for Life and Property.

Advocates Five Per Cent. Commission.

Editor of the RECORD AND GUIDE:

Will you please advocate in your columns the advisability of real estate agents in this city maintaining a standard rate of commission of five per cent. for the general management of properties?

As it is now, some agents will take over the management of real estate holdings at a commission as low as two per cent., while others accept the responsibility at two and one-half and three per cent., whereas if they would all cooperate with the one view in mind, that of charging the owners the maximum rate of five per cent., there would then be a chance for the agents to cover expenses and to make a small profit in their efforts in the owners' best interests.

With the shortage of help, and the necessary increases of salary, the agent of today is barely covering overhead expenses; hence the making of a demand for a standard rate of five per cent. commission for the general management of all real estate would relieve and better the condition of all agents, as well as rendering the greatest efficiency for the owner.

A SUBSCRIBER.

Peckham and Scott Tie for the President's Cup

Real Estate Golfers in Fine Contest at Annual Tournament for Benefit of Red Cross.

THE second annual golf tournament of the Real Estate Board of New York for the benefit of its Red Cross Fund was held on Thursday, May 16th, at the links of the Greenwich Country Club, Greenwich, Conn. The day was an ideal one for golf and there was a large attendance. Play started at 9 a. m. Buffet luncheon was served during the day.

The winners of the several classes, who may procure their prizes at the Board Rooms, 217 Broadway, are as follows:

The President's Cup, 18 holes net, all classes competing, resulted in the tie between W. H. Peckham, 101-20-81, and D. G. Scott, 97-16-81.

Class A—A. B. Ashforth's Cup, for the best 36 holes net, won by A. E. Taylor, 190-28-162.

Best gross 18 holes won by F. F. Turrell, 90.

Best net 18 holes tie between R. H. Macdonald, 95-13-82, and A. E. Taylor, 96-14-82, but as Mr. Taylor won the net selected the prize was given to R. H. Macdonald.

Best net selected 36 holes won by A. E. Taylor, 85-7-78.

Class B—Harold C. Richard's Cup, for the best 36 holes net, won by W. H. Peckham, 202-40-162.

Best gross 18 holes won by D. G. Scott, 97.

Best net 18 holes won by W. H. Peckham, 101-20-81.

Best gross selected 36 holes won by George F. Handel, 89.

Best net selected 36 holes resulted in the tie between E. Bass, 93-10-83, M. P. Collins, 91-8-83, and F. M. Zittel, 91-8-83.

Class C—Edward D. McManus Memorial Cup, for the best 36 holes net, won by B. M. Fellows, 209-48-161.

Best gross 18 holes won by J. J. Cavanaugh, 105.

Best net 18 holes won by B. M. Fellows, 107-24-83.

Best gross selected 36 holes won by W. W. Pellet, 96.

Best net selected 36 holes won by T. W. Wasson, 97-15-82.

The guest prize for 18 holes net was won by Morgan R. Howe, 92-23-69.

Health Department's Heavy Cost to Taxpayer.

(Continued from page 635)

of employees in the departments mentioned by him has been materially increased. Critics of the work of the Department have pointed out that in many instances people who are able to pay a physician have taken advantage of the services rendered by the Department and thus saved their pocketbooks at the expense of the public, and that one of the chief reasons why taxpayers have had their burden increased is on account of this indiscriminate use of the Department's medical staff, rather than the services of the family physician.

Adenoids have been removed, tonsils taken out, defective teeth attended to, weak ankles and fallen insteps rejuvenated and hair and scalp treatments given to any and all alike who applied, without, it is alleged, proper discrimination as to who was and who was not able to pay. Drugs, it is also declared, have been issued without charge, and examinations of blood corpuscles and sputa made, as a basis for physicians' treatment, at the expense of the taxpayers.

How much these activities of the Department have cost the citizens generally it is impossible to easily determine. Naturally, figures on the question are not obtainable at the Department except on an official investigation. It is evident, however, that the services of the Department which are most likely to be abused are the ones which are most indiscriminately distributed.

One of the characteristics of the Department of Health is its independence of the general administration of the city. In the first place it has the power to spend \$80,000 more than its annual appropriation at any time and by a declaration of imminent peril adopted without the ap-

proval of the Mayor can, without special appropriation, spend any sums deemed by it necessary. The Board cannot be enjoined, as other departments of the city government can be, and no suit can be brought against it or its officials.

Even its membership is so divided that neither city nor State entirely controls it. One member of the Board is Health Officer of the Port of New York, appointed by the Governor; another, the Police Commissioner, and the third and executive member is the City Commissioner of Health.

New York is the most healthful large city in the world, and its citizens are justly proud of that fact. They are also exceedingly pleased with the location of the city at the mouth of the Hudson, on a low ridge of land which, with the river, gives the city an ideal drainage system; they revel in the ocean breezes which daily and nightly sweep over the city and purge its atmosphere of deadly gases and microbes; they admire its well paved streets and finely appointed buildings, which lend fewer lurking places for disease germs than is general in cities with millions of inhabitants, and they are born and grow up and thrive in a climate that is conducive to health and long life.

The question taxpayers ask is whether the low death rate is due to the tremendous expenditures of the Health Department, about which they know little or nothing except that they are increasing at a much more rapid rate than the population, or whether, under the disguise of a public benefactor, the Board of Health is spending money needlessly in salaries to doctors and nurses and wages to inspectors and in drug bills that should come out of the pockets of those directly benefited.

Annual Meeting of Society for Electrical Development.

THE annual meeting of the Society for Electrical Development, Inc., was held on Tuesday, May 14, at the offices of the Society in New York. James R. Strong presided at the meeting.

The election of directors resulted as follows:

For directors to represent central station interests, J. E. Montague, four years; W. W. Freeman, two years; E. N. Sanderson, one year.

For director to represent jobbing interests, Fred Bissell, four years.

For director to represent contracting interests, G. M. Sanborn, four years.

At the Board of Directors' meeting which followed the annual meeting, with J. E. Montague presiding, it was decided to continue the work of the society for another year upon the present basis and to conduct a "Convenience Outlet" campaign as suggested by the general manager.

The society will issue broadsides, booklets, folders, lithographed posters, etc., and will ask local committees to procure the co-operation of the entire electrical industry in educating the public to an appreciation of "Convenience Outlets" of all kinds, such outlets to be preferably on a separate circuit from the lighting. It is felt that the time is opportune for such a campaign when domestic servants are scarce and people have money to spend upon appliances, the proper use of which plays an important part in fuel conservation.

The following officers were elected:

Mr. Henry L. Doherty, President; Mr. Joseph E. Montague, Vice-President and member of the Executive Committee; Mr. Gerard Swope, Chairman of the Executive Committee. Mr. James M. Wakeman was reappointed General Manager and Mr. James Smieton, Jr., Secretary-Treasurer for the ensuing year.

Governor Clears Up Last of Legislative Bills

Signs Measure to Modify Pay-As-You-Go Policy and Vetoes Several Tax Measures.

(Special to the Record and Guide)

ALBANY, May 16.—Moved by the appeal of City Comptroller Craig that the Wagner bill, permitting New York City to issue, not exceeding \$15,000,000, serial bonds or corporate stock annually during the war and for a year thereafter for certain public improvements is of vital importance to the city, Governor Whitman signed this measure, which is a modification of the so-called pay-as-you-go law. The governor acted in the closing hours of the thirty-day period, following a hearing upon the bill, at which Comptroller Craig and Senator Robert F. Wagner made strong appeals for its approval.

Opinion of the Governor follows:

"Concededly the city is free at the present time to provide for its rapid transit, its docks and its water supply without reference to the pay-as-you-go policy. These improvements can now be financed by the issuance of fifty-year corporate stock so far as its water supply is concerned, and so far as rapid transit and docks are concerned, to the extent that the borrowing capacity of the city permits.

"As to the construction of new schools, objections to the bill are urged upon the ground that on December 31, 1917, corporate stock or serial bonds had theretofore been authorized but unused for such purpose amounting to \$13,936,438.64.

"Under the pay-as-you-go law the cost incurred for all non-revenue producing improvements authorized after January 1, 1918, must be met by budget appropriations and included in annual tax levies. This bill provides that the cost of such improvements shall be paid for during the life thereof, and extends such principle, in so far as the issuance of stock and bonds under this bill is concerned, to revenue producing as well as to non-revenue producing improvements.

"In the four years from January 1, 1910, to December 31, 1913, corporate stock and bonds amounting to \$127,633,257 were issued for non-revenue producing purposes, making an annual average of \$31,908,314. During the three years from January 1, 1914, to December 31, 1916, the annual average was \$19,687,236. The minimum of \$15,000,000 specified in the bill was suggested by the Legislature after an extended examination of all of the available information upon the subject. The city authorities claim, therefore, that this bill is a modification and improvement rather than a repeal of the pay-as-you-go policy.

"Authorizations under the existing law appear in the budget only after the contractor has performed the work for which the authorizations were made. Accord-

ingly the budget part of outstanding authorizations, which on December 31, 1917, were \$30,379,160.74, might be spread over a number of years.

"It is urged, however, that these authorizations are largely for purposes which require substantial modification or an entire substitution of new plans or location for the improvements for which they were issued, and that the present law precludes such substitution or new location and holds everything in check. The comptroller of the city, in a memorandum submitted in favor of the bill, states: "That the debt-incurring power of the city on April 1, 1918, was \$26,529,168.34; that if the present bill is signed this amount will be considerably increased by the rescindment of prior authorizations largely for public schools, which cannot be used for their original purposes because those purposes have been somewhat changed; that such appropriations will be rescinded, and that under the present law new appropriations could not be authorized, although it is desired to erect these schools in slightly different localities and of somewhat different style than heretofore specified."

"This bill is endorsed by the bankers who supported the enactment of the pay-as-you-go law.

"For the foregoing reasons the bill is approved.

"(Signed) CHARLES S. WHITMAN."

Several bills of interest to real property owners in New York City were embraced in the governor's omnibus veto message. Among these were:

Senator Farrenkopf, providing that the holder of a tax lien may foreclose the same in the County Court of the county where the property is situated as well as in the Supreme Court.

Senator Farrenkopf, providing that the people of the state may be made a party defendant in an action to compel the determination of real property in the same manner as a private person when the real estate affected is situated wholly within first and second class cities.

Senator Knight, abolishing the distinction between tangible and intangible property for transfer tax purposes and providing that securities not otherwise taxable and kept within the state and cash on deposit or kept within the state by non-residents shall be construed as property within the state.

Senator Gibbs, amending the lien law by giving material furnishers and labor a preference over all other lienors on contract work outside of New York City.

First Mortgages On Real Estate as Investments

THE Advisory Council of Real Estate Interests has issued the following statement:

Secured incomes and speculative investments should not be confused even in war time.

We here refer to a distinction which is very clear and yet which is too often overlooked. Thus, although many of the transactions which make up the real estate market are investments of the speculative variety, the principal units of real property have been acquired for permanent income, and it has been estimated that over 60 per cent. of all real estate values in New York City are mortgages held by institutions and persons who desire an absolutely safe and permanent investment with a dependable return in interest. The speculative element in real estate is confined to equities, and the same condition exists with intangible securities as the value of stocks depends upon the equity above the bonds, and the stockholder takes his chances on business conditions and the ability of those who happen to control the respective corporations.

In the "American" of last Monday we find an interview with an unnamed banker, who advises that in order to participate in the speculative stocks at present

quotations all permanent investments should be thrown over. Such advice naturally comes from a stock broker who overlooks his professional responsibilities. He fails to appreciate—first, that a mortgage investor is just the person who should be advised to keep out of the stock market because he is not equipped by experience or inclination for a speculative trader; second, mortgages cannot be paid without withdrawing capital from some other source, and therefore the amount available for stock exchange transactions is not increased; third, such private conversion of funds will directly conflict with the alleged desire of some institutions to enlarge their liquid capital by realizing on their real estate mortgages at par instead of recognizing the depreciation now common with other securities.

The Advisory Council of Real Estate Interests, through its representative membership in banking, as well as other lines of activity, has given this entire subject a large amount of study from the viewpoint of the general welfare, as well as that of the borrowers and lenders on mortgage security. The Council has discouraged every tendency to accept the short-sighted advice as given by the broker quoted.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor
W. D. HADSELL . . . Vice-President
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S. A. PAXSON . . . Business Manager
119 West 40th Street, New York
(Telephone, 4800 Bryant.)

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

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.
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Back Up the Real Estate Board.

Real estate owners and operators of the city should be greatly interested in the announcement made by the Real Estate Board, printed elsewhere in the Record and Guide, of the institution of a campaign for increased membership in this active organization, which is constantly and successfully working to advance realty interests under circumstances that have been growing more trying every year.

The Real Estate Board in four years has grown from a new and untried organization to a strong and vigorous one, and its record in support of measures benefiting real property and its activity in fighting inimical legislation and municipal extravagance is too well known to require more than passing reference.

It was one of the chief advocates of the Zoning Law and strongly backed the Save New York Movement. Under the able leadership of the present president of the organization—Mr. Laurence McGuire—it bore the brunt of the campaign to secure the passage by the Legislature of the Boylan Bill, which, if enacted into law, would have relieved real estate of a considerable part of the constantly increasing burden it has had to carry. The Board was nearly successful in getting this measure enacted into law. The fight must be renewed at the next session of the Legislature, and there is no other organization which can so successfully "carry on" in this matter as the Real Estate Board. It is of vital interest to every one of the more

than 200,000 property owners in New York that the Board should be supported, and supported fully and whole-heartedly by personal contact with it and in money backing. The full plans of the organization for its drive will be awaited with interest, and the Record and Guide will gladly do its share in making it successful.

Mighty Poor Advice.

A great deal of adverse comment has been caused by an article in the New York "American" last Monday, which urged investors to keep out of mortgages during the war. Some anonymous banker, "head of a well-known firm," was given by the newspaper as authority for the article.

It is not surprising that the anonymous banker kept his identity a secret. The stupid advice offered in the article would make any level-headed man anxious to avoid responsibility for it.

Asserting the belief that no funds whatever should be invested in real estate at this time, the "head of a well-known firm" is quoted as making the astonishing statement that "it would appear that this is one time in the world's history when a renewal of mortgages can be considered bad business." Investment in speculative stocks was urged in the article as wiser.

How illadvised is such talk must be apparent upon even the slightest reflection. Nothing could be safer than good mortgage investments. Less money has been lost in that than in any other form of investment.

Mr. William P. Rae, President of the Brooklyn Board of Real Estate Brokers, expresses the resentment of that body in a letter to Mayor Hylan, declaring: "That portion of the said article referring to mortgages is prejudicial to every interest supporting our Government; against public policy logically, and in fact untrue, false and misleading." In the letter to the mayor the article also is condemned as unpatriotic, "an evident effort to disturb the public mind and unsettle established conservative investments."

Whoever was responsible for the "American" article offered some mighty poor advice. Most investors are too sensible to heed it, and the others should hesitate before deciding to follow it.

Convention of the Building Industries.

The American Institute of Architects has called a meeting of the various professions, trades and industries identified with the building business, to be held at the Engineering Societies' Building, New York, June 7.

The immediate purpose of the meeting is a conference to consider what can be done to organize the entire building industry and adapt its operations to war-time conditions.

It is essential that the industry shall have a definite understanding of the needs and the purposes of the Government in order that it may co-operate with the Government to supply those needs to the full extent of its ability.

It is also desirable that it may make clear to the Government the needs of the industry and to gain its co-operation—as far as the exigencies of war may permit—in the conservation of the industry.

The building industry is most fortunate in having within its ranks a body like the American Institute of Architects, thoroughly neutral and entirely competent to arrange the preliminaries for whatever organization may be deemed suitable.

The importance of making the gathering a thoroughly representative one is accepted by all parties in interest. It should include both national and large local associations—

architectural and engineering professions, material manufacturers and distributors, contractors and labor interests—so that the industry may profit by a complete interchange of views. As whatever action may be taken will affect all, it should spring from united council.

Active co-operation of many interests is already pledged, giving assurance of a meeting truly representative of

every section of the country and of every branch of the industry.

Such a meeting gives promise of such a complete interchange of opinions and statements of facts and conditions as clearly to warrant the attendance of every man interested in getting a nationwide view of the conditions affecting building industry.

Experts Tell How New Torrens Law Will Work.

(Continued from page 631)

fail to receive actual notice of the pendency of the action, but the Legislature also considered it only justice to the real estate public that, in the administration of the Torrens law, they should have the privilege of obtaining the very best service available, which was through the assistance of title insurance companies, so that under the bill as passed, upon request of the applicant, the Court may appoint a title company as official examiner in a Torrens proceeding.

It should be very carefully noted, in the memorandum which the Governor filed with his approval of the bill, that he quotes the opinion of the Attorney-General, to the effect that, although in his opinion, "there is sufficient notice and hearing provided by the bill to constitute due process of law, yet, where a minimum of notice is being approached, *the court should take the burden of deciding* just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice." The advocates of these amendments have approached dangerously near the line of adequate notice, if they have not actually gone beyond the line, and no careful or conservative attorney will accept a Torrens title under this Act until the Court of Appeals has finally decided the question.

The Governor himself also had some doubt as to the constitutionality of the Act, as he uses the following language in the memorandum just quoted:

"It is urged by those favoring the bill that the present system of registering titles is cumbersome, and, although this bill may contain some objectionable features, it will, *if it is held constitutional by the Court of Appeals*, give great relief to the owners of real estate."

It will thus be seen that both the Attorney-General and the Governor, at the very outset, in the approval of the bill, throw doubts upon its constitutionality.

Under the Act of 1916, four of the five title insurance companies of Greater New York stood ready to guarantee titles coming through a registration certificate. Until the present Act, as amended, is construed by the Court of Appeals, it is doubtful if any of these companies will so guarantee.

A great deal has been said about the rapidity with which proceedings can now be brought and the small expense to the real estate owner. Attention has heretofore been directed to the inadequate equipment of the offices of the various county clerks and registers of this city for making such searches. This inadequacy will be a very important factor in the expeditious examination of titles and the correctness of the abstract. Personally, I do not see how anyone would be justified in relying upon the work which the registrars' and county clerks' offices will turn out. In most of these offices, searches would have to be made by the old method of digging out the chain of title, which, as every one knows, is a long and cumbersome procedure. The registrar's office of New York County, although it has what is called a "locality plant," in a test which was made as to 25 blocks, selected at random, failed to return an average of 38 per cent. of the instruments affecting the parcels in question and constituting a necessary part of the chain of title—hardly a reliable foundation upon which to base a Torrens title proceeding. Inasmuch as the Supreme Court of the State of Minnesota, in the case of Baart vs. Martin, reported in 99 Minn. 197, ruled that: "When a name of a claimant is known to applicant, he must be summoned, and an order of publication does not bind him," it undoubtedly would be held that a deed actually on the record constituted notice, which would require the making of the grantee in such deed a party to the proceeding, or the proceeding would be null as against him.

It therefore will be necessary on the part of any one called upon to pass a Torrens title to make an entirely separate examination and obtain a search by a title insurance

company, in order to determine whether the Torrens proceeding is regular and valid.

In connection with the claim made as to the small expense incident to the initial registration of a title under a Torrens proceeding, there are a number of features which have been overlooked. In addition to making a search in his own office, the Registrar will be required to search in the County Clerk's office, in the United States Courts, in the office of the United States Loan Commissioners and in the offices of the Tax Collector, Comptroller and County Treasurer. He also will be required to make an inspection of the property to determine all existing easements which can be disclosed only by actual observation, and parties possessing such easements must be included in the proceeding, or it will be a question whether their rights are cut off. Who is to pay the expense of all this work? In connection with title examination by a title insurance company, this constitutes a very important part of the service, and makes up a considerable proportion of the expense. If this amount should be included in the charge of 1/10 of 1 per cent. of the assessed valuation plus \$10, which is provided in the law, in many cases it will consume a very large proportion of the registrar's fee and the additional expense for examination and registration will be paid by the taxpayers of the City.

No one who is not thoroughly familiar with the work of title examination has any idea of the great amount of detail involved and the large number of persons who must be employed to investigate and attend to these details. All this takes time to correlate and prepare, so that all the information may be embodied in an abstract of title, the proper parties ascertained for the making of service, besides the preparation of the returns, making up the judgment roll and the passing upon the same by the Court. The mechanical work involved is a matter of no small moment, and the simplest title will require the work of a number of men many days to complete. Those who seriously believe that the registration of a title under the Torrens system can be accomplished in thirty days will be grievously disappointed when the actual results appear.

Assemblyman Youker is quoted as stating that this law will enable property owners in New York City to free themselves from the grip of title insurance companies, as though the people of this city were suffering in some way from the fact that they were dependent upon title insurance companies, and that title insurance companies were taking an unfair advantage of them. It is important that the City of New York should appreciate the fact that it is dependent upon title insurance companies—and will be so dependent for some years to come—for proper examination of titles and the making of accurate, guaranteed searches. This service cannot be performed by the public officials of New York City, and any legal proceeding brought to supplement the inaccuracies of such examination and searches will be futile.

The title insurance companies are great lending institutions and clearing houses by which the investor in mortgages on real estate is brought into contact with the real estate owners desiring loans. The title insurance companies, with their affiliated mortgage guarantee companies, have outstanding in guaranteed mortgages, at the present time, over \$500,000,000. *Practically all loans made on real estate in New York City are made either by title insurance companies directly, or are made by lenders who obtain policies of title insurance issued by these companies.* All mortgages, whether purchased from title insurance companies or made under title insurance policies, are received by the lenders with full confidence that the titles are perfect, or, if found to be defective, that the title insurance companies will make good any loss. It will be some years before the same confidence is manifested by lenders toward loans upon Torrens title certificates.

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REAL ESTATE REVIEW OF THE WEEK

Apartment Houses Figure in Sales and Exchanges—Leasing
Continues Good—Taxes Slow Coming In—Other Reports

THE past week was not marked by the great number of sales recorded or the amount involved to any great extent, although there were several important sales consummated affecting property in Manhattan and the Bronx. Apartment houses figured in these transactions and several deals were involved.

The sale by the Mutual Life Insurance Company to Sonn Brothers, operators of the two eight-story apartment houses at the southwest corner of Central Park West and Eighty-eighth street was the largest in point of momentary consideration, while the sale of Fern Cliff and Fern Court, two apartment houses on Franklin avenue by the Ferncliff Building Corporation to Frederick Brown, operator, was another evidence of the activity of operators during these more or less dull times in realty.

Another sale involving apartment house property on West End avenue represented \$550,000, the holding price, but the selling price has not been divulged. The Schuyler Realty Company, Harry Schiff, president, sold to D. Rush Stoddard the twelve-story apartment house at 947 West End avenue, facing Straus Square. This sale involved an exchange of a five-story apartment house at 110 East 116th street. Nassoit & Lansing were the brokers in the transaction.

A sale in which Manhattan and Bronx properties figured was consummated when Joseph Schwartz, president of the S. B. Building Corporation, sold to Adolph and Minnie Wolff the five-story apartment house with four stores, at the southeast corner of St. Nicholas avenue

and 192d street, giving in exchange a five-story apartment house at 492 East Seventy-third street. This deal, which was negotiated by M. I. Strunsky & Company and H. F. Byrnes, involved about \$260,000.

The sale of a Barclay street building to the tenant again demonstrated the trend toward the acquisition of commercial properties by business men, a development which has been one of the strongest features of the real estate market of late. George C. Engel bought the four-story building at 123 Barclay street, now occupied by him as a cold storage house and will continue to occupy it. Cruikshank & Company was the broker in the deal. Leasing continues good, however, and this department of the various brokers is kept busy. The demand far exceeds the supply of available space and several important leases consummated of late involved complexity of detail which, however, were adjusted to the satisfaction of all concerned.

The Liberty Loan and other war financing of late is given as the reason for the slowness of taxpayers in making their payments for the first half of the year. Comparison with other years show the falling off.

Of a total levy of \$205,159,598, only \$22,532,385 has been paid in since May 1, according to the Receiver of Taxes. Of the amount received only \$14,096,634 was in payment for taxes due for the first half year under the option permitting payment in installments. This left \$88,483,165 for the first half year's taxes, which must be paid by May 31.

LEGAL NOTES AFFECTING REALTY

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

Necessity for Reformation.

A CONTRACT provided that the party of the first part agreed to sell and convey to the party of the second part certain described property, to be valued at a price therein specified and to be free and clear of all incumbrances except a specified mortgage, and that the party of the second part agreed to give in payment \$1 in cash and property therein described, and also the sum of \$1,740 on a specified date, the described property to be valued at a price therein fixed and to be free and clear of all incumbrances. In an action for damages for breach of contract of sale the defendant by cross-bill asked reformation of the contract. The Iowa Supreme Court holds, *Lewis v. Woodbine Savings Bank*, 165 N. W. 410, that the contract by its terms was a contract of exchange with an agreed difference in value to be paid, as distinguished from a contract of sale, and did not need to be reformed to show that it was a contract of exchange.

Covenants Running with the Land.

A covenant running with the land is usually, though not always, some covenant or promise of the grantor of the land, and inures, not only to the benefit of the grantee, but also to subsequent grantees or assignees of the title which passes by virtue of the conveyance in which the covenant is made. A covenant which does not so inure to the benefit of subsequent grantees and assignees is personal in its character, and no right to enforce it passes to a subsequent grantee by virtue of the conveyance of the property to him.—*Iowa Implement Co. v. Aetna Explosives Co.*, Iowa Supreme Court, 165 N. W. 408.

Mortgagee in Possession—Accounting.

The Iowa Supreme Court holds, *McQuire v. Halloran*, 165 N. W. 405, that where a mortgagee in good faith entered into possession, he is, on an accounting, entitled to compensation for improvements placed on the land in good faith before suit. Interest should not be al-

lowed for the period during which he himself was in possession of the land, but he should be charged with the annual rent thereof.

Misrepresentation.

The Iowa Supreme Court holds, *Diamond v. Place River Land, Etc., Co.*, 165 N. W. 1032, that a purchaser may rescind for fraudulent representations and recover back the purchase price even if the land were of the value the purchaser contracted to pay for it.

Broker's Commissions.

A broker sought to recover for services performed in obtaining a lease of a building for the defendants and in securing tenants for it. The declaration was in two counts, the first on the account annexed and the second upon a quantum meruit. There was a verdict for the plaintiff, and the defendants excepted. There was some evidence that the plaintiff contracted with the defendants to procure for them a lease for a commission of \$1,116.72, and two other leases to other tenants, one for a commission of \$839.38 and one for a commission of \$160; that these leases were obtained; that the plaintiff performed his part of the contract, and the defendant refused to pay him. Upon establishing these facts, the Massachusetts Supreme Judicial Courts held, *Wheelock v. Zenitas*, 118 N. E. 279, that the plaintiff could recover on the account annexed. There was also evidence to show that the plaintiff agreed to secure the first mentioned lease for the defendants, but was not to receive the agreed commission of \$1,116.72 until the premises were rented for "as much or more than you pay" the owner of the building, and that the plaintiff was to assist in securing a sub-lease for the defendants without compensation. It was the plaintiffs' contention that he fully performed his agreement and that the defendants refused and neglected to cooperate with him; that "if he had been let alone in the management of the estate and had a little cooperation from the defendants," the premises could have been rented for \$25,000 a year. There was other evi-

dence tending to show that the defendants, by their lack of diligence and failure to aid the plaintiff, prevented the estate from returning the amount stated. Upon these facts the plaintiff had the right to go to the jury on the quantum meruit and recover the value of his services. It was held that there was no error in refusing to order the plaintiff to elect upon which count he would proceed. The counts were not inconsistent and with the conflicting evidence on each count, it could not be known which view of the case the jury would accept. The defendants' exceptions were, therefore, overruled.

Surrender of Interest.

In action to determine the right in certain real estate the Utah Supreme Court holds, *Budge v. Barron*, 169 Pac. 745, that the defendant effectually surrendered and divested himself of his interest under his contract for the purchase of the land when, being in default in interest thereon, entitling the vendor to invoke its foreclosure clause, the plaintiff agreed to take it off his hands, reimbursing him for his payments thereon if the vendor would agree to eliminate a building restriction clause, and the defendant reported this to the vendor, and got him to issue a contract therefor to the plaintiff; writing not being necessary for surrender of the interest.

Party Walls—Repairs or Alterations.

Defendant removed soil supporting the party wall of plaintiff's building without plaintiff's consent and excavated to a depth of more than ten feet, causing the wall to become unsafe and dangerous, by reason whereof the superintendent of buildings obtained an order from the court, commanding that the wall be made safe, and pursuant thereto and by direction of the building department defendant entered on plaintiff's premises, but did the work in an unnecessary method, causing damage to plaintiff. The New York Appellate Division held, *Wilson v. New York Telephone Company*, 167 N. Y. Supp. 833, that its acts were not justified by the order of the court, or the authority given it by the building department, as its own act was the cause of the order that the building be made safe.

Specific Performance of Contract.

The Georgia Supreme Court holds, *Barnes v. Cowan*, 94 S. E. 564, that specific performance of a contract for the sale of land will not be decreed unless the land, which is the subject matter of the alleged sale, is clearly identified in the contract. A description in the instrument will be sufficient if by the aid of extrinsic evidence it can be definitely applied to particular land. As a corollary to this rule a description of land will not be sufficient if the instrument does not definitely describe the land or express data by which it might be definitely located by the aid of extrinsic evidence. A bond for title bound the obligor, on payment of described purchase money notes, to convey a definitely described body of land of irregular shape to the obligee or his assigns. It also contained a provision: "Seller of above described property agrees to give a deed to any number of acres on the payment of full pro rata part still due on said acres except frontage on Peachtree Road, which shall be 15 per cent. more per acre than the price being paid per acre for the whole tract." It is held that the stipulation "to give a deed to any number of acres" refers to the quantity of land for which the purchaser might demand a deed upon complying with the conditions as to payment, but does not describe any particular fraction of the land to which a deed should be made, or give any data from which any particular land might be located by the aid of extrinsic evidence. The writing did not purport to authorize the purchaser to designate particular portions of the land and demand deeds therefor upon complying with conditions as to payment, and no question was presented as to the effect of such a provision if it had been made. Applying the principles of law promulgated above it is held that the special provision quoted above from the bond for title is too indefinite for enforcement by specific performance.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 29 as against 33 last week and 31 a year ago.

The number of sales south of 59th street was 10 as compared with 11 last week and 12 a year ago.

The sales north of 59th street aggregate 19 as compared with 22 last week and 19 a year ago.

From the Bronx 22 sales at private contract were reported as against 18 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 650 of this issue.

Sales and Resales.

Frederick Brown resold the six-story remodeled dwelling at 13 East 67th street, known as the Hevers Chambers, to Mrs. Jessica E. Smith. Mr. Brown took over the property at foreclosure on Wednesday on a bid of \$108,302. The property covers a lot 22x100.2, about 128 feet east of the Astor home, at Fifth avenue and 67th street. In exchange Mrs. Smith gave the four-story dwelling at 16 West 68th street, on a lot 18x100.5, and the three-story house at 129 East 47th street, on a lot 20x100. The 68th street property has been resold by Mr. Brown to a client of Henry E. Mowen, understood to be Misha Appelbaum, leader of the Humanitarian Cult. Mr. Brown also resold the 29th street house to Morris Wetzler. The various transactions were negotiated by Pease & Elliman.

Sale in Barclay Street.

The sale of a Barclay street building to the tenant, this week, showed the continued trend toward the acquisition of commercial properties by business men, a development which has been one of the strongest features of the real estate market within recent months. George C. Engel bought from the Almy Realty Corporation the four-story building at 123 Barclay street, on a lot 22.10x100, between Washington and West streets. The purchaser, who is the present tenant, will continue to occupy the premises with his cold storage business. The Cruikshank Company was the broker in the transaction.

Resale of Property Taken in Exchange.

The five-story building at 991 Third avenue, at the northeast corner of Fifty-ninth street, on a lot 20.1x80, opposite the big department store of Bloomingdale Brothers and which figured in a large exchange transaction recently has again changed hands; this time the buyer is Alfred L. Anderson, who bought from Gross & Herbener. The property is leased to one tenant until May, 1929, at \$5,500 per annum. It was taken by the selling company recently in part payment for the block front on the east side of Broadway from 157th to 158th streets as published in the Record and Guide at the time. Negotiations are now pending for the resale of the parcel at the northwest corner of Greenwich and Duane streets, another of the properties taken by the Gross & Herbener Company in the same transaction. Byrne & Baumann were the brokers in all these deals.

Operators Acquire Apartments.

The Mutual Life Insurance Company sold to Sonn Brothers, operators, two eight-story apartments at the south corner of Central Park West and 88th street on plote 125x125 and assessed for \$460,000, which will be altered and continued as apartments. The Douglas Robinson, Charles S. Brown Company was the broker.

Apartments Traded.

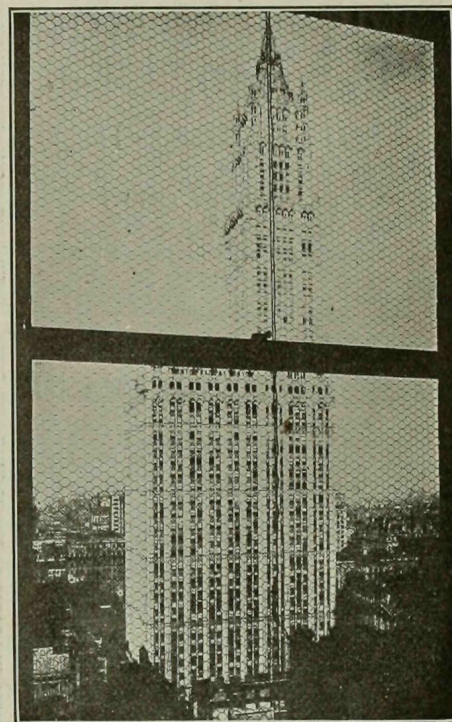
A small element of trade entered into the deal whereby a West End avenue apartment house passed into new ownership. The Schuyler Square Realty Company, Harry Schiff, president, sold to D. Rush Stoddard, who is in the ship-

building business, the twelve-story apartment house known as the San Domingo, at 947 West End avenue, on a plot 75x100, facing Straus Square. The house, which stands on the site of the old Bloomingdale Church, is entirely rented, and has been held at \$550,000. In part payment Mr. Stoddard gave the five-story apartment house at 110 East 116th street, on a lot 25x100. Nassoit & Lanning were the brokers in the transaction, Charles H. Bellows representing Mr. Stoddard as attorney.

Manhattan-Bronx Trade.

An exchange involving properties in Manhattan and the Bronx was affected on Tuesday when Joseph Schwartz, president of the S. B. Building Corporation, sold to Adolph and Minnie Wolff the five-story apartment house with four stores, on a plot 57.6x100, at the southeast corner of St. Nicholas avenue and 192d street.

The buyers gave in exchange 1520 St.



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Nicholas avenue, a five-story apartment house, on a plot 40x100; 402 East Seventy-third street, a five-story tenement, on a lot 25x100, and the five-story flat, on a plot 40x100, at the northeast corner of Davidson avenue and North street. The deal, which was consummated by M. I. Strunsky and H. F. Nyrnes, involved about \$260,000.

Second Sale to Outsider.

Bernhard Freund, a Maiden Lane jeweler, was the successful bidder and secured a decided bargain at the auction stand of the M. Morgenthau, Jr., Company in the Vesey street salesroom Monday. He purchased 2137 Fifth avenue, a three-story and basement dwelling on lot 16.6x75, between 130th and 131st streets, for \$3,850. The property is assessed by the city at \$6,200 and rents for \$600 per annum. This is the second sale to an outsider scored by the M. Morgenthau, Jr., Company within a week.

Operator Buys in Bronx.

Frederick Brown, operator, purchased from the Ferncliff Building Corporation, Dominick Lordi, President, the two five-story apartment houses known as Fern Court and Cliff Court, at 1103 and 1109 Franklin avenue, at the southwest corner of 166th street, on a plot 109.11x120.2 by irregular. The houses were completed about three months ago and were held at \$160,000. Alfred D. Sanna was the broker in the deal.

Manhattan.

South—of 59th Street.

FRONT ST.—Wm. A. White & Sons sold for Henry R. Taylor 62 and 64 Front st, two 5-sty buildings, on plot 45.7x85.9.

WASHINGTON ST.—Charles F. Noyes Co. sold for John J. Burton to the Coastwise Warehouses, for about \$175,000, 466 to 470 Washington st, an 8-sty semi-fireproof building, covering plot 70x124xirreg., and containing about 65,000 sq. ft. of space.

6TH ST.—Joseph Day, in conjunction with George F. Mahnen, sold for Marie E. Schleiermacher the 4-sty tenement, with stores, at 421 6th st, on lot 20.10x90.10.

35TH ST.—J. Arthur Fischer sold for the Methodist Church the church property at 456 West 35th st.

38TH ST.—Wm. A. White & Sons sold for Lowenfeld & Prager 156 East 38th st, a 3-sty dwelling, on plot 21.6x98.9. The sellers were represented by Lind & Pfeiffer, attorneys. The purchaser, the John C. Hart Realty Corp., was represented by John C. Travis, attorney. The property was held at \$30,000.

40TH ST.—Harry Sugarman sold for Ortus Realty Co. to Charles Wynne 316 East 40th st, near 2d av, a 5-sty tenement, on lot 25x100.

3D AV.—Byrne & Baumann resold to Alfred L. Anderson 991 3d av, a 5-sty structure, on plot 20.1x80, at the northeast corner of 59th st, for Gross & Herberner Co., which acquired it recently in trade for the east side of Broadway from 157th st to 158th st. Negotiations for the resale of 322 Greenwich st, which was included in that trade, are pending.

North of 59th Street.

75TH ST.—Pease & Elliman sold for Lionel M. Strous, 41 West 75th st, a 4-sty dwelling, on plot 20x102.2.

77TH ST.—Clayton Realty Co. purchased from Bond and Mortgage Guarantee Co. 307 West 77th st, a 4-sty dwelling, on lot 18.6x102.2, between West End av and Riverside dr. John R. and Oscar L. Foley negotiated the sale.

88TH ST.—Shaw & Ebbitt sold for estate of O. P. Atterbury and Melissa D. Mesny 103-105-107 and 109 West 88th st, four 20-ft. single apartments, forming a plot of 80x100. This property has been in the hands of the estate for 23 years, and is assessed at \$100,000. Shaw & Ebbitt will continue the management.

90TH ST.—William J. Carroll purchased from Lawyers Mortgage Co. the 4-sty dwelling at 47 West 90th st, on lot 16.8x100.

91ST ST.—Hugh J. O'Kane, of Houghton Co., sold the 3-sty dwelling at 47 West 91st st for Julia Warmstadt.

97TH ST.—Joseph P. Day sold for Harry Friedman 119 West 97th st, a 4-sty private house, on plot 15x100.

100TH ST.—Estate of Jackson S. Schultz sold to Morris Brockovecho 206 East 100th st, a 6-sty tenement, on lot 25x100.

118TH ST.—James H. Cruikshank purchased from Alfred F. Hess the 4-sty single flat at 215 East 118th st, on plot 18.9x100.11, assessed at \$9,000. Francis B. Robert was the broker.

118TH ST.—Pershing Realty Co. sold to Abraham Lipshitz 238 and 240 East 118th st, a 6-sty tenement, on plot 50x100.10. The buyer gave in exchange 68 East 112th st, a 5-sty tenement, on plot 26.3x100.11, and 1828 Marmion av, Bronx, a private dwelling.

119TH ST.—James H. Cruikshank purchased from S. & L. Building Corp. the 5-sty double flat, with stores, size 25x100, at 72 East 119th st, near Madison av. Harry Sugarman was the broker.

120TH ST.—Marcus L. Osk purchased from Joseph R. Guttenberg 118 West 120th st, a 3-sty dwelling, on lot 19x100.11.

122D ST.—Gilbert A. Wright sold to George A. Fisher Co. the 3-sty dwelling at 13 West 122d st, between Mount Morris and Lenox avs. The property was given in part payment for the Bonnejoi apartment at the southwest corner of Audubon av and 170th st, sold Tuesday. Shaw & Ebbitt negotiated the deal.

137TH ST.—Fred L. Scribner purchased from Alfred Kuhlke, 475 East 137th st, a 3-sty dwelling.

143D ST.—Ella Burguynne sold 420 East 143d st, a 3-sty frame dwelling, on lot 16.7x100.

148TH ST.—A. Papa purchased from Samuel Galb 236 East 148th st, a 4-sty tenement, on lot 25x100.

158TH ST.—Charles Wynne purchased from Land Estates, Inc., 651 to 655 East 158th st, three 3-fam. houses, on plot 55x74.11, assessed at \$22,300. Harry Sugarman negotiated the sale.

5TH AV.—Marcus L. Osk, operator, resold 2121 5th av, a dwelling, on lot 16.8x75.

Bronx.

MONROE ST.—Hahnemann Hospital sold to Charles Wynne, through Harry Sugarman, 168 Monroe st, a 5-sty tenement, with stores, on lot 23.4x98.5, located near Montgomery st.

143D ST.—Ella Burguynne sold 420 East 143d st, a frame house, on plot 16.7x100, near Willis av.

163D ST.—Nehring Brothers sold to Malex Realty Co., Max N. Natanson, president, the Wallingford and the Woodstock apartment houses at 533-37-39-41 West 163d st, two 5-sty 30-fam. apartment houses, on plot 155x100, between St. Nicholas av and Broadway, and held at \$250,000. The two houses bring a rental of \$26,000.

164TH ST.—Samuel Cowen sold the northeast corner of 164th st and Prospect av, a 6-sty elevator apartment known as the "St. Cloud," on plot 75x100, for W. R. White.

167TH ST.—Benenson Realty Co. resold to a client of S. Rosen 846 and 848 East 167th st, a 5-sty 30-fam. apartment, held at \$60,000.

190TH ST.—William R. Lowe sold for Briggs sold for George W. Short the 2-sty dwelling, with stable, occupying the entire block front in the south side of 192d st, between Creston av and Concourse. The plot was held at \$80,000. It was acquired by the seller last month for \$69,000 in foreclosure proceedings.

192D ST.—Weissman & Kendall purchased from George W. Short the 2-sty dwelling, with stable, occupying the entire block front in the south side of 192d st, between Creston av and Concourse. The plot was held at \$80,000. It was acquired by the seller last month for \$69,000 in foreclosure proceedings.

AUDUBON AV.—Shaw & Ebbitt sold for Geo. A. Fisher Co. the Bonnefoi, at the southwest corner of Audubon av and 170th st, a 5-sty apartment with stores, on plot 50x100.

BAILEY AV.—Cahn & Pittman sold to Patrick and Johanna Dillon the 3-sty brick 3-fam. dwelling at 2876 Bailey av, on lot 25x100.

BROOK AV.—Annie Bernstein purchased from S. Rosenfeld 1251 and 1253 Brook av, a 5-sty new-law tenement, on plot 42x90.

BROOK AV.—Thomas E. Mulligan sold to Hermine C. Meineke 441 Brook av, a 2-sty dwelling, on plot 24.11x90, for \$7,600.

CAULDWELL AV.—Richard Dickson and J. G. Breunich sold for Mary Ann Dietsch the plot on the west side of Cauldwell av, 53 ft. south of East 158th st, on plot 116x130.

CROTONA AV.—Frank Zebro & Co. sold to Anthony Av Realty Co. 1401 Crotona av, northwest corner of 170th st, a 5-sty tenement, on plot, 40.5x100.2. The buyers gave in exchange the plot 70x100 at 351 Ford st, near Webster av.

EAGLE AV.—Richard Dickson and J. G. Breunich sold for Caroline Brown and Mary McMillan the two frame dwellings, on plot 50x100, at 780 and 782 Eagle av to John O'Leary.

GRAND AV.—Ennis & Sinnott bought from Rose M. Butler 2543 Grand av, a 3-sty dwelling, on plot 75x106, adjoining the southwest corner of 192d st. George E. and Charles Buckbee negotiated the sale.

MORRIS AV.—Alotto Realities, Inc., sold 1254 Morris av, a 6-sty new-law tenement, on plot 39.6x100, near 168th st. William H. Mehlich negotiated the sale.

POWERS AV.—William F. Devine sold to Benenson Realty Co. the 6-sty apartment house at the southeast corner of Powers av and 142d st, covering a plot 50x100. The property was held at \$55,000. A. Blumenthal was the broker.

UNIVERSITY AV.—William R. Lowe sold for Frederick A. Budde 2202 University av, a 2½-sty dwelling, on lot 27x100, near 181st st.

WEBB AV.—Faney Building Corp., composed of John C. and P. J. Dwyer, sold to Frederick Brown, operator, 2436 to 2440 Webb av, two 5-sty apartment houses, on plot 100x100. Richard A. Scobia negotiated the sale.

WESTCHESTER AV.—William R. Lowe purchased for a client the vacant plot, 60x100, at the southeast corner of Westchester and White Plains avs.

Brooklyn.

CLARKSON ST.—Realty Associates sold 27 Clarkson st, a 2-sty 1-fam. dwelling, to Edward C. Finkbeiner.

COOPER ST.—Friday & Lehmann, brokers, sold 278 Cooper st, a 3-sty double brick, 6-fam. flat for Emma W. Dunwell.

HALSEY ST.—Friday & Lehmann, brokers, sold 1003 Halsey st, a 2-sty 2-fam. frame dwelling for Louis Schick.

MENAHAN ST.—R. A. Schlesing, as broker, sold for Michael Kramer the 3-fam. brick house at 302 Menahan st to Henry Bellmann.

PRESIDENT ST.—John Backus bought from Carol C. Doepker the 3-sty dwelling at 690 President st, on lot 20x100, through John Pullman Real Estate Co.

ST. JAMES PL.—Realty Associates sold 94 St. James pl, a 3-sty 1-fam. dwelling to Mrs. Selina M. Hitchcock.

STERLING PL.—Realty Associates sold 364 Sterling pl, a 3-sty 1-fam. dwelling, with 1-sty extension, to Juan Travesas y Gonzalez through C. E. Rickerson, broker.

3D ST.—Jerome Property Corp. sold 384 3d st, a 3-sty private house, on lot 22x190, running through to 4th st, for David Walker. This is the first sale made on this property since May 1, 1868.

7TH ST.—J. D. Ranck & Samuel Galitzka sold for Kensington Bldg. Co., a 1-fam. house on plot 30x100, at 970 East 7th st.

9TH ST.—Realty Associates sold 488 9th st, a 3-sty brick 1-fam. dwelling, to Mrs. Mary Wilson through F. C. Sauter, broker.

9TH ST.—J. D. Ranck & Samuel Galitzka sold for Louis Gold, 940 East 9th st, a 1-fam. house with garage, on plot 34x100.

9TH ST.—Mrs. Mary Wilson has purchased from Realty Associates the 3-sty dwelling at 488 9th st. F. C. Sauter was the broker in the sale.

9TH ST.—J. D. Ranck & Samuel Galitzka sold for Louis Gold 1928 East 9th st, a 1-fam. house with garage, on plot 40x100.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for Mable Holmes, 1951 East 19th st, a 1-fam. dwelling on plot 25x100, to James P. Eilenberger.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for Mable Holmes to Mr. Richmond of Manhattan 1931 East 19th st, a 1-fam. house, on plot 20x100.

19TH ST.—J. D. Ranck & Samuel Galitzka sold for William Holmes 1937 East 19th st, a 2-sty house, on plot 25x100, to Mr. Snep of Manhattan.

36TH ST.—J. D. Ranck & Samuel Galitzka sold for Realty Sales Co. 1423 36th st, a 2-fam. house, on plot 20x100.

38TH ST.—M. Rosenthal Co. sold for various owners a plot containing 12,600 sq. ft. in the south side of 38th st, 180 ft. east of 12th av, to Potdevin Machine Co.

45TH ST.—Tutino & Cerny sold for Patrick J. Green to John Heavey the 2-sty brownstone dwelling at 446 45th st.

55TH ST.—Frank A. Seaver & Co. sold the frame detached house at 174 55th st for J. Schaeffer.

68TH ST.—Frank A. Seaver & Co. sold the 6-fam. brick flat at 272 68th st for David Ciulla.

89TH ST.—Bulkeley & Horton Co. sold two 2-fam. brick houses, on plot 20x100, at 245 and 247 89th st, between Ridge blvd and 3d av, for Palmer Lime & Cement Co.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for Molly Greenwald the 3-sty brick and limestone business and apartment building on the west side of Flatbush av, on plot 20x 102.

JEFFERSON AV.—Realty Associates sold 1 Jefferson av, corner Ormond pl, a 3-sty 1-fam. dwelling, to Mrs. Sarah E. Grimes through Samuel F. Edmead, broker.

6TH AV.—F. C. Sauter sold a plot at 6th av and 65th st, near the Long Island Railroad freight yards.

10TH AV.—Frank A. Seaver & Co. sold the 2-fam. brick house at 6902 10th av, corner of Bay Ridge av, to P. A. Meeker.

11TH AV.—B. J. Sforza sold for estate of P. G. Bergen and for Peerless Land Co. the plot, 60x100, on the west side of 11th av, 40 ft north of 66th st.

Queens.

ARVERNE.—Bond and Mortgage Guarantee Co. sold to H. Prince a plot, 110x466, on the west side of Remington av, 594 ft. south of Arverne blvd.

BAYSIDE.—W. H. Haskell purchased through the J. Wilson Dayton Agency a dwelling in 8th st, in the Lawrence Manor section.

BAYSIDE.—C. Lee sold to H. M. McDowell the dwelling and plot, 40x100, at the southeast corner of Warburton av and Bismark av.

CORONA.—E. V. Wild sold to R. A. Wedge the dwelling, plot 42x100, on the south side of Prometcha av, 32 ft. west of Benjamin st.

CORONA.—J. L. Drummond sold to F. B. Carland the dwelling at the northeast corner of Park av and McKinley st.

FLUSHING.—J. P. Cooke sold to M. Moretti the dwelling and plot, 46x150, on the south side of Franklin pl, 447 ft. east of Jamaica av.

GLENDALE.—Meade Construction Co. sold to P. H. Donohue the dwelling in the east side of Meade st, 300 ft. south of Central av.

HOLLIS.—C. Miller sold to Evangelical Lutheran Church of Holy Trinity a plot, 40x 100, adjacent to its present property on the west side of Palantina av, 182 ft. north of Hempstead and Jamaica Plank rd.

JAMAICA.—R. F. Mellon sold to E. F. Halligan the dwelling at 65 Warwick st.

JAMAICA.—Cranston Construction Corp. sold to C. D. Mawer two dwellings on the south side of Jamaica av, 24 ft. east of Bedford av.

KEW.—F. D. Wetterall of Manhattan purchased a dwelling in Audley st.

LONG ISLAND CITY.—Cross & Brown Co. sold the plot 76x90, at the northeast corner of Harris av and Sherman st. The purchaser, The Transport Service, Inc., will improve the plot with a garage and service station for its own occupancy. The same broker also sold the plot, 90x115, at the northeast corner of Harris av and Hancock st, for Nelson Forster Realty Co. The purchaser, the Racich Asbestos Co., contemplates improving the property with a 4-sty factory.

MIDDLE VILLAGE.—H. J. Robinson sold to Interbay Land Corp. a plot 310x142 on the west side of Van Dine av, 927 ft. south of the old road running from Dry Harbor rd.

NEPONSET.—Neponsit Realty Co. sold to E. C. Morris 60x100 ft. southwest side of Saratoga st, 202 ft. southeast of Washington av.

OZONE PARK.—G. Sternberg sold to A. Mahnke the dwelling and plot, 31x100, on the north side of Bell pl, 63 ft. west of 96th st.

RICHMOND HILL.—E. M. De Ronde sold to H. E. Winnee the dwelling and plot, 80x100, at the northeast corner of Chestnut st and Kimball av.

RIDGEWOOD.—Stier-Bauer, Inc., sold to C. Koch the dwelling in the north side of Linden

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Classified Advertisements

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Building and Equipment; Construction; Heating Work; Sanitary Work; Electric Work; Laundry Equipment; Heating Work and Sanitary Work for Underground Service Connections for Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, May 22, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days (30) after official notice of award of contract and in accordance with the terms of Specifications Nos. 2949, 2957, 2956, 2958, 2959, 2980, 2981. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary,

State Hospital Commission.

Dated, April 26, 1918.

NOTICE TO CONTRACTORS. ENGINE AND GENERATOR, ELECTRIC ELEVATORS, ADDITIONAL REFRIGERATION AND UNDERGROUND SERVICE CONNECTIONS.

Sealed proposals for Engine and Generator, Additional Power House Equipment, Electric Elevators (Chronic Hospital and Dining Room Building, West, Reception Hospital), and Additional Refrigeration Equipment and Underground Service Connections, (Storehouse and Cold Storage Building) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, May 29th, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of specifications Nos. 2989, 2990 and 2996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Archi-

ture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,
State Hospital Commission.

Dated: May 8, 1918.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 2, 1918.—Proposals will be opened in this office at 3 p. m., May 31, 1918, for the construction complete of six additional buildings, water tank, and well house at the United States Quarantine Station, Savannah, Ga. Drawings and specifications may be obtained from the custodian at the station, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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st, 370 ft. east of Fresh Pond rd; to Josephine V. Hunter the dwelling at 2517 Linden st; and to M. A. Lepold the dwelling at 2560 Linden st.

RIDGEWOOD.—R. A. Schlesing, as broker, sold for Victor A. Werner the 4-fam. house at 2382 Cornelia st to John Diemer.

ROCKAWAY.—P. Hartung sold to J. Haggerty a plot, 60x90, on the west side of Division av, 601 ft. south of the Boulevard.

WINFIELD.—A. P. Hanson sold to A. Atkinson the dwelling at 17 Garfield st.

WINFIELD.—J. Hipp sold to M. Halleran 80x80 ft. in the west side of Burroughs av, 227 ft. north of Woodside av.

WHITESTONE.—W. Chobot sold to W. Heil the dwelling and plot, 50x100, at the northeast corner of Beekman st and Kinney av.

WOODHAVEN.—Gascoyne Realty Co. sold to A. J. Branconier the dwelling on the west side of Bigelow av, 353 ft. north of Atlantic av; and to W. T. Probert the dwelling on the west side of Bigelow av, 376 ft. north of Atlantic av.

WOODHAVEN.—G. W. Drucker sold to M. Thomas the dwelling at the southeast corner of Napier av and Poplar st.

WOODHAVEN.—A. L. Palmer sold to M. Berman, who immediately conveyed it to J. W. Levingson, a plot, 100x225, at the southeast corner of University pl and Thrall pl.

Richmond.

MARINERS HARBOR.—Samuel Ginsberg sold for John Tamillon to Adolph Flashner 59 Van Pelt av, a private residence on plot 50x160.

MARINERS HARBOR.—M. James Hughes sold a large waterfront and upland tract on Richmond ter at the foot of Nicholas av for Alice V. Jones to Alexander McDonald, the shipbuilder. The purchaser is preparing plans for the erection of a large machine shop and other buildings, including the development of the yards; sold for Kinsey-Decker estate a plot of 33 lots at the corner of South and Washington avs to M. E. Smith, and for David Decker estate 31 lots fronting on Richmond ter and Holland av to Peter Larsen.

STAPLETON.—Moffatt & Schwab, in conjunction with Ernst Cossman, sold for Mrs. Elsa Bechtel to Mrs. Louis DeJonge, Jr., a strip of land adjoining the DeJonge Homestead on St. Pauls av, containing about five lots.

ST. GEORGE.—W. S. E. Hall sold for James E. Mulligan estate and property 115 St. Marks pl, consisting of a dwelling and a plot of land.

TOMPKINSVILLE.—Moffatt & Schwab sold the business property at 204 Bay st to George L. Egbert for estate of Philip Ard.

Nassau.

GREAT NECK.—James L. Dowsey purchased the estate of the late James M. Clark, comprising 50 acres, and having a frontage of 1,600 ft. on the north Hempstead turnpike.

GREAT NECK.—Colonial residence near the links of the Great Neck Golf Course belonging to Emma Cooley Easton has been sold by Baker Crowell, Inc., to Grattan T. Stanford at the reported price of \$35,000.

Westchester.

CHAPPAQUA.—George Howe sold to Ezra Winter, decorative artist, the Conklin estate, comprising a fine old house and six acres of land.

HARRISON, N. Y.—J. H. Mayers sold at auction at Harrison, N. Y., last Saturday afternoon for estate of William Cuyler about 3 acres with an 11-room house and outbuildings fronting on Harrison av to William J. Kuder of Geo. R. Read & Co., for \$7,750.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for N. Ogden Woodruff his residence at 47 Elizabeth av, opposite Miller st, on plot 50x150, to Dr. Maurice Teitelbaum.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Edith B. Corey and Herbert H. Corey to Mrs. Sarah Stern the property 744 South 10th st, near Avon av, a 2-fam. residence, on plot 35x112.

NEWCASTLE.—Frederick Brown resold through H. H. Goodwin to A. K. Barker, of W. R. Grace & Co., the "Whitson" property, between Ossining and Chappaqua, containing 126 acres, with 3-sty Colonial residence and outbuildings, including farmer's cottage and garage. The place is fully stocked, comprises fine meadows, about 10 acres in woods, and a peach orchard numbering 3,600 trees and producing over 10,000 baskets annually. The purchaser gave in exchange 426 and 428 Bedford st, Brooklyn, a 4-sty building, with store, on plot 25x80.

SCARSDALE.—Griffen, Prince & Ripley, Inc., sold for George R. Hohl Co. the dwelling on Brite rd, in the Greenacres section, to B. C. McClure of the firm of H. W. Johns-Manville Co. The property was held for \$15,000.

SCARSDALE.—Fish & Marvin sold for Gerard Fountain his property on Garden rd, consisting of one acre of land, residence and garage, to H. I. Wagner.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a large plot on Cooper rd, in the Murray Hill section, to Hugh I. Young.

SCARSDALE.—Robert E. Farley Organization sold a house in the Edgemont section to H. Albert Millard, of New York City.

SCARSDALE.—Fish & Marvin sold for Gerard Fountain his property on Garden rd, consisting of one acre of land, residence and outbuildings, to H. I. Wagner.

Out of Town.

EAST ORANGE, N. J.—J. K. Moors sold the dwelling, on plot 50x150, at 44 South parkway to Albert E. Windsor and resold the same for him to Lillian Donahue.

HARRISON, N. J.—Standard Wire Co. purchased from Mrs. Elizabeth J. Reid the 3-sty brick factory building, formerly the plant of the Federal Wire Cloth Co., on plot 111x202, on the west side of Passaic av. The sale also included all the riparian rights in the Passaic River in front of the plot.

MONTECLAIR, N. J.—Louis Schlesinger, Inc., sold to Coles A. Seeley the residence at the southeast corner of Harrison and Gates av, on plot 104x160.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Howell G. Lord to Francesco Pistolesse the property at 274 and 276 South 20th st, between 11th and 12th avs.

NEWARK, N. J.—New Jersey Optical Co., manufacturer of jewelers' optical supplies, purchased, through Louis Kamm, Inc., the property at the southwest corner of Runyon st and Jeliff av, which is being improved with a 3-sty factory building.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Beatrix D. L. Dodd and Philip S. Dodd to Nicholas Gianaras the business building at 197 and 199 Bank st, on plot 32½x101, consisting of a 3-sty building, with stores and apartments above.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. H. E. Reeve the 2½-sty frame stuccoed residence at 314 South 13th st, north of Madison av, to Louis Dornbusch.

NEWARK, N. J.—Feist & Feist, Inc., sold the property at 359 and 361 Plane st, which runs through to Arlington st. Last week this property was sold to Fred Kilgus, of the Elgin Realty Co., and during the past week the Feist & Feist offices were again successful in reselling this property for the Elgin Realty Co. to Frank Eichhorn. The property has a frontage on Plane st of 40 ft., on Augusta st of 105 ft., and in Arlington st of 22 ft., with a depth of 57 ft.

NEWARK, N. J.—Feist & Feist, Inc., sold the property at the southwest corner of Orange and Hecker sts, a 3-sty building, on plot 25x100, for Franklin Savings Institution to Michael Clark.

RECENT LEASES.

Louis Sherry Renews Lease.

Pease & Elliman, as agents for Mrs. H. Mortimer Brooks, obtained for Louis Sherry a renewal of the lease of 522 Fifth avenue, on a lot 22x125, for a further term of twenty-one years, with two additional renewal privileges for similar periods. The old lease, also for a twenty-one year term, expires October 1, 1918, and Mr. Sherry has the right during the new term of removing the present building on the site and erecting a modern commercial structure. The building is now used as a candy shop in conjunction with Mr. Sherry's larger establishment held under a lease from the Brokaw Estate.

Sale of Warehouses.

Charles F. Noyes Company has sold for John J. Burton to the Coastwise Warehouses for about \$175,000, 466 to 470 Washington street, an eight-story and basement semi-fireproof building covering plot 70x124 x irregular, and containing about 65,000 square feet of space. The building is regarded as one of the best warehouses in the city, with automatic sprinklers, elevators and especially adapted for the storage business. In announcing the deal, one of the officers of the Coastwise Warehouses stated: "We have made this investment because we believe that there is a great scarcity of warehouse space. The property we have just purchased is within one block of the river and close to many of the important piers. It is one of the finest of the eight warehouses that we occupy, with carrying capacity of 350 lbs. to the square foot. The policy of our company will be to gradually purchase buildings suitable for our business, or take long-term leases under favorable conditions.

Manhattan.

AMES & CO. and Duross Co. leased to Girard Warehouse Co. the 4-sty and basement building at 132 West 31st st for Robert W. Taiter Estate, Frederick T. Barry & Co., representing the owners. The present building is used as a stable and will be occupied as a warehouse after extensive alterations by the tenant.

ALBERT B. ASHFORTH, INC., leased 13,500 sq. ft. on the 7th floor of the Grand Central Palace, Lexington av, 46th to 47th sts; also store at 167 Madison av, southeast corner, for Madison Grant to John Goldbard; at 50 Broad st space to J. H. White Engineering Corp., U. S. & Cuban Allied Works, Equitable Export Co. and store at 138 West 68th st to Fellsen Tire Co.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased an apartment at 805 and 807 Lexington av to J. McClellan; at 611 West 136th st to Mrs. F. Hovey and Constantine Branais, secretary to the Greek Consul in New York City; the entire building at 40 6th av to Israel Sagovitz; and the 1st loft at 46 West 21st st to New York Novelty Works.

CHARLES BUERMANN & CO. leased the property at the southwest corner of Rivington and East st for the owner, Mr. Champion, to Mossion Lumber Co.

CAMMANN, VOORHEES & FLOYD, in conjunction with E. S. Willard & Co., leased at 33 to 37 South William st and 31 to 35 Stone st a large portion of the ground floor to American and European Trading Co.

JOSEPH P. DAY leased for Farmers Loan & Trust Co. 117 and 119 Mercer st to Mutual Gas Light Co. This property was sold recently at auction by Mr. Day.

DUROSS CO. leased for Richard Fitzpatrick the 5-sty warehouse at 452 and 454 West 29th st, at an aggregate rental of about \$100,000 to Wilbur Stores, Inc., Samuel Grosner, president, and Samuel K. Ellenbogen, vice president.

DUROSS CO. leased the 5th loft of the Wing Building at 13th and Hudson sts to Austrian Bnet Wood Furniture Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, consisting of 15 rooms and 5 baths, at 270 Park av for Dr. Charles V. Paterno, president of the Vanderbilt Avenue Realty Corp., to Mrs. Samuel Hill, of Washington, D. C.; also a large apartment of 13 rooms and 5 baths at 525 Park av for Park Avenue Operating Co. (William Ziegler) to Mrs. Frederic P. Humphreys; at 993 Park av for Bing & Bing to the Hon. Francis P. Delehanty; at 106 East 85th st for John Primrose to Mrs. Dave H. Coddington, and they have secured an extension of this lease from the owner for a further term; and at 103 East 86th st for State Construction Co. to Mrs. H. McC. Knox.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 15 rooms and 5 baths at 270 Park av for Vanderbilt Avenue Realty Corp. to Gustaf Stromberg; also at 112 East 74th st for Banner-Mittler, Inc., to Geoffrey Konta; also at 840 Park av to E. H. Hedden; and at 901 Lexington av to Mrs. Artemus H. Holmes.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. William C. Sheldon her 5-sty residence at 38 East 40th st, on lot 25x100, to Dexter Blagden.

HORACE S. ELY & CO. rented the stone and basement at 148 Reade st for estate of Myer Finn to Blanton Manufacturing Co.

HORACE S. ELY & CO. rented for Arguimbau-Ramee the building at 78 and 80 Beach st to Robert Wilson Stores.

BENJ. ERLANGER leased the westerly store and basement to Philip Rothenberg & Bro.; the 3d floor to J. J. Ludwig & Co.; the 9th floor

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to Louis Gersten & Co. at 138 to 144 West 25th st.; also the 1st loft at 137 and 139 West 25th st. to B. J. Grossman; the store and basement at 134 and 140 West 26th st. to Otto Wagner; and the 6th floor at 138 and 140 West 17th st. to Trinity Waist Co.

ESTATE OF L. & M. GOLDSTICKER leased to R. E. Corey Co. 207 Fulton st.

EWING, BACON & HENRY leased at 110 and 112 West 40th st. space to Brown Advertising Agency, Composite Metal Lath Co., Truscon Steel Co., De Rosa & Pererira, David Feinberg Co., Marie Moran, Theo. Kuntz Co., Curran & McDermott, National Assn. of Electrical Contractors & Dealers, T. Richard Gaffney, Knill-Burke, Inc., Phoneasy Mig. Co., Larkin G. Mead, Guarantee Electric Products Co., L. Waterbury, Alexander Brociner, Newspaper Enterprise Assoc., Jos. T. Kelly, Committee on Public Information, Division of Films, Ruder Bros., C. L. Marles, M. A. Gollobin; in conjunction with Cross & Brown space to General Accident Fire & Life Assurance Corp., Wayne Lumber Co., through Hodgson Buying Corp.; and through Cushman O. Wakefield space to American Steam Conveyor Corp. and Murray's Advertising Service; also through Frederick Fox & Co. space to B-G-Footwear Co.; and through George Bowman space to L. A. Van Dyk.

J. ARTHUR FISCHER leased to Leo Bayman and W. T. Snitten studio apartments at 61 West 37th st.

J. ARTHUR FISCHER leased to Samuel Gruber for estate of Sarah A. Tileston the 4-story building at 610 6th av, adjoining the southeast corner of 36th st, at an aggregate rental of \$70,000; also the 1st loft at 629 6th av to Odell's Helps Service Bureau; and to Edward J. Gill an apartment at 215 West 108th st.

GOODWIN & GOODWIN rented for Mary B. Hopper to Eleanor St. Clair the 3-sty private dwelling at 121 West 123d st.

HELL & STERN leased at 33 to 43 East 33d st the 4th floor to M. Stern & Co. at an aggregate rental of \$45,000.

M. & L. HESS, INC. leased the 6th floor at 122 to 130 West 27th st, containing 10,000 sq. ft., to H. Frost, Inc., also space at 17 to 21 East 22d st to American Trading Manufacturing Co.; also 6th floor and half of 7th at 20 to 24 North Moore st to Roessler & Hasslacher Chemical Co.; also the 2d floor at 71 to 73 Grand st to David Polak, diamond cutter; also the 2d floor at 129 West 30th st to J. Sandberg, furrier; also the 2d floor at 131 West 30th st to Herzog & Windish, furriers; also 2d floor at 133 West 30th st to L. Sansone, dresses; also the 6th floor at 34 Union sq to Adolph Gund, toys.

HOUGHTON CO. leased for Walter Lutgen the 4-sty dwelling at 55 West 75th st to Edwin A. De Hay.

WM. PIERRE JOCKIN leased offices at 21 East 40th st to Andre Citroen, engineers and ammunition makers of Paris, France. Mr. Jockin was also the broker in the lease of the 12th, 13th and 14th floors in the same building at a yearly rental of approximately \$25,000 to Union Tank Line Co., and also the 20th floor at a rental of nearly \$10,000 per annum to Schnieder et Cie, ammunition manufacturers of Creusot, Havre and Paris, France, which were recently reported by Harris & Vaughan, Inc., as agents.

A. KANE CO. rented for Abraham Roseman 145 West 120th st to Ine Lamond; for Orrin S. Trall 223 West 122d st to Louis Torress; for Robert Miller 146 West 128th st to William B. Miller; and for Jacob Mendlowitch 214 West 122d st to Henry L'Heureux.

KEMPE & CO. leased for Charles Gahren the two 6-sty apartment houses at 547 and 549 West 129th st, near Broadway; also for Miss Emma Gahren the two 6-sty houses at 500 and 502 West 213th st, southwest corner of 10th av. The four houses have been rented to Chatham Realty Co.

LAKIN & DINKELSPIEL leased offices at 101 West 43d st to Mrs. B. Walters.

LAKIN & DINKELSPIEL leased the mezzanine store at 122 West 44th st to Philip Roman.

MANNING & TRUNK leased for Columbia Corrugated Co. to Dubois Refrigerator Co., a subsidiary company of Duparquet, Huot & Moneuse, the store and basement, containing 20,000 sq. ft., adjoining the northwest corner of 6th av and 18th st.

SAMUEL H. MARTIN sublet for George C. Cole space in the building at the southeast corner of Broadway and 63d st to Simons Co.

PAYSON McL. MERRILL CO., INC., leased for Albert Herter 2042 Madison av to William R. Dehnhoff.

PAYSON McL. MERRILL CO., INC., leased for John V. Van Pelt to Bernhard Hoffmann the 5-sty dwelling at 126 East 80th st.

PAYSON McL. MERRILL CO., INC., leased for Douglas L. Elliman & Co. an apartment at 122 East 76th st to William Brewster Valentine; also at 925 Park av to John Russel Hastings and Miss Lucy Knight, and at 257 West 86th st to Charles H. Talbot, Miss Madeleine Walther and Miss Charlotte Lund.

MOORE, SCHUTTE & CO. rented 489 West 145th st, a 3-sty private dwelling, for Miss Sue Van Riper to Mr. A. Sugerman; also 520 West 143d st, a 3-sty private dwelling, for Misses Mary and Sarah Price to Mrs. Anne Carlson.

J. K. MOORS leased the building at 343 West 57th st for A. T. Hoffman to Gertrude L. Heyward.

J. K. MOORS leased the entire building at 853 9th av for Lillie K. Lippmann to I. Wiesenfeld.

CHARLES F. NOYES CO. leased, at an aggregate rental of about \$75,000, for estate of Edward G. Hewitt to a prominent warehouse concern the four connecting 5-sty buildings at 25-27-29-31 Rose st, with an aggregate floor area of 60,000 sq. ft.

CHARLES F. NOYES CO. leased for Joseph F. Cullman to Ignatz Friedman, dealer in leather, the 5 upper floors of the building at 35 and 37 Frankfort st, containing about 40,000 sq. ft.

CHARLES F. NOYES & CO. leased for White-Goodman to T. Gordon the store, basement and 1st loft at 8 and 10 West 19th st at an aggregate rental of about \$50,000.

CHARLES F. NOYES CO. leased to Maurice Mendel, retailer of gowns and dresses, the store at 24 East 34th st. The lease is for a term of years and includes the store front and 1st loft. The property is owned by William Waldorf Astor.

CHARLES F. NOYES CO. leased for Seig Goldstein the ground floor and basement at 15 Gold st and 28 Platt st to Mallinckrodt Chemical Works; also the four lofts at 28 Platt st to Chemical Company of America and the three upper floors at 15 Gold st to Thomas Prosser & Son. These leases aggregate about \$60,000.

CHARLES F. NOYES CO. leased for Lawyers Realty Co. the building at 68 South st to Traders Motor Trucking & Storage Co.; the store and basement at 182 Washington st to Otto Reinert; the store at 99 Pine st to Edward Maurer Co.; and the store and basement at 179 Pearl st to Trench & Foundation Pump Co.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Chauncey H. Crocker, John F. Cleaveland, W. H. Gahagan, Inc., and Jordy & Co., Inc.; space at 50 Pine st to J. N. S. Brewster & Co., Inc., and Willibald Beyer; 55 John st to Ocean Accident & Guarantee Corp.; at 45 John st to B. M. Crosthwaite Co., and at 170 Broadway to Alexander C. Chase.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Chauncey H. Crocker, John F. Cleaveland, W. H. Gahagan, Inc. and Jordy & Co., Inc.; space at 50 Pine st to J. N. S. Brewster & Co., Inc., and to Willibald Beyer; subleased a portion of the 3d floor at 55 John st for General Accident, Fire & Life Assurance Corp. to Ocean Accident & Guarantee Corp.; a large portion of the 5th floor at 45 John st to B. M. Crosthwaite Co.; and has leased space on the 16th floor of 170 Broadway for the Broadway-Maiden Lane Corp. to Alexander C. Chase.

PEASE & ELLIMAN leased to D. A. Schulte of the Schulte Cigar Stores a store at the southeast corner of 59th st and Madison av for the Fifty-ninth Street and Madison Avenue Corp.

PEASE & ELLIMAN leased for Vanderbilt Avenue Realty Co., Dr. Charles V. Paterno, president, represented by D. L. Elliman & Co., one of the large apartments at 270 Park av to Mrs. James Byrne. This apartment consists of 19 rooms and 7 baths.

PEASE & ELLIMAN leased for C. S. Guggenheimer to Mrs. W. M. Fleitmann the 5-sty dwelling at 129 East 73d st, between Park and Lexington avs; an apartment at 215 West 91st st for A. J. Leonard to Thomas J. Preston, Jr.; one at 305 West 72d st for Switzerland Realty Co. to Miss Emilia Ros; one at 345 West 85th st for Mrs. E. C. Cole to James C. Temple; and one in 344 West 72d st for Edward P. Holden, Jr., to George A. Stebbins; to D. A. Schulte of the Schulte Cigar Stores a store in the property at the southeast corner of 59th st and Madison av, the store being 629 Madison av, for 59th St. & Madison Av. Corp.

PEASE & ELLIMAN leased for estate of George De Witt to Sinclair Richardson the 5-sty dwelling at 37 West 51st st, between 5th and 6th avs.

PEASE & ELLIMAN rented an apartment at 850 Park av to A. E. Smylie, president of the National Licorice Co.; also a large apartment at 399 Park av to W. A. McVitie; at 161 East 79th st to Francis L. Pruy; at 100 West 59th st to Mrs. J. C. Osgood; at 145 East 35th st to Augustus H. Sands; at 45 East 82d st to Robert K. Stafford; at 40 East 83d st to Conrad Prehs; at 114 East 84th st to Alfred A. Gardener; at 57 West 58th st to Ricardo R. Bertelli; at 960 Park av to Edwin P. Holter; at 11 East 68th st to Mrs. E. G. Anthony; at 969 Park av to J. Henry Harper; and at 123 East 53d st to Mrs. Joseph F. Boylan.

PEASE & ELLIMAN rented to Mrs. Isaac L. Rice, widow of the late Isaac L. Rice of the Submarine Boat Co., a large apartment occupying the entire floor, together with the roof, at 12 East 87th st.

PEASE & ELLIMAN leased apartments at 310 West 86th st for Melville D. Martin to George H. Taylor; at 320 West 86th st to Henry Kur-niker; at 265 Central Park West for Edward W. Buckhout to Mrs. A. H. Bacot; at 250 West 91st st for the agents, Wood-Dolson Co., to Finn Sandberg; at 320 West 86th st to Joel B. Rovira; at 167 West 72d st to Mrs. E. A. Whit-ney; at 50 West 67th st, furnished, for Mrs. M. Stone to T. F. Aspden, and furnished, at 12 West 92d st, for Mrs. A. Fogg to Mrs. L. M. Hewson.

L. J. PHILLIPS & CO. leased to James Butler, Inc., a store at the southwest corner of Hudson and King sts for Trinity Church Corp.

L. J. PHILLIPS & CO. leased the store at 1701 Amsterdam av, near 145th st, for Martin Ungrich to James Butler, Inc.

GEO. R. READ & CO. subleased for Fuhr Wall Paper Co. to Michael M. Oganessoff the store and basement at 2178 Broadway, at the southeast corner of 77th st.

ROWANTREE-SCHLEY CO. leased in conjunction with Spear & Co. the store, basement, 1st and 2d lofts at 155 and 157 Wooster st, containing 20,000 sq. ft., to M. Bernas & Bro.

LOUIS SCHRAG leased for Linda S. Rau the stable building at 128 West 18th to Rebelano Gerolana.

LOUIS SCHRAG leased for the estate of G. Willett Van Nest the store at 159 West 23d st to Morris Schiff; and for Mary E. Jones the 3d loft at 506 6th av to J. Jalon.

LOUIS SCHRAG rented for Catherine Brenen the building at 352 West 16th st to Acme Varnish & Shellac Co.

SCHULTE CIGAR STORES CO. leased from the 59th Street & Madison Avenue Corp. in the property at 59th st, southeast corner of Madison av, the ground floor corner store.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 to 134 East 67th st to Mrs. Henry S. Lake, Dr. Walter G. Lough and Mrs. Lottie K. Shaw.

LOTON H. SLAWSON CO. leased an office at 171 Madison av to Wright Stewart Specialty Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 East 67th st to Gaston Liebert, French Consul General; Miss Marion Hosmer and C. Montagu Ward, and at 131 East 66th st to Herman Behr.

EVERETT M. SEIXAS leased for Holworthy Chambers, Inc., the mezzanine store at the corner of Madison av and 32d st to Lyonette Silks, Inc.

FRED'K SOUTHACK & ALWYN BALL, JR., in conjunction with L. B. May & Co., leased the store and basement at 2 West 33d st to Hotel Resort Corp. at an aggregate rental of \$30,000; also to Jack Warshauer 4,000 sq. ft. at 387 4th av.

SUB-CONTRACTORS BULLETIN leased new quarters at 213 West 40th st.

TRAUTS REALTY CORP. rented an apartment at 815 Park av to Le Duc de Richelieu.

E. K. VAN WINKLE rented apartments for I. Randolph Jacobs at 230 West 70th st to Benj. T. B. Hyde; for R. H. Fuller at 236 West 70th st to R. Hoadley; for Guido Cicciolena at 370 Central Park West to Frank H. Crane; for Mrs. M. Foster at 106 Central Park West to F. Parkinson.

CHARLES B. WALKER leased for D. Schwartz the store and basement at 39 Grand st to H. Ryan; for P. Murphy loft at 86 Walker st to A. C. Penn, Inc.; for Emil Reuff space at 128 to 138 Mott st to Henry Abrahams; for M. Hayes et al additional space at 174 Wooster st to Rabinowitz Bros. & Brown; and for estate of John R. Graham space at 300 Canal st to Boxner Medicine Co.

CHARLES B. WALKER leased for P. Murphy the store and basement at 86 Walker st to Nathan Klein; for Placid Mori five upper floors of the building at 44 Watts st to Fencas Warehouse and Trucking Co.; for David Schwartz loft at 207 and 209 1/2 Wooster st to Chatham Electric Motor Corp.; for M. Hayes et al loft at 174 Wooster st to United States Toy and Novelty Co.; and for estate of John R. Graham loft at 206 and 208 Canal st to Morris Cecil.

EUGENE A. WALSH leased to Robert Grant the entire ground floor at 8 and 10 East 135th st.

WHITE-GOODMAN leased the 10th floor, containing 7,500 sq. ft., at 30 to 34 West 26th st to Samuel N. Brimberg.

WHITE-GOODMAN leased for Round Robin Realty Co. the store, basement and 1st loft at 8 and 10 West 19th st to T. Gordon, manufacturer.

WM. A. WHITE & SONS leased the 4th floor at 26 West 58th st to Mark Norwick.

WM. A. WHITE & SONS leased the 2d loft at 136 Prince st to Charles M. Rose Co.

WM. A. WHITE & SONS leased the 3d loft at 128 Bleeker st to Salwen Brothers.

WHITE-GOODMAN leased with Bastine & Co. the 4th floor at 115 and 117 East 29th st to Newton Cigar Co.; also the 3d loft at 38 East 21st st to Sehan & Tabolsky; also space at 1123 Broadway to Scheer & Berger for Cruikshank Co.

WM. A. WHITE & SONS leased space at 43 to 49 Exchange pl to Chester Merchant & Marine Corp.; at 100 Hudson st to E. J. Herter & Co., and Alfred E. Kitt; and at 21 and 23 Maiden la to Jacob E. and Harry A. Solky and to Joseph Schisano.

WM. A. WHITE & SONS leased to T. J. McGunnigle the store and part of the basement at 588 Park av.

WM. A. WHITE & SONS leased the 4th loft at 620 Broadway to American Hat Co.; also the 4th loft at 102 Beekman st and 287 Pearl st to Meyer H. Wolfson.

WM. A. WHITE & SONS leased space at 10 and 12 Old Slip to Harriss, Irby & Vose, for cotton sampling, and at 48 West 27th st to Benjamin Hausknecht and Herman Lokes.

WM. H. WHITING & CO. leased the building at 231 William st to Mitsui & Co.; the building at 176 William st to W. F. Sykes & Co.; 5,000 sq. ft. at 7 to 11 Spruce st to C. F. Bally, Ltd., and the store and basement at 86 Fulton st to Kullman, Salz & Co.

Bronx.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased for Catherine Furcht the dwelling at 138 Alexander av to James Ryan.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased to James Ryan for Catharine Furcht the dwelling at 138 Alexander av.

GEORGE E. AND CHARLES BUCKHEE leased for Prof. Gould H. Bull his residence at 2489 Sedgwick av to Alonzo W. Letts; also for Mrs. Grace A. Baird 2186 Loring pl to Dr. Edward R. Morris.

McDOWELL & McMAHON rented for Lillian P. Webb to George Hyams the dwelling at 576 West 183d st.

Queens.

LEWIS H. MAY & CO. leased as follows: at Far Rockaway for E. B. Corey cottage on Franklin av to Mary L. Regensburg; for Mrs. J. DeGrasse cottage on Trist pl to Moe Levy; for Joseph A. Kean cottage on Grandview av to M. E. Greenfield; for Nellie Braman cottage on Jarvis la to Marjorie W. Stewart; at Edgemere for Simon Hatch cottage on Grandview av to Maurice Bandler; for estate of Augustin Walsh cottage on Ocean av to Jacob L. Cohen; for W. P. Ward cottage on Beach av to A. V. Morgenstern; cottage on Rochester av to James Jacobson.

LEWIS H. MAY CO. leased at Far Rockaway for Dorothy Gilroy cottage on Ocean av to Muhlback estate; for I. G. Billard cottage on Sheridan Blvd to Louis Stream; for Paul Ruff cottage on Ocean av to W. W. Meyers; for Simon Hatch cottage on Atlantic av to F. R. Drucker. At Edgemere Lewis H. May Co. leased

for Jacob Strauss cottage on Beach av to Samuel Kauffman; for Edgemere Crest Co. cottage on Harriman av to J. Sincoff; for S. & L. Construction Co. cottage on Harriman av to S. W. Borgenicht; for I. & M. Phillips on Rochester av to Morris Kullman.

MERRICK.—Thomas J. O'Reilly rented for A. W. B. Wood on Norshon rd to Mrs. George Houston for the summer season.

Richmond.

MOFFATT & SCHWAB rented, furnished, for the summer for former School Commissioner John Martin his residence on Grymes Hill to Thomas G. Evans, of Manhattan; also for Nicholas A. McManus his home at 507 Broadway, West New Brighton, to William N. Dawkin, of Rosebank.

Westchester.

BRIARCLIFF.—Fish & Marvin rented, furnished, for the summer for Franklin Dumond his property, comprising one acre of land, residence and outbuildings. The tenant is Mrs. R. B. Palmer, of New York City.

MT. KISCO.—Julia Beverley Higgins leased for Mrs. Morgan Dix her place to Mrs. Wm. A. M. Burden of New York, and for Frederick T. Blakeman his place to Reginald L. Sweet of New York.

PORTCHESTER.—Fish & Marvin rented for A. V. Whiteman his estate on King st to Adolph Wimpfheimer, of New York City. The property has been rented furnished for the summer and comprises 25 acres, large house and outbuildings.

RYE.—Blakeman Quintard Meyer rented the following places: Stuyvesant Wainwright house on Stuyvesant av to Alfred M. Botsford; the Richard Carley Hunt house on Central av to J. Lawrence Pool; and the James H. Brewster property in Loudon Park to Ralph C. Carroll.

RYE.—Blakeman Quintard Meyer rented for Mrs. Oliver Barnwell her property to Gavin Milroy, and for Henry U. Halsted his property, on Forest av to Edgar Bloxham.

RYE.—Blakeman Quintard Meyer rented for Mrs. Mary H. Steel her property to P. A. Drew, and for Mrs. Minnie A. Glasgow her place at Ryegate to Mrs. Renee Boucicault.

SCARSDALE.—Robert E. Farley Organization leased for the summer season, furnished, property on Old Mamaroneck rd to George Baker; also to F. B. Fredericks of New York City, a house in the Greenacres section.

WHITE PLAINS.—Robert E. Farley Organization rented a house to J. A. Coler; an apartment at Hartsdale to J. Drake.

WHITE PLAINS.—Robert E. Farley Organization rented a house to E. S. James of New York City for a year; also to L. L. Mann a house in Prospect Park for the summer season.

WHITE PLAINS.—Fish & Marvin rented for A. H. Boltmann his residence on Sterling av, furnished, to H. B. Stern, of New York City; for Waldemar Van Claussen his house on Nyack av, Pelham Heights, to M. P. Ryan, of New Rochelle; for Charles B. Gunn his residence on Walworth av, Greenacres, furnished, for the summer to George J. Engle, of New York City; also rented, unfurnished, a house owned by the Model House Co. to E. M. Brunn.

Nassau.

GREAT NECK.—Worthington Whitehouse, Inc., leased for Mrs. P. M. Lanehart her country estate at Elm Point, consisting of large house with extensive water front, to Mrs. Foster Crampton of New York City. Douglas L. Elliman & Co. represented Mrs. Crampton. This house was occupied two years ago by Mr. Reginald C. Vanderbilt and was formerly owned by Mrs. William Astor Chanler.

Suffolk.

SOUTHAMPTON.—Alfred E. Schermerhorn leased for the summer for Mrs. Henry G. Trevor her "Meadowmere," on the west side of Cooper's Neck la, to Andrew W. Mellon; for Mrs. D. H. Burnett her cottage corner of Main st and Toilsome la to F. Peter Dunne; for Mrs. Mary A. Henderson her cottage north side of Herrick rd to Beverly Bogert; for Samuel L. Parrish his cottage west side of First Neck la to William Ross Proctor; for Mrs. Robert J. Turnbull her cottage corner Great Plains rd and Halsey's Neck la to Mrs. Lounsbury Perry; for Henry W. Sage Mr. James C. Parrish's "Roe-en-Ruin," on the ocean, to Frederic Byers; and for himself "North Cottage," west side of Main st, to Mrs. Henry W. Sage.

Out of Town.

NEWARK, N. J.—Feist & Feist, Inc., leased to McGann Co. for Newark Lime & Cement Manufacturing Co. their buildings on Front and Bridge sts.

NEWARK, N. J.—Charles F. Kraemer leased for Solomon Jones the brick building at 325 and 327 Plane st, on plot 49x79.10, to James Argerakas and James Spyropoulos of Bath Beach, L. I., at an aggregate rental amounting to \$20,000.

NEWARK, N. J.—Charles F. Kraemer leased for Ellis B. Powers estate to H. E. Schwartz & Co. of New York City the store and basement at 315 Market st, opposite the Pennsylvania Railroad station, on plot 30x75.

NEWARK, N. J.—Louis Schlesinger, Inc., leased for Mrs. Adrianna Barnard the building at 266 Plane st to the W. B. Wood Co.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to E. V. Connett & Co. the 2d story loft at 38 Littleton av.

NEWARK, N. J.—Louis Schlesinger, Inc., leased to Nitrogen Electric Co., manufacturers of nitrogen filled electric lamps, the 1st loft and basement at 50 Spring st for estate of George L. Smith.

ORANGE, N. J.—Thomas J. O'Reilly leased for Mrs. Lambert Smith the furnished cottage at 163 Centre st to Edward Hirschhorn for the summer season.

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REAL ESTATE NOTES.

HENRY C. OPITZ is the buyer of the dwelling at 8 West 95th st.

CHARLES J. ADAMS & SONS, INC., has removed its office to 228 West 36th st.

J. ARTHUR FISCHER has been appointed agent for the property at 102 West 40th st.

J. K. MOORS has been appointed agent for the "Kenmore Apartments," at 353 West 57th st.

JOHN L. TRAVIS of Dobb's Ferry is now associated with Duross Co. as manager of their country department.

FRANK O. WALTHER is the buyer of the residence at 21 East 76th st, sold by Farmers Loan and Trust Co., as trustee.

McDOWELL & McMAHON have been appointed agents for the "Rockville," situated at the northeast corner of 177th st and Audubon av.

EWING, BACON & HENRY have discontinued as the managing agents of 110 and 112 West 40th st, known as the World's Tower Building.

WM. A. WHITE & SONS placed for the owner a loan of \$115,000 on 334 and 336 West 95th st, a 7-sty apartment, on plot 75x100, rented for \$26,000 per annum.

210 WEST 56TH ST CO. is the buyer of the 5-sty building, at 20 South st, sold recently through Cammann, Voorhees & Floyd for the Calvary Protestant Episcopal Church.

J. CLARENCE DAVIES, P. T. Edson of the Fred F. French Corp. and the Hollywood Hotel and Cottage Co. have been elected to membership in the New York Building Managers' Association.

WM. A. WHITE & SONS placed a building and permanent loan of \$200,000 at 6 per cent. interest for 5 years for Freel Investing Co., Philip A. Curran, president, on property in Fulton st, Brooklyn.

FREDERICK FOX & CO., INC., have taken over the management of the 12-sty commercial building at 243 to 247 West 17th st, running through the block to 232 and 234 West 18th st, which was owned by the late Philip Lewisohn.

DOUGLAS L. ELLIMAN & CO. and HERMAN A. WILDMAN have formed a new corporation to be known as Douglas L. Elliman Brokerage Corp., for the handling of all lines of insurance here and abroad.

BOARD OF GOVERNORS of the Real Estate Board at the regular monthly meeting held Tuesday, May 14, 1918, unanimously elected active-associate members of the Board Jacob Fradus, of 441 East 53d st, and Bradish Johnston, of 39 Cortlandt st.

WM. A. WHITE & SONS placed a first mortgage loan of \$15,000 at 6 per cent. for two years on 133 West 51st st, plot 25x120. Also a first mortgage loan of \$8,000 at 6 per cent. interest for three years on 625 and 627 East 15th st for H. Putnam Allen.

JOHN E. BERWIN, vice-president of the Berwind-White Coal Mining Co., is the buyer of the dwelling at 43 Park av, near 36th st, sold recently by Douglas Robinson, Charles S. Brown Co., for William A. Street. The property is assessed at \$86,000.

NORTH KENSINGTON REFINERY, manufacturers of food products, are the purchasers of the 4-sty building at 214 to 224 East 22d st, sold recently for \$175,000 by Thomas J. O'Reilly, George V. S. Williams and Francis S. Hotchkiss, as trustees for bankrupt Mutual-McDermott Dairy Corp.

WM. A. WHITE & SONS placed for the owner, a loan of \$115,000 on 334 and 336 West 95th st, a 7-sty apartment on plot 75x100, rented for \$26,000 per annum; also \$55,000 at 5 1/2 per cent. for 5 years, on 4-sty garage at 302 and 304 West 68th st, leased for 21 years at \$9,100 net a year.

WM. A. WHITE & SONS have placed a loan of \$55,000 at 5 1/2 per cent. interest for five years for John Bittner on his new garage, 302 and 304 West 68th st, which cost \$100,000, and has been leased by the Ford Agency for 21 years. This building was just completed and is located in the garage district between West End av and 12th av.

REAL ESTATE FIRM of Ketcham & Reis, Kingston av and St. Johns pl, has been dissolved and will hereafter be conducted by

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.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value.

Mortgages.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Amount, Interest not given, and Amount.

Mortgage Extensions

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1918 (May 11 to 17), 1917 (May 12 to 18), and Jan 1 to May 17/18. Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

Andrew Reis, for the past two years Mr. Ketcham's partner. The firm in the future will be known as the Andrew Reis Co. Mr. Reis has been in the real estate business for many years, being well known as a developer of large properties on Long Island. He plans to enlarge the scope of the business by making several important improvements to the office by the addition of new departments, which will enable him to handle every detail of the real estate business.

BRONX. Conveyances.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., No. with consideration, Consideration, and Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Amount, Interest not given, and Amount.

Mortgage Extensions.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

BROOKLYN. Conveyances.

Table with 3 columns: 1918 (May 9 to 15), 1917 (May 10 to 16), and Jan. 1 to May 15/16. Rows include Total No., No. with consideration, Consideration, and Total No., No. with consideration, Consideration.

Mortgages.

Table with 3 columns: 1918 (May 9 to 15), 1917 (May 10 to 16), and Jan. 1 to May 15/16. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Amount, Unusual rates, Amount, Interest not given, and Amount.

Building Permits.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

QUEENS. Building Permits.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

RICHMOND. Building Permits.

Table with 3 columns: 1918 (May 10 to 16), 1917 (May 11 to 17), and Jan. 1 to May 16/17. Rows include New Buildings, Cost, Alterations, New Buildings, Cost, and Alterations.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

DURING the past week new building projects of any description, other than those designed to supply Federal requirements, have been comparatively few throughout the Metropolitan district. Reports from authentic sources in suburban sections, and localities distant from the metropolis, however, indicate a continuation of building activity, which, while not comparable to that of normal times, is at least of sufficient volume to keep the structural trades at work. Owing to the recent rulings in regard to non-essential structural projects during the remainder of the war, private building operations are a negligible quantity. The only activity of this nature is in projects that were started some time ago and which are now approaching the finishing stages.

At the present writing there is more new activity in industrial construction than has been noticeable for some time, although this phase of building has for many months been second only to the immense structural operations under Federal direction. Recently the Governmental departments have been most active in the award of large orders and contracts for buildings, munitions, supplies and sustenance stores for the army and navy, and many of the producers of these commodities have found it expedient to expand their facilities and enlarge their plants to accommodate business of this character. Many of those concerns that, upon the commencement of hostilities in Europe, added materially to their manufacturing facilities to handle the orders emanating from the belligerents now realize that they have insufficient room to efficiently handle the immense contracts being placed by this country for war materials. These manufacturers are arranging for further extensions to existing factories and plants, and in a number of instances are preparing plans for entirely new structures, designed in such a manner as to be readily turned over to the production of commodities of peaceful times as soon as the present emergency is passed.

There has been no intermission in the announcements of large Government building operations. During the past week a number of gigantic projects have been brought out and others are being planned that will most likely keep the building trades at a high pitch of activity for months to come. Congress recently made available many millions of dollars for the rapid extension of the military and naval program. This will involve the extension of cantonments, training camps and stations, additional storage and warehouse facilities at a number of sea-coast ports, hospitals, and practically all of the buildings and equipment of a military establishment such as the United States is now engaged in perfecting. Contracts for the construction of many of these buildings, totalling millions of dollars, have been awarded within the past week or ten days, and the appropriation bills now before Congress will release additional funds for the furtherance of this important work.

One of the most important phases of building activity, particularly in the Borough of Manhattan, is the number of alteration projects, now underway or contemplated, that will transform old-fashioned private dwellings into bachelor apartments and studios or small apartments. During the past week or two projects of this character have been steadily growing in number, and it is an excellent sign of progress. Additional housing facilities have been sadly needed in this community, but the prohibitive cost of construction has effectively barred the speculative builders

from starting projects they had planned. The number of additional housing accommodations that will be provided by the alterations of old houses into modern, small apartments will be greatly appreciated and rapidly leased by tenants who have been seeking homes, but who have despaired of acquiring them owing to the scarcity of apartment house construction during the past two years.

There has been practically no new activity in the markets for building materials and supplies. The slowing down of private construction has shut off orders from that source, and what business is current or in prospect is traceable to Government building operations or to the industrial construction that is indirectly a part of the war activity. Prices are generally firm and indicating added strength in some lines. Further advances are generally anticipated by the dealers in this market.

Common Brick.—The wholesale market for Hudson River common brick has passed through a relatively quiet week. Sales have been light and arrivals from up-river points somewhat below the average of the last three or four weeks. At the present writing prices are holding at \$9 to \$9.50 a thousand, with the top figure strong. According to a prominent manufacturer the producers are unsatisfied with the current price situation and there is a growing feeling that Hudson River common brick will shortly be advanced to \$10 in the wholesale market. Inquiries are dull and the selling interests are looking forward to contemplated business from Federal sources. This business is expected to develop between June 15 and July 1, but there is no definite information now available as to the volume of demand. Manufacturing operations along the Hudson are almost negligible. One manufacturer stated that in his estimation only about five per cent. of all the brick-making machines in the territory were in operation. This means a very small production for this season, but with the reserves in the yards will be sufficient for all demands. The Raritan situation is unchanged and no quotations are being made for New York delivery.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, May 17, 1918. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 11. Distribution: Manhattan, 4; Brooklyn, 6; New Jersey points, 1.

Face Brick.—Notwithstanding the decreased volume of private building construction the manufacturers of face brick report trade conditions as fair. The fuel situation is somewhat improved and production is steadily progressing. Many of the face brick manufacturers have turned their plants over to the production of fire brick and acid brick, as the demand for both of these materials is steadily increasing. The rapid growth of the chemical industry has required an immense quantity of acid brick for lining retorts, and the steel industry is using a large amount of fire brick. The outlook for continued business from these sources is considered good at this time.

Lumber.—During the past week or so there have been practically no change in the conditions in any branch of the lumber trade in the Metropolitan district. There is a satisfactory demand both at wholesale and retail, but the transportation embargoes made effective recently have held up shipments from mill points and greatly reduced the stocks held in this territory. This condition has been responsible for the steady upward price trend noticed in this market and the general impression in the trade is that the top level

of prices has not yet been reached and further advances are to be looked for at almost any time. Some of the local dealers are optimistic that transportation conditions will shortly improve and that it will be easier to replenish the stocks now sadly depleted. Although there is no present lumber famine it is no secret that the consumption of lumber at the present time is considerably in excess of the volume of receipts.

Structural Steel.—Practically no structural steel is available for private building projects because of the recent action of the fabricators in pledging their entire output for Government needs. There is a steadily growing demand for steel for Federal use both in manufacturing and in the erection of buildings in various part of the country. The only steel tonnage commitments of the past week were for Government projects located at some distance from the Metropolitan district. Quotations on mill shipments of fabricated steel are unchanged from the 3.195c. level that has now maintained for some months.

Cast Iron Pipe.—The fundamental difficulty of the manufacturers of cast iron pipe is in obtaining a sufficient quantity of pig iron to maintain their plants in anything like full operation. There is a considerable volume of Government business in the market and private demands have also been growing in importance. The City of New York is in the market for 400 tons of 8 in. and 12 in. pipe, bids for which will be opened May 20. Other municipalities are completing their plants for local improvements that will include a large quantity of pipe. Prices are unchanged at the Federal control figure.

White Lead.—The National Lead Company has announced a new schedule of prices for white lead and oxides. Only one price is now quoted. On purchases of 500 pounds and up to one ton the price of white lead is placed at \$11.02½ per 100 pounds. On purchases of 2,000 pounds or more an additional 2½ per cent. will be allowed, which brings the price down to \$10.75 per 100 pounds. These discounts take the place of the extra ¼c. per pound formerly allowed to buyers of round lots. However, there is no change in the manner of payment, this continuing on the basis of 60 days net, 2 per cent. on payments within 15 days.

Linseed Oil.—The scarcity of this commodity is steadily growing and the crushers are way behind in their orders. The prime reason for the condition is the difficulty of obtaining deliveries of seed from Argentine owing to the restricted use of tonnage for the transportation of this crop. There is sufficient flaxseed available but not enough ships to bring it into the country owing to the demands for vessels to transport foodstuffs from South America. The labor question is also a matter of extreme difficulty to the oil producers. Linseed oil prices are slightly advanced and other increases are likely before long.

Window Glass.—Conditions in this line are practically unchanged. There is a very slow demand for current building purposes and the future requirements are uncertain. Jobbers are buying only for immediate needs. Manufacturers are operating on a greatly reduced schedule of operations and it is more than likely that the blast will be brought to an end earlier this season than for many years past. Owing to the existing scarcity of glass in the local market there are firm predictions that prices will be considerably advanced. At the present writing, however, no change in the manufacturers' schedule of discounts has been announced.

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.....\$9.00@ \$9.50
 Raritation common.....No quotation
 Second hand common, per load
 of 1,500.....\$6.00@ —
 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.....\$2.55@ —
 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).....\$1.85@ —
 Trap rock, ¾ in. (Nominal).....1.95@ —
 Crushed limestone, 1½ in.....1.50@ 1.60
 Crushed limestone, ¾ in.....1.70@ 1.80
 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.....\$2.15@ —
 Eastern finishing.....2.35@ —
 Hydrated common (per ton).....15.00@ —
 Hydrated finishing (per ton).....16.43@ —

LINSEED OIL—
 City brands, oiled, 5 bbl. lots.....\$1.57@ —
 Less than 5 bbls.....1.58@ —

GRAVEL (500 cu. yd. lots f. o. b. alongside 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
 Hemlock, Pa., f. o. b. N. Y.
 Base price, per M.....33.50@ —
 Hemlock, W. Va., base price
 per M.....33.50@ —
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargo,
 narrow (delivered).....38.00@ 42.00
 Wide cargoes.....38.00@ 56.00
 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.....\$5.00@ \$5.25
 Cypress lumber (by car, f. o. b. N. Y.):
 First and seconds, 1-in.....\$66.00@ —
 Cypress shingles, 6x18, No. 1
 Hearts.....10.00@ —
 Cypress shingles, 6x18, No. 1
 Prime.....8.50@ —
 Quartered oak.....95.00@ 107.50
 Plain oak.....75.50@ —
 Flooring:
 White oak, quartered, select.....\$51.50@ \$55.50
 Red oak, quartered, select.....51.50@ 55.50
 Maple No. 1.....47.00@ —
 Yellow pine, No. 1, common
 flat.....38.00@ —
 N. C. Pine, flooring, Norfolk.....40.00@ —

PLASTER—(Basic prices to dealers at yard, Manhattan):
 Mason's finishing in 100 lbs.
 bags, per ton.....\$17.00@ —
 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, ¾ in. x 8 ft......15½

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@ —
 Zees and tees.....3.195@ —
 Steel bars, half extras.....3.195@ —

TURPENTINE:
 Spot in yard, N. Y., per gal. . \$0.48½ @ \$0.49

WINDOW GLASS. Official discounts from manufacturers' lists:
 Single strength, A quality, first three brackets.....80%
 B grade, single strength, first three brackets.....82%
 Grades A and B, larger than the first three brackets, single thick.....79%
 Double strength, A quality.....80%
 Double strength, B quality.....82%

Contract for City Residence.

William Crawford, 7 East 42d street, has obtained the general contract for the construction of a handsome five-story private residence at 21 East 70th street for Gustav Pagenstecher, 30 East 42d street, owner. The building will have ground dimensions of 22 x 76 feet, and will have a facade of brick, marble and granite, and will cost about \$50,000. The plans and specifications were prepared by William J. Rogers, architect, 50 East 42d street, and the engineers for steam heating and electric installation are Clark, MacMullen & Riley, 101 Park avenue.

Plans for Large Garage.

Frank E. Vitolo, 56 West 45th street, is preparing the plans and specifications for a six-story fireproof brick and concrete garage, 100 x 129 feet, to be erected at 541 to 551 West Broadway. The owners are Cuneo & Podesta, 73 Washington Square. This building will cost approximately \$100,000. Plans will be completed soon, and the architect will call for estimates on separate contracts.

PERSONAL AND TRADE NOTES.

Frank J. McCabe, architect, has recently moved his offices from 461 Eighth avenue to 303 Fifth avenue.

George F. Pelham, Inc., architect, has moved his offices from 30 East 42d street to 200 West 72d street.

S. B. Eisendrath and B. Horowitz, architects, have moved their offices from 500 Fifth avenue to 18 East 41st street.

Young & Egan, Inc., lighting fixtures, have moved their offices and show rooms from 489 Fifth avenue to 21 East 40th street.

Henry Ives Cobb, architect, has moved his offices from 527 Fifth avenue to the Heidelberg Tower Building, Broadway and 42d street.

Robert L. Pryor, architect, has recently established offices for the general practice of his profession at 859 Broad street, Newark, N. J.

Charles Money, general contractor, has recently removed his office from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 228 West 36th street.

Asbestos Protected Metal Company, Pittsburgh, Pa., has changed its name to the Aspromet Company. When this concern was established in 1905 its sole product was asbestos protected metal. At the present time the line handled by this firm includes a number of other building material specialties.

The Revolvator Company has recently been organized, with offices at 387 Garfield avenue, Jersey City, N. J., to act as the sole selling agent for the New York Revolving Portable Elevator Company. The latter concern manufactures a line of portable and revolving elevators, tiering and case-lifting machines.

Carl W. Haefner, formerly associated with the Turner Construction Company, 244 Madison avenue, is now connected with Fay, Spofford & Thorndike, consulting engineers, Boston, Mass., as engineer in charge of the lines and grades in the construction of the new Government shipping terminal at South Boston.

H. F. Huber & Company, interior decorators, who occupy their own building at 13 East 40th street, have been forced to seek additional space in the adjoining Yale & Towne Building, 9 and 11 East 40th street, and at present occupy two entire floors in this structure. The rapid growth of their business has forced them to take a third entire floor in the Yale & Towne Building. Their previous location for over twenty years was on Fifth avenue, but they were the first to see the advantage of this new business location, and were followed by other large business firms like Arnold Constable, Sterling Bronze Company, etc. Messrs. Ewing, Bacon & Henry were the brokers in the above transaction.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for a sprinkler system at the Medical Supply Depot. Cost, \$10,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for additional freight elevators at the general storehouse. Cost, \$135,000.

CHARLESTON, S. C.—U. S. Government, Commandant, Naval Training Station, Charleston, S. C., owner and builder, contemplates erecting an addition to the 1 and 2-sty frame Naval training station, from privately prepared plans. Cost, \$1,000,000.

PARIS ISLAND, S. C.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for an addition to the 1 and 2-sty frame Naval Training Camp. Owner will take bids on general contract about June 1. Cost, \$1,000,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for fire protection work. Cost, \$50,000.

LAKEHURST, N. J.—U. S. Government, Col. Walker, Commandant, and Lieut. R. C. Marshall, Jr., Construction Division, U. S. N. A., 7th and B sts, S. W., Washington, D. C., owner, contemplates proving ground. Engineer's name will be announced later. Cost, \$2,000,000.

MIAMI, FLA.—St. Johns Construction Co., Miami, Fla., has the general contract for a 1 and 2-sty frame gunners' school for the U. S. Government, Col. R. C. Marshall, Jr., Construction Division, U. S. N. A., 7th and B sts, S. W., Washington, D. C., owner, from privately prepared plans. Cost, \$300,000.

DELAWARE BAY COAST DEFENSE.—R. G. Collins, Jr., 52 Vanderbilt av, Manhattan, has the general contract for erection of barracks and quarters for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner, from plans by Lieut. Col. F. B. Wheaton, 7th and B sts, N. W., Washington, D. C., advisory architect.

NO ARCHITECTS SELECTED.

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

CLINTON, N. Y.—Village of Clinton, W. T. Brockway, clerk, Trustees Room, Clinton, owner, contemplates erecting a 2-sty brick Municipal Hall, to contain village offices and post office, in Utica st, for which no architect has been retained. The Estate of Ralph S. Lumbard, Clinton, N. Y., is the donor. Cost, \$40,000.

JAMAICA, L. I.—First Baptist Church, Rev. Wilfred G. C. Sebey, pastor, 143 Grove st, Jamaica, is raising funds for constructing a church. No architect has been selected and it is probable that construction will not be commenced until next year. Cost, \$50,000.

STAMFORD, CONN.—Stamford Foundry Co., owner, c/o W. T. Andrews, treas., 117-149 Canal st, Stamford, Conn., contemplates rebuilding the 1-sty foundry, probably brick and steel, in Canal st, for which no architect has been retained. Owner will make temporary repairs and later erect new bldg. Cost, \$20,000.

LYNBROOK, L. I.—Lynbrook National Bank, Joseph F. Felton, pres., Lynbrook, owner, has purchased the former Simonson property (plot 40x120), on Merrick rd, and contemplates erecting a bank bldg. No building committee has been formed and no architect has been selected. Details will be available later.

VERONA, N. J.—Verona National Bank, 360 Bloomfield av, Verona, owner, has purchased a site for a bank on Bloomfield av, for which no architect has been selected. A directors' meeting is to be held during the first week in July, at which a decision will probably be reached as to architect, preliminary construction and other details.

PLANS FIGURING.

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

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, architects, are taking bids on the general contract for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Fredericks Construction Co., 17 West 42d st, Manhattan, is figuring the general contract and desires bids on all subs. Cost, \$25,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Thomas Connolly, architect, c/o Carnegie Steel Co., Widener Bldg, Philadelphia, Pa., is taking bids on the general contract for alterations to the 6-sty brick warehouse, 36x94, at 343-345 West 36th st, for Ida A. Poth, 1 West 104th st, owner. Cost, \$16,000.

HOBOKEN, N. J.—Ballinger & Perrot, architects and engineers, 17th and Arch sts, Philadelphia, Pa., are taking bids on the general contract to close 12 m. May 22, for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., 1123 Clinton st, Hoboken, owner, and J. Van Lierde, resident manager. Cramp & Co., 25 East 26th st; Isaac A. Hopper's Sons, 15 East 40th st, and the White Fireproofing Const. Co., 286 5th av, all of Manhattan, are figuring the general contract.

MISCELLANEOUS.

GLEN FALLS, N. Y.—Charles A. Platt, 101 Park av, Manhattan, architect, is taking bids on the general contract, to close May 20, for a 1-sty brick and stone library and park improvement in Glen st, for the Crandall Trust, Orville G. Smith, 178 Glen st, Glen Falls, trustee, owner. Stevenson & Cameron, 37 West 25th st, Manhattan, are figuring the general contract and desire estimates on all subs by May 18. Cost, \$75,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

86TH ST.—Samuel Cohen, 32 Union sq East, completed plans for the alteration of the 5-sty brick dwelling, 20x65, at 330 West 86th st, into bachelor apartments, for Florence Cohen, 327 Central Park West, owner, represented by G. M. Karpas, at site, and 10 West 107th st, who is in charge of project and will take estimates. Cost, \$6,500.

70TH ST.—Schwartz & Gross, 345 5th av, have plans in progress for the alteration of the 4-sty brick dwelling, 25x60, at 58 West 70th st, into an apartment house, for S. L. Hyman, owner. Architect will take bids on general contract about June 1. Cost, \$13,000.

BANKS.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, will draw plans for alterations to the brick and stone store and banking offices at the southwest cor of 5th av and 43d st, for the Park Av Operating Co., 527 5th av, owner, and the National City Co., 55 Wall st, lessee.

DWELLINGS.

32D ST.—J. M. Felson, 1133 Broadway, completed plans for a 2½-sty brick dwelling and garage, 54x98, in the south side of 32d st, 206 ft west of 1st av, for Henry H. Jackson, 106 Lexington av, owner. Owner will take bids on general contract when plans are approved by the Building Dept., and T. J. Fanning, 19 East 127th st, and Jones & Tresselt, 7 Broadway alley, will figure the general contract. Cost, \$20,000.

70TH ST.—Harry Allen Jacobs, 320 5th av, is preparing sketches for alterations to the 4-sty brick dwelling, 25x60, at 177 East 70th st, for Dr. Stafford McLean, 776 Madison av, owner. Details are undecided.

FACTORIES AND WAREHOUSES.

THOMPSON ST.—John H. Knubel, 305 West 43d st, completed plans for alterations to the 7-sty brick storage bldg, 50x90, at 91-3 Thompson st, for Louis Harburger, 37 Liberty st, owner. Consists of alteration to elevator shaft and pent house. Cost, \$5,000.

PEARL ST.—John Cagliano, 2470 Hoffman st, completed plans for alterations to the 5-sty storage bldg and printing office, 25x100, at 534 Pearl st, and 42 Elm st, for Charles Barsotti, 42 Duane st, owner. Owner and architect will take bids on the general contract. Cost, \$3,000.

BROAD ST.—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 5-sty brick storage and factory bldg and restaurant, 27x96, at 86 Broad st, for the S. M. Robins Co., 54 Broad st, owner. Cost, \$10,000.

HOTELS.

34TH ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for alterations to the 5 and 7-sty brick hotel and store, 50x76, and 40x90, at 25-27 West 34th st, and 36-38 West 35th st, for Charles E. Johnson, 1333 Broadway, owner, of 34th st bldg, and the New York Life Insurance Co., 346 Broadway, owner of 35th st bldg. J. B. Orkin, 25-27 West 34th st, is the lessee. Cost, \$20,000.

BOWERY.—Charles B. Meyers, 1 Union sq, completed plans for alterations to the 5-sty brick lodging house and store, 50x75, at 125-7 Bowery, for Pauline Myers, Leah King and Louis Brush, 10 East 43d st, owners. Owners will take bids on the general contract. Cost, \$3,000.

STABLES AND GARAGES.

131ST ST.—J. M. Felson, 1133 Broadway, completed plans for a 4-sty garage, 75x99, at 641-5 West 131st st, for Weber Mc-

Loughlin Co., 131st st and North River, owner. Cost, \$50,000.

130TH ST.—Charles B. Meyers, 1 Union sq, will draw plans for a 1-sty brick garage, 50x100, at 73-75 East 130th st, for the Benson Realty Co., owner, c/o Jackson & Stern, 31 Nassau st. Architect will take bids on the general contract.

124TH ST.—Leonidas Denslow, 44 West 18th st, completed plans for alterations to the 2-sty brick garage, 50x100, at 263-265 West 124th st, for Sarah L. & Frederick K. Johnston, 1534 Anacapa st, Santa Barbara, Cal., owners, and the United Cigars Stores, 44 West 18th st, lessee. Cost, \$8,000.

BROADWAY.—Louis A. Sheinart, 194 Bowery, completed plans for a 1-sty brick garage, 50x100, on the west side of Broadway, 145 ft south of 190th st, for the Lawrence Park Realty Co., 172 Fulton st, owner, and Henry Hennenfeld, 1395 Madison av, lessee. Lessee is taking bids on the general contract. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

52D ST.—Schwartz & Gross, 345 5th av, have plans in progress for alterations to the 4-sty brick store and loft bldg, 51x85,

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at the northeast cor of 52d st and Lexington av, for the Beekman Estate, 7 East 42d st, owner, and Hornthal & Co., 10 East 22d st, lessee. Architects will take bids on the general contract about June 1. Cost, \$50,000.

MISCELLANEOUS.

59TH ST.—Roosevelt Hospital Corp., Charles B. Grimshaw, supt., in charge, on premises, owner, has had plans completed privately for a 1-sty addition to the 1-sty brick carpenter shop, 29x47, at 438 West 59th st. Lewis P. Fluhrer Co., 220 West 42d st, has the general contract. Cost, \$7,500.

Bronx.

DWELLINGS.

VIRIS AV.—Lewis V. LaVelle, 261 East 201st st, completed plans for a 2-sty frame dwelling, 27x31, on the west side of Viris av, 56 ft north of 236th st, for J. & P. O'Hara, 2873 Webster av, owner. Cost, \$5,000.

MUNICIPAL.

BRONX—Brinley & Holbrook, 156 5th av, Manhattan, will draw plans for a 1-sty concrete, glass and steel greenhouse, 40x90, at the Bronx Park Botanical Gardens, for the City of New York, Dept. of Parks, William F. Groll, pres., Bronx, owner. Cost, \$40,000.

MISCELLANEOUS.

SEDGWICK AV.—Day & Klauder, 925 Chestnut st, Philadelphia, Pa., completed plans for a 1-sty brick laboratory, 60x105, on the east side of Sedgwick av, 445 ft north of 180th st, for the New York University, on premises, owner, and C. Bliss, of New York University Campaign Com., interested, Metropolitan Tower, Manhattan. Cost, \$20,000.

Brooklyn.

CHURCHES.

63D ST.—Robert J. Reilly, 477 5th av, Manhattan, completed plans for an extension to the 1-sty church at the southeast cor of 63d st and 14th av, for St. Theresa's R. C. Church, Rev. Father Charles E. McDonald, pastor, 367 Clermont av, owner. Cost, \$30,000.

BLAKE AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for a 1-sty brick synagogue, 25x90, at the northwest cor of Blake av and Berriman st, for Cherve Aushei Zedeck, 973 Dumont av, owner. Cost, \$8,000.

DWELLINGS.

47TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling, 45x45, at the northeast cor of 47th st and 14th av, for William Goldman, owner. Architect will take bids on the general contract. Cost, \$18,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for a 2½-sty brick dwelling, 24x70, and a 1-sty garage 20x20, in President st, bet. Brooklyn and New York avs, for Rudolph Nurick, 1102 Eastern Parkway, owner and builder. Cost, \$30,000.

51ST ST.—Alexander Kirschner, 4812 12th av, completed plans for a 2½-sty frame, stucco and concrete block dwelling, 26x56, in the north side of 51st st, 180 ft west of 15th av, for the Armor Construction Co., 1334 48th st, owner and builder. Cost, \$10,000.

BROOKLYN, N. Y.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty brick dwelling, 28x50, for Frederick Seifter, owner. Cost, \$15,000.

WEST 9TH ST.—George H. Suess, 2920 Railroad av, completed plans for a 2-sty brick dwelling, 20x35, in the east side of West 9th st, 177 ft south of 86th st, for Vincenzo Bruno, on premises, owner. Cost, \$4,000.

LAUREL AV.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty frame dwellings, 18x38, on the north side of Laurel av, 220 ft west of Sea Gate av, for the Sea Gate Development Co., 194 South Oxford st, owner and builder. Cost, \$6,000.

SANDS ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick dwelling and store, 25x95, in the east side of Sands st, 144 ft west of Gold st, for Nathaniel Miller, 144 Sands st, owner and builder. Cost, \$5,000.

WILLOUGHBY AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 3-sty brick dwelling, 40x100, at 707 Willoughby av, for Anne Ahenkn, 373 Floyd st, owner and builder. Includes a 1-sty brick garage, 20x25. Cost, \$6,000.

21ST AV.—Kallich & Lubroth, 1819 85th st, completed plans for a 2-sty brick dwelling, 20x45, at the northwest cor of

21st av and 81st st, for Kathleen Building Corp., 1819 85th st, owner and builder. Cost, \$12,000.

55TH ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling, 45x50, at the northeast cor of 55th st and 15th av, for Tillie Neimkel, 1472 56th st, owner. Architect will take bids on general contract May 22. Cost, \$18,000.

64TH ST.—M. A. Cantor, 371 Fulton st, completed plans for eight 2-sty brick dwellings, 30x45, in 64th st, east of 21st st, for the Leon Holding Co., 99 Nassau st, Brooklyn, owner and builder. Owner is taking bids on subs and materials. Total cost, \$50,000.

WEST 35TH ST.—H. J. Nurick, 957 Broadway, Brooklyn, completed plans for a 2-sty frame dwelling, 21x62, in the west side of West 35th st, 220 ft north of Mermaid av, for Harry Strassler, 2854 West 35th st, owner. Architect will take bids on general contract about May 22-25. Cost, \$10,000.

14TH AV.—M. A. Cantor, 371 Fulton st, completed plans for a 2½-sty frame and stucco dwelling, 44x42, at the northeast cor of 14th av and 47th st, for Abraham Goldman, 1449 47th st, owner. Cost, \$18,000.

EAST 14TH ST.—C. G. Wessell, 1399 East 4th st, completed plans for a 2½-sty frame dwelling, 18x18, in the west side of East 14th st, 280 ft south of Av N, for Glen H. Frost, 1819 Av K, owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

PACIFIC ST.—E. M. Adelsohn, 1776 Pitkin av, completed plans for a 2-sty brick storage bldg, 25x75, in the south side of Pacific st, 75 ft west of Underhill av, for A. & J. Haber, 849 Atlantic av, owner. Cost, \$7,000.

HOSPITALS AND ASYLUMS.

SCHERMERHORN ST.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, completed plans for a 5-sty brick hospital bldg, 35x100, in the north side of Schermerhorn st, 222 ft east of Court st, for the Brooklyn Eye and Ear Hospital, 121 Madison av, Manhattan, owner. Architects will take bids on general contract about May 31. Cost, \$200,000.

STABLES AND GARAGES.

ADAMS ST.—Boris W. Bordman, 26 Court, has plans in progress for a 1-sty brick garage, 47x103, at 103-5 Adams st, for Plant Bros., on premises, owners. Cost, \$6,000.

BROADWAY—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick public garage, 119x109, at the southwest cor of Broadway and Rutledge st, for the Realty Associates, 162 Remsen st, owners and builders. Cost, \$25,000.

48TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 200x100, in the south side of 48th st, 250 ft west of 3d av, for the Lebona Realty Co., 44 Court st, owner. Cost, \$45,000.

56TH ST.—H. A. Weinstein, 32 Court st, has plans in progress for twelve 1-sty brick garages, 16x18, in the south side of 56th st, 189 ft west of Ft. Hamilton av, for the Jonas Construction Co., 1609 46th st, owner and builder. Cost, \$8,500.

THEATRES.

MYRTLE AV.—George J. Lobenstein, 230 Martense av, has plans in progress for a 1-sty brick moving picture theatre, 28x130, with a seating capacity of 550, at the northeast cor of Myrtle and Hudson avs, for Alphonse J. Palumbo, on premises, owner and builder. Cost, \$10,000.

Queens.

DWELLINGS.

EDGEMERE, L. I.—Gustave M. Stark, 2724 Clarendon rd, owner and builder, has had plans completed privately for four 1-sty frame dwellings, 17x30, at the northeast cor of Ocean av and Beach 56th st. Cost, \$3,500.

ELMHURST, L. I.—Frederick Page Construction Co., 115 Broadway, Manhattan, owner and builder, has had plans completed privately for a 2-sty brick dwelling, 21x50, at the southwest cor of Manila st and Maurice av. Cost, \$5,000.

WINFIELD, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., completed plans for a 2-sty frame dwelling, 20x44, on the north side of Maurice av, 25 ft west of Burroughs av, for Babetta Rudolph, 49 Columbia av, Winfield, owner. Cost, \$4,500.

EDGEMERE, L. I.—Howard & Howard, 2117 Mott av, Far Rockaway, completed plans for eight 1-sty frame dwellings, 14x37, in the west side of Beach 58th st, 300 ft south of the Boulevard, for Mordecai P. Springer, 299 Broadway, Manhattan, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 19x41, on the north side of Lamont av, 25 ft west of Elbertson st, for C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

GLENDALE, L. I.—Adam E. Fischer, 373 Fulton st, Brooklyn, completed plans for a 1-sty brick factory, 35x100, at the southwest cor of Edsall av and Ridgewood pl, for Gustav F. Richter, 581 Manor av, Brooklyn Manor, L. I., owner. Architect will take bids immediately. Cost, \$8,500.

LONG ISLAND CITY—A. Edward Richardson, 100 Amity st, Flushing, L. I., is preparing plans for a brick factory, 3 stys in front, and 2 stys in rear, 90x115, at the northeast cor of Harris av and Hancock st, for the Racich Asbestos Mfg. Co., Jacob Racich, pres., in charge, 609 West 55th st, Manhattan, owner and builder.

LONG ISLAND CITY.—L. Alimendinger, 20 Palmetto st, Brooklyn, has plans in progress for rebuilding the 1 and 2-sty brick factory, 200x255, at 3d and Oliver sts, for the Meurer Steel Barrel Co., 575 Flushing av, owner. Includes welding bldg, 100x200; barrel shop, 75x100, and storage bldg, 50x200.

FAR ROCKAWAY, L. I.—Morrel Smith, Far Rockaway, L. I., completed plans for a 2-sty brick water softening plant, 30x12, in the west side of Clinton st, 96 ft southwest of Union st, for the Queens Borough Gas & Electric Co., Far Rockaway, owner and builder. Cost, \$3,000.

GLENDALE, L. I.—Adam E. Fischer, 373 Fulton st, Brooklyn, completed plans for a 1-sty brick factory, 35x100, at the southwest cor of Edsall av and Ridgewood pl, for Gustav F. Richter, 855 De Kalb av, Brooklyn, owner. Cost, \$8,500.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—R. Thomas Short, 370 Macon st, Brooklyn, has plans nearing completion for a 1-sty brick and stone post office, 50x73, in Church st, for T. A. Clarke, 122 Livingston st, Brooklyn, owner and builder, and the U. S. Government, Hon. A. S. Bursleson, Postmaster General, Treasury Dept., Washington, D. C., lessee.

MISCELLANEOUS.

LONG ISLAND CITY—McWilliams Bros., Front st, Long Island City, owner, have had plans completed privately for a 1-sty brick machine shop, 25x75, in the south side of Front st, 200 ft west of Newtown Creek. Cost, \$4,000.

Richmond.

DWELLINGS.

ANNANDALE, S. I.—Thomas Bennett, 7826 5th av, Bklyn, completed plans for a 1½-sty frame dwelling, 20x34, on the west side of Annandale rd, 140 ft north of Washington av, for Karl Westerlund, 838 42d st, Bklyn, owner. Cost, \$3,000.

MISCELLANEOUS.

SHOOTERS ISLAND, S. I.—Staten Island Ship Building Corp., S. Goroy, plant mgr., and E. N. Scott, in charge of construction, Shooters Island, S. I., and 44 Whitehall st, Manhattan, owner, has had plans completed privately for a 1-sty brick compressing bldg, 40x184. Cost, \$7,500.

Nassau.

APARTMENTS, FLATS & TENEMENTS.

LONG BEACH, L. I.—Augustus Allen, 2 West 45th st, Manhattan, completed plans for a 3-sty brick apartment, for the Atmir Realty Co., Long Beach, owner. G. Aarvig, Fulton st, Long Beach, has the general contract. Cost, \$22,000.

LONG BEACH, L. I.—C. W. Fuller, Long Beach, L. I., owner, has had plans com-

pleted privately for rebuilding the 1-sty brick apartment and store, 30x60, at Riverside blvd and the Boardwalk. G. Aarvig, Long Beach, has the general contract, and A. Catapano, Long Beach, has mason contract. Cost, \$10,000.

Westchester.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Allen & Colens, 40 Central st, Boston, Mass., have plans in progress for fire repairs to the 4-sty brick and marble college bldg, 200x300, for Vassar College, Raymond av, Poughkeepsie, owner, and Henry N. McCracken, pres., 26 Broadway, Manhattan.

New Jersey.

DWELLINGS.

ELMORA, N. J.—Herman Fritz, 637 Main av, Passaic, completed plans for a 2½-sty frame dwelling, 36x40, for H. Heinrich, Elmora, owner. Mr. Weigam, of Elizabeth

Sash, Door & Supply Co., 663 Livingston st, Elizabeth, is taking bids on separate contracts for owner. Cost, \$7,500.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—John H. & Wilson C. Ely, Firemen's Bldg, Newark, N. J., architects, completed plans for a 3 and 1-sty brick producer house, about 50x100, in Cross st, for the General Electric Co., River rd, Schenectady, N. Y., and 417 Sussex st, Harrison, N. J., owner, Charles Scales, in charge, at site. R. H. Canfield, c/o Corning Glass Works, Walnut st, Corning, N. Y., is the engineer, and Edward M. Waldron, Inc., 665 Broad st, Newark, N. J., has the general contract and will do the mason and carpentry work. Project will be used for producing gas to provide heat for making glass.

JERSEY CITY, N. J.—W. Neuman, 314 Palisade av, Jersey City, completed plans for alterations and addition to the 1-sty brick factory at 75-81 Hancock av, for

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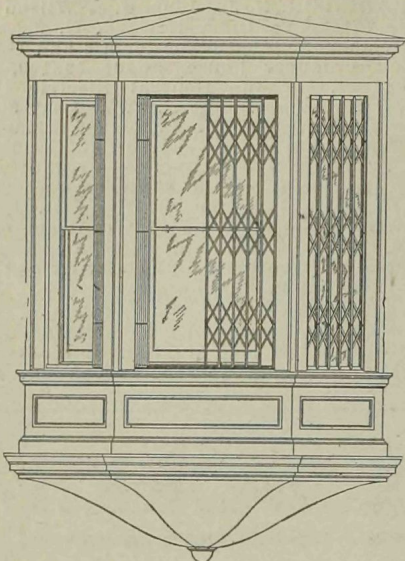
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NEWARK, N. J.—William J. Fitzsimons, 207 Market st, Newark, is revising plans for a 1-sty brick factory, 22x80, at 298 8th av, for the Sanders Mfg. Co., 294 8th av, Newark, owner. Cost, \$12,000.

RIDGEFIELD PARK, N. J.—British-American Chemical Co., owner, and C. F. Blackmore, purchasing agent, in charge, 52 Vanderbilt av, Manhattan, contemplates erecting several additions to the brick plant on the site of the Old Tennessee Copper plant, from privately prepared plans. Eastwick Engineering Co., 82 Beaver st, Manhattan, are the consulting engineers.

NEWARK, N. J.—Newark Wire Cloth Mfg. Co., owner, and A. A. Campbell, supt., in charge of construction, on premises, contemplates erecting a 2 or 3-sty brick factory, about 40x60, at 222-8 Verona av, from privately prepared plans. Owner builds and will purchase materials.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 1-sty brick warehouse, 100 x125, in 9th st, for Anna Van Horn and T. Hervey, 15 Oak st, Far Rockaway, L. I., owners, and Swift & Co., H. M. Stevens, purchasing agent, 154 9th st, Jersey City, lessee. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

ATHENIA, N. J.—John F. Kelly, Post Office Bldg, Passaic, N. J., completed plans for a Home for Incurables, probably brick, on the Alms House site, for the City of Passaic, N. J., Board of Commissioners, George Seger, Mayor, City Hall, Passaic, owner. Cost, \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—J. B. Acocella, Union Bldg, Newark, completed plans for a 1-sty brick garage, 50x38, at 29-31 Calumet st, for Tony Paduano, 31 Delancey st, Newark, owner. Cost, \$3,500.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, Newark, has plans in progress for a 1-sty brick private garage, 22x24, in the rear of 415 Franklin st, for the Westminster Presbyterian Church, cor Franklin and Fremont sts, Bloomfield, N. J., owner.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, completed plans for three 1-sty brick stores, 53x53, at 795-797 Mt. Prospect av, for Herman & Co., 800 Broad st, and 73 Bank st, Newark, owner and builder. Cost, \$5,000.

MISCELLANEOUS.

POMPTON LAKES, N. J.—S. Firestone, Granite Bldg, Rochester, N. Y., engineer, completed plans for a 2-sty brick hydro-electric plant, 40x67, at Corning Lake, for the Borough Council of Pompton Lakes, Board of Public Works, Pompton Lakes, N. J., owner. Cost, \$45,000.

Other Cities.

HOSPITALS AND ASYLUMS.

PHILMONT, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, will draw plans for a 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, for the Board of Supervisors of Columbia County, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., owner. Details will be available later. Cost, \$50,000.

CONTRACTS AWARDED.

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

BANKS.

RIDGEWOOD, L. I.—A. J. Robinson Co., 123 East 23d st, Manhattan, has the general contract for a 2-sty brick and terra cotta bank, 27x98, at the southeast cor of Hancock and Seneca sts, for the Bank of Long Island, S. R. Smith, pres., 359 Fulton st, Jamaica, L. I., owner, from plans by Morrell Smith, Bank Bldg, Far Rockaway, L. I., architect. C. J. Jeppesen, Inc., 56 West 34th st, Manhattan, is the steel engineer. Martin P. Carey, 200 Cooper av, Brooklyn, has the excavating contract. Cost, \$55,000.

CHURCHES.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, Brooklyn, has the general contract and will do the mason and carpentry work for the 1-sty brick and stone church, 41x86, in the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, 1130 56th st, owner, from plans by E. O. Holmgren, 371 Fulton st, architect. Only basement is being built at present. Cost, \$20,000.

DWELLINGS.

MANHATTAN.—John K. Turton, 101 Park av, has the general contract for alterations to the 3-sty brick dwelling, 16x

55, at 149 East 78th st, for Harris R. Childs, on premises, owner, from plans by Arthur C. Nash, 345 5th av, architect. R. D. Kimball Co., 15 West 38th st, are the steam engineers. Cost, \$25,000.

BROOKLYN, N. Y.—William Sawkins, 1804 Av N, has the general contract for a 3-sty frame dwelling, 26x40, on the west side of Bedford av, 160 ft north of Av F, for Charles S. Somers, 183 3d av, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$6,000.

RYE, N. Y.—Elsworth & Marshall, Rye, N. Y., have the general contract for alterations to the 2½-sty frame and shingle dwelling, 80x30, on Highside rd, for Mr Berker, owner, from plans by Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, \$10,000.

NEWARK, N. J. (SUBS.).—Theodore Wunder, 111 Long av, Hillside Township, N. J., and Zwigard & Schwoerer, 139 Schley st, Newark, N. J., have the mason and carpentry contracts respectively for the 2½-sty frame and shingle dwelling, 26x28, with an extension, in Hedden st, for John W. Broderick, 71 Chadwick av, Newark, owner, from plans by Strombach & Mertens, 1091 Clinton av, Irvington, architects. Cost, \$5,000.

NEWARK, N. J.—Altieri Construction Co., 25 Park av, Branch Brook, N. J., has the general contract for a 3-sty brick and stone rectory, 25x55, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquila, Ferry and McWhorter sts, Newark, owner, from plans by Alfonso Del Guercio, 800 Broad st, Newark, architect. Cost, \$10,900.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Paletz & Zucker, 331 7th av, have the general contract for the alteration of the 3-sty brick dwelling, 50x98, at 326-328 West 11th st, into a storage warehouse, for the West 11th st Warehouse, Inc., 75 Liberty st, owner, from plans by Rasmussen & Wayland, 1133 Broadway, architects. Cost, \$30,000.

BROOKLYN, N. Y.—Warwick & Collins, 108 South 8th st, have the general contract for a 1-sty brick factory and offices, 100x70, at the northwest cor of Irving av and Troutman st, for Dessart Bros., 503 Metropolitan av, Brooklyn, owner, from plans by Mott E. Schmidt, 19 West 40th st, Manhattan, architect. Cost, \$20,000.

NEWARK, N. J.—Henry Doremus, 26 Orange st, Newark, has the general contract for erecting additional bldgs at the manufacturing plant on the meadows along the Passaic River, for the Maas & Waldstein Co., J. O. Devlin, supt., on premises, owner, from privately prepared plans. Cost, \$40,000.

HOBOKEN, N. J.—Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract for a 1-sty brick, concrete and steel manufacturing bldg, 82x180, for the Remington Arms & Ammunition Co., 233 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$30,000.

BAYONNE, N. J.—Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract for a 1-sty brick factory, adjoining present plant, for the Southern Cotton Oil Co., C. E. Leavitt, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, from privately prepared plans.

KEARNY, N. J.—Ruggles-Robinson Co., 331 Madison av, Manhattan, has the general contract for a 1-sty reinforced concrete addition to the glue factory and power house for Swift & Co., 154 9th st, Jersey City, owner, from privately prepared plans. Cost, \$65,000.

HALLS AND CLUBS.

FORT SCHUYLER, N. Y.—Lythic Contracting Co., 103 Park av, Manhattan, has the general contract for a 1-sty frame Y. M. C. A. bldg, 55x120, near Pelham, for the Y. M. C. A., A. M. Allen, in charge, 347 Madison av, Manhattan, owner, from privately prepared plans.

SCHOOLS AND COLLEGES.

KEW GARDENS, L. I.—S. Hansen, Kew Gardens, has the general contract for a 1-sty brick school house, 30x104, with a wing, 30x60 (area of ground 125x100), on the north side of Union Turnpike, 116 ft east of Austin st, for Catlin & Marriott, Garden City, L. I., owner, from plans by D. W. Terwilliger, 1 West 34th st, Manhattan, architect. Cost, \$28,000.

STABLES AND GARAGES.

NEWARK, N. J.—Gunn-Van Dale Co., 31 Clinton st, Newark, has the general contract for a 1-sty brick garage, 54x32, at 65 Passaic st, for Tomkins Bros., 74 Passaic st, Newark, owners, from plans by P. B. Taylor, Essex Bldg, Newark, architect and engineer. General contractor will do the mason and carpentry work. Cost, \$6,000.

CLIFTON, S. I.—Barney-Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 2-sty frame fumigating plant, 60x98, in the east side of Edgewater st, 50 ft south of Simonson av, for the Vacuum Co., 166 49th st, Brooklyn, owner, from privately prepared plans. Cost, \$15,000.

PATERSON, N. J.—John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work for the 1-sty brick garage, 50x75, for Weidmann Silk Dyeing Co., 5th av, Paterson, owner, from privately prepared plans.

NEWARK, N. J.—Meyer Krasner, 800 Broad st, Newark, has the general contract for a 1-sty brick garage, 60x100, at the cor of Adams and Clifford sts, for the National Box & Lumber Co., 354 South st, Newark, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect and engineer. Cost, \$13,500.

NEWARK, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract and will do the mason and carpentry work, for the 1-sty brick garage, 52x100, at 280 South 12th st, for the Columbian Laundry, 278-292 South 12th st, Newark, owner, from plans by C. F. Zachau, 437 Highland av, Arlington, N. J., architect. Cost, \$18,000.

HOBOKEN, N. J. (SUBS.)—Holzberg & Son, 4th st, Hoboken, have the mason and carpentry contracts for a 1-sty brick garage, 47x100, at 93-5 Jackson st, for Israel Kleinberg, 351 1st st, Hoboken, owner, from plans by George Flagg, 665 Newark av, Jersey City, N. J., architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, Manhattan, has the general contract for a 1-sty extension to the 21-sty brick and stone office bldg, 116x175, at 42 Broadway, for the Lower Broadway Realty Corp. (temporary office), 111 Broadway, and 42 Broadway, owner, from plans by Henry Ives Cobb, 527 5th av, architect. Cost, \$15,000.

MANHATTAN.—Harris Mankin, 132 Bleecker st, has the general contract for the alteration of the 4-sty brick dwelling on lot 24x100, at 158 West 44th st, into a restaurant, for the Estate of John and Michael J. O'Connor, owner, c/o James A. Lynch, 51 Chambers st, and the St. Regis Pure Food, Inc., 298 5th av, lessee, from plans by B. H. & C. N. Whinston, 509 Willis av, architects. Cost, \$15,000.

MANHATTAN.—Charles A. Cowen & Co., 30 East 42d st, has the general contract for alterations to the 21-sty brick and stone office bldg, 144x270, at 306-314 Madison av, and 30 East 42d st, for the 42d St & Madison Av Co., Fredk Johnson, pres., 30 East 42d st, owner, and the Union Carbide Co., lessee (18th floor), from plans by Jay R. Marsh, architect, c/o owner. Cost, \$10,000.

MANHATTAN.—Stern & Miller, 215 Rochester av, Brooklyn, have the general contract for alterations to the fifteen 1 and 2-sty brick stores and a garage, 160x202, at Fulton, Beekman, Front and South sts, for Francis B. Riggs, 141 Broadway, owner, from plans by Friedmann, Robertson & Keeler, 90 West st, architects and engineers. Cost, \$20,000.

MANHATTAN.—Ridgewood Operating Co., 470 Grant av, Bklyn, has the general contract for alterations to the two 5-sty brick stores, 20x50, at 666 6th av, for Adnes Wolfe Peck owner, c/o A. R. Fisher, 690 6th av, from plans by Frank A. Rooke, 489 5th av, architect. Cost, \$3,000.

MANHATTAN.—Valentine Lynch, 21 Park Row, has the general contract for alterations to the 5-sty brick and stone loft bldg, 40x91, at 46-8 Front st, for John Curtiss, Inc., 3 South st, owner, from privately prepared plans. Cost, \$6,000.

BROOKLYN, N. Y.—Asher Dann, 5223 12th av, has the general contract for a 2-sty brick post office station, 40x100, at the southwest cor of 86th st and 19th av, for Herbert L. Dann, 5223 12th av, owner, from plans by Samuel Millman & Sons, 1780 Pitkin av, architects. Cost, \$20,000.

RICHMOND HILL, L. I.—Meyer & Sweeney, 384 Crown st, Brooklyn, have the general contract for a 2-sty brick office bldg and garage, 50x65, in the west side of Vine st, 275 ft north of Ridgewood av, for Keiner-Williams Stamping Co., Henry H. Keiner, Sr., in charge, Vine st, Richmond Hill, L. I., owner, from plans by Henry Kolb, 1083 Fox st, Bronx, architect. Cost, \$20,000.

NEW BRUNSWICK, N. J.—John Lowry, Jr., 8 East 40th st, Manhattan, has the general contract and is taking estimates on all subs for a 1-sty top addition to be used as office, to the 1-sty brick, steel and reinforced concrete office bldg., 80x100, for the Wright-Martin Aircraft Corp.,

George W. Goethals, pres., 60 Broadway, Manhattan, owner, from plans by Alexander Merchant, 360 George st, New Brunswick, architect. Cost, \$25,000.

MANHATTAN.—E. D. Broderick, 110 West 40th st, has the general contract for a 1-sty addition to the brick office bldg, 20x25, at 3 West 36th st, for John Proctor, on premises, owner, from privately prepared plans. Cost, \$4,000.

MANHATTAN.—William McKean & Sons, 200 East 37th st, have the general contract for alterations to the loft bldg, 60x100, at 13-17 West 38th st, for the Douglas Robinson-Charles S. Brown Co., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Alteration consists of removing street encroachment.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, has the general contract for alterations to the 5-sty brick store and office bldg, 25x80, at 177 Broadway, for Crouch & Fitzgerald, on premises, owner, from plans by Frederick P. Platt, 1123 Broadway, architect. Cost, \$15,000.

NEWARK, N. J.—Nicolo Bannullo, 266 Van Buren st, Newark, has the general contract for a 2-sty brick and limestone store and two apartments, 25x36, at 69 Malvern st, for Francesco and Giovanna Popolo, 65 Malvern st, Newark, owners, from privately prepared plans. Cost, \$5,500.

MISCELLANEOUS.

STAMFORD, CONN.—Vuono Construction Co., Bank Bldg, Stamford, Conn., has the general contract for a brick pump and screen house, and a valve house, for the Stamford Gas & Electric Co., 11-17 Bank st, Stamford, owner, from privately prepared plans. Cost, \$10,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

TECHNICAL LEAGUE OF AMERICA holds its regular meeting the second Friday of each month. 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.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

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.

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.

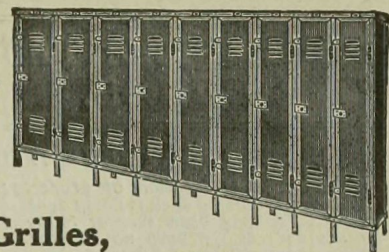
NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

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.

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4 to 6. A. A. Zertanna, St. Louis, National secretary.

AMERICAN IRON, STEEL AND HEAVY HARDWARE ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., May 21-23, 1918. A. H. Chamberlain, Marbridge Building, 1328 Broadway, New York City, Secretary-Treasurer.

AMERICAN IRON AND STEEL INSTITUTE will hold its fourteenth general meeting at the Waldorf-Astoria, New York, Friday and Saturday, May 24 and 25. Details of the program will be announced later.

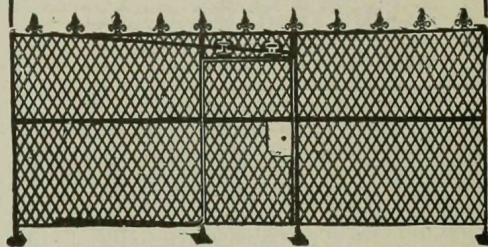


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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FISy—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, FISy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending May 11.

MANHATTAN ORDERS SERVED.

- Av B, 60—Saml Klar, 36 W 20.....DC
Beekman st, 23-5—Saml Rosenfeld.....Rec
Bleecker st, 2—Herman Woog, 50 W 77.....FP(R)-St-ExS
Bowery, 108—M Propp & Co.....FA-DC-Rec
Bowery, 108—Louis Unterman.....Rec-Ex(R)
Broadway, 1185-95—Jacob Goldberg.....FA
Broadway, 912-920—Bearman & Harris.....Rec
Broadway, 2189—E Louise Shearer, Pottsville, Pa.....DC
Division st, 18—Saml Blecher, St-Ex-ExS-Ex(R)
7 st, 128 E—Abr Abramowitz.....FA-Rec
9 st, 34 E—Miller & Levine.....El
10 st, 56 E—Trustees of Sailors Snug Harbor, 61 Bway.....St(R)-FE(R)-WSS(R)-ExS

- 12 st, 8 E—Hyman Safchik.....FA
12 st, 8 E—J A Riley & Co.....FA
12 st, 8 E—Herman Lakin.....FA-El-Rec
12 st, 8 E—M Gettinger & Son.....FA-El-Rec
12 st, 8 E—Lefy Bros.....El
12 st, 8 E—Carl Austern.....FA-Rec
12 st, 8 E—Myer H. Cohen.....FA-Rec
12 st, 8 E—William Wurm.....FA-Rec
12 st, 8 E—Schnerdman & Kastenbergl.....FA-Rec
35 st, 5 E—Edith T Martin, 111 E 79, St(R)-FE-ExS
61st, 136 E—Elizabeth C Pike, care M L, 17 New England ter, Orange, N J.....DC
79 st, 185 E—Jacob Wertheim.....St(R)
4 av, 83—J Blackburn Miller, 246 Central Pk W.....FE-St(R)-ExS
Greene st, 121-3—Otto Doll Supply Co.....Rec-El
Greene st, 162-4—Gerhard Foreman.....A-ExS
Grand st, 72—Harry Mintz.....Rub
Grand st, 72—Jacob Rosenblum.....Rec
Grand st, 75—Em & Es Corp.....El
Hudson st, 84—Jas Rowland & Co.....GE-DC-Rec
Jane st, 21-3—Caroline Guerin.....ExS
Lexington av, 161-3—Stephen H Jackson, Stp(R)-FP-DC-ExS-Rec-TD
Lispenard st, 60-2—Amar Shirt Co.....Rec
Madison st, 141—Isaac Gevetzman.....FA-DC-Rec
Madison st, 141—Saml Levine.....DC
Madison st, 141—Congregation Bair Scher, DC-FA-GE
Pearl st, 307—Ruby Press Co.....El-Rec
Rivington st, 3—West Mercer Corp, FE(R)-FE-ExS-Ex(R)-DC-O-DL
2 av, 2074—Eisen & Mangialomini.....DC-Rec
6 av, 421—Sternberg & Schneider.....El-Rec
10 av, 794-8—Wm Mott Est.....ExS
10 av, 794-8—Edgar Metal Decorating Co.....O
3 av, 1554-6—Henry D Greenwald, 177 E 87, FE(R)-ExS-WSS(R)-DL-Spr(R)WSS
3 av, 1554-6—Faultless Knitting Mills, FA-D&R-El-Rec-O
3d av, 1554-6—Frank's Dept Store.....O-DC
3 av, 1554-6—Nathan Wishny.....DL-Ex-GE
3 av, 2009—Pullman Furniture Co.....O
3 av, 2009—Payne Estate, Inc, 158 E 126, ExS-FE(R)-St(R)
Walker st, 112-6—Moses Levy.....A
Washington sq S, 60—Mrs Geo M Bayne.....GE
Watts st, 94-6—Est Jas T Pyle.....O
Wooster st, 197—Louis Jacobs.....FE(R)-St(R)
4 st, 134 W—Edgar Franklin.....DC
14 st, 31 W—Wirth Cloak House.....Rec
19 st, 21 W—M & D Rosenblum.....FA
23 st, 161 W—M & M Embroidery Wks.....FA
25 st, 100 W—Moredz Schwartz.....Rec
25 st, 615-24 W—Emil H Finckinger, FE(R)-ExS
27 st, 418-20 W—Evangeline Rockhill, care Rockhill & Victor, 28 N Cliff, ExS-Ex(R)-WSS(R)-St(R)-St
28 st, 526-532 W—Donnelly Blanthorn & Co, GE-D&R-FA
43 st, 210 W—Wm Harris.....GE
44 st, 154 W—Louis Steckler, 261 Bway.....GE
45 st, 55 W—Dorf Realty Corp, 15 W 45, St(R)-DL-ExS
49 st, 48 W—Est Elise E Rice.....DC
50 st, 557 W—Auguste Schoenrock.....DC
57 st, 44 W—Rhea Brummer.....FA-Rec
Beekman st, 59—Zimmer & Egidy.....El-DC
Beekman st, 61—Jno J Burton, 28 N Moore, Rec-FP(R)
Broadway, 1151—Louis Haims, DC-FA-GE-Rec
Broadway, 1876-80—Albert T Otto.....A
Chrystie st, 131—Leher Realty Co, 220 Broome, A(R)
Av D, 152-60—D H McAlpin & Co, WSS(R)-Stp(R)
Division st, 10-12—Morris Friedland.....GE-O
Division st, 10-16—Modern Cloak & Suit Co, St(R)-ExS-DC
Division st, 18—Saml Blecher.....GE-Rec
8 av, 2317-27—Owner.....TD(R)
8 st, 21 E—Stephino Cavinato, FE(R)-FP(R)-WSS(R)-Ex(R)-ExS
63 st, 137 E—Anna M Golbraith.....DC
5 av, 424-434—Frank V Burton.....Stp(R)
5 av, 619-21—Geo Kemp Real Estate Co, 615 5 av.....A(R)
Forsythe st, 84—Saml Lubinsky.....GE-El
Fulton st, 86-8—Est Daniel E Seybel, care F W, 1 E 33.....A
Fulton st, 141—Second Lease Holding Co, ExS
Grand st, 270—Harry Greenberg, DC-D&R-Rec
Great Jones st, 35—John J Radley.....A
Greene st, 162-4—Morris A Barg.....Rec
Jacob st, 14-22—Mary B Harmon est, care W O Morse, 85 Wall, ExS-FP(R)-WSS(R)-GE
Jefferson st, 80—Bertha Grossman, GE-A-FE(R)-FP(R)-ExS-Ex(R)
Mercer st, 177-85—Est Elliott P Gleason, care E. P. Albee, Stewart av & Townsend, Bklyn, FP(R)-WSS(R)
Prince st, 130—Est Wm Hubbard White, 85 Neperan rd, Tarrytown, N Y.....FE(R)-ExS
2 av, 238-40—Hebrew Technical School for Girls.....FP(R)-ExS-Rec-FA-Spr(R)
2 av, 2074—Jacob Heinstein, FE(R)-ExS-Ex(R)
2 av, 2074—John Deranze.....DC
6 av, 683—Robert Currie, care Chas A O'Neil, 293 Bway.....ExS-FP(R)-FD
3 av, 247-51—Mary G Barth.....St(R)
3 av, 1554-6—P A Butter Market.....FA
3 av, 1554-6—Julius Pezenik.....Rec
Thompson st, 129—B Geronimo & Co.....DC-Rec
Washington st, 386-8—Est Joseph Fahys, 54 Maiden la, GE
West Broadway, 101-7—John H Haaran, ExS-FE(R)-St(R)
West Broadway, 359—Union Sample Card Co, St
West Broadway, 359—Union Paper Card Co, FA-El-GE-Rec
14 st, 4-6 W—Est Lefferts Strebeigh, 149 Bway.....DC
17 st, 26-32 W—Morgenstein & Brill.....El
17 st, 26-32 W—Herbert Mandelbaum.....Rec
17 st, 26-32 W—Standard Ladies Tailoring Co, Rec
17 st, 26-32 W—Harry Nightingale.....Rec
17 st, 26-32 W—Bernstein & Gliklish.....Rec
17 st, 26-32 W—M Diamond & Co.....El-Rec
17 st, 26-32 W—Saml E Price.....Rec
17 st, 26-32 W—Lamode Novelty Wks.....El-Rec
17 st, 26-32 W—Schur & Lauer.....El-Rec
17 st, 26-32 W—Jacob Bernbaum.....Rec
17 st, 26-32 W—Cohen Bros.....Rec
17 st, 26-32 W—C Bernstein & Son.....El-Rec
17 st, 26-32 W—Schlossel & Locer.....Rec
17 st, 26-32 W—Charles G Bluh.....El
17 st, 44 W—Max Resnik.....O-Rec
17 st, 243—Est Philip Lewisohn, 119 W 40, WSS(R)-Stp(R)-ExS

- 23 st, 71-9 W—N Y Uniform Mfg Co, D&R-El-Rec-Ex(R)-O
24 st, 43-7 W—Metropolitan Life Ins Co, 1 Mad av.....Stp(R)-Ex(R)-FP(R)-ExS
24 st, 508 W—Fred Koberlein.....DC-Rec
27 st, 520-8 W—I W Lyons & Sons, D&R-El-Rec-O-FE(R)-Ex(R)
28 st, 34 W—Volunteers of America.....A
31 st, 56-8 W—Balkin, Pelzman, Suslow & Schwid Co.....FA
31 st, 56-8 W—Russueon, Giniger & Berler, Rec
32 st, 106-8 W—Louis Pincus, FE(R)-FP(R)-ExS-GE
36 st, 609-11 W—Fredericka Radle Est, FE(R)-WSS(R)
38 st, 26 W—Bader Fur Co.....FA-O
37 st, 48 W—Herbert C Pell, 829 Park av, St(R)-FE(R)-Ex(R)-WSS(R)-ExS-GE-DC
38 st, 22-4 W—Arthur Frankenstein, 514 Bway, St(R)-Ex(R)
38 st, 26 W—William H Wheeler, 66 W 51, Ex(R)-FE(R)-FP(R)
38 st, 26 W—Ackerman & Gordon.....O
46 st, 67-9 W—Frederick Malito.....FA-Rec
46 st, 73 W—Thos H Kelly, FE-St(R)-Ex(R)-ExS
47 st, 38 W—Est Minnie Kraus, St(R)-FE-ExS-Ex(R)
47 st, 38 W—Edward Lauritano.....Rec
47 st, 38 W—Herman Melzner.....Rec
49 st, 220-2 W—Edendale Constn Co, 505 5 av, TD-A-A(R)
55 st, 26-30 W—Spence School Co.....Stp(R)
77 st, 203 W—Geo Crawford, 7 E 42.....GE-FA
107 st, 322-4 W—Wm R Colletti.....Rec
57 st, 154 W—Carnegie Hall, Inc.....Spr(R)

BRONX ORDERS SERVED.

- Prospect av, 851—Madison Av Amusement Co, Spr(R)
Southern blvd, 168-172—Ludwig & Co.....Ex
Topping av, 1685—Federation of Bronx Jewish Charities.....ExS
Grand av, 10-34—Pathe Freres Phonograph Co, FP-Rec
Hamilton av, 544-50—James J Sullivan, NoS-FA-Rec
Hendrix st, 288—Harry Wallace.....NoS-FA-Rec
Kosciusko st, 153—Dugan Bros.....FP
Lexington av, 421—John J Bedson.....NoS-FA
Metropolitan av, 1301—Borough Asphalt Co, OS-CF
Montauk av, 13-25—S Weisglass & Co, CF-NoS-FA-Rec-CO
19 st, 206—Charles Muller.....NoS-FA-Rec
9 st, 87-91—4th St Basin Storage Co.....CF

QUEENS ORDERS SERVED.

- Vernon av, 142—Tanner-Shea Amusement Co..O

CALENDAR.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 21, 1918, at 10 A. M.

Under Building Zone Resolution.

- 309-18—1057-1059 68th st, Brooklyn.
448-18—1935-1937 Eastern Parkway and 92-100 Somers st, Brooklyn.
504-18—138-142 East 25th st, Manhattan.
881-18—4892-4894 Broadway, Manhattan.
468-18—256-262 West 17th st, Manhattan.
882-18—636 Flatbush av, Brooklyn.
454-18—163-5 East 84th st, Manhattan.
891-18—214 East 9th st, Manhattan.
892-18—251-53 Hicks st, Brooklyn.
893-18—106 Sherman av, Manhattan.
894-18—802-8 Sterling pl, Brooklyn.
900-18—240-42 East 20th st, Manhattan.
902-18—Broadway, 75 ft west Bell av, Bay-side, Queens.
945-18—Hancock st, n s, 175 feet 8 inches west of Myrtle av, Ridgewood.
Appeals from Administrative Orders.
579-18—50-52 Pine st, Manhattan.
475-18—84-90 Beekman st, Manhattan.
41-18—392 Broadway, Manhattan.
786-18—400-408 Amsterdam av, Manhattan.
2380-17-5 East 13th st, Manhattan.
949-18—1218 Carroll st, Brooklyn.
903-18—35-7 Fifth av, Manhattan.
912-18—South side 90th st, 89 ft east of 1st av, Manhattan.
914-18—245 Montauk av, Brooklyn.
933-18—1 West 68th st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 23, at 10 A. M.

Petitions for Variations.

- 476-18-S—105 Madison av, Manhattan.
1416-17-S—542-544 Fifth av, Manhattan.
1250-17-S—78-80 Greenwich st, Manhattan.
1976-17-S—38 West 28th st, Manhattan.
2425-17-S—12 West 40th st, Manhattan.
2462-17-S—29 West 17th st, Manhattan.
2472-17-S—12 West 40th st, Manhattan.
2533-17-S—34 West 15th st, Manhattan.
99-18-S—256 Fifth av, Manhattan.
268-18-S—438 Broome st, Manhattan.
349-18-S—202 West Houston st, Manhattan.
583-18-S—304 East 4th st, Manhattan.
613-18-S—149-51 West 23d st, Manhattan.
619-18-S—9 Washington pl, Manhattan.
713-18-S—34 East 20th st, Manhattan.
796-18-S—2-6 West 45th st, Manhattan.
919-18-S—386-88 Second av, Manhattan.
921-18-S—78-80 Cortlandt st, Manhattan.
920-18-S—401-25 East 163d st, The Bronx.
897-18-S—2042 Hewes st and 689-697 Kent av, Brooklyn.
2-18-S—28-30 Green st, Manhattan.
69-18-S—506 West Broadway, Manhattan.
939-18-S—186 Bowery, Manhattan.
943-18-S—247 West 46th st, Manhattan.
163-18-S—159 Varet st, Brooklyn.
929-18-S—Gerry st and Flushing av, Brooklyn (Building No. 11).
930-18-S—S w cor Harrison av and Bartlett st, Brooklyn.
931-18-S—328 Wallabout st and 27 Gerry st, Brooklyn (Building 12B).
932-18-S—Bartlett st, n s, 45 ft west of Harrison av, Brooklyn (Building 1).

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