

Board of Appeals Has Power to Act in Zone Cases

Corporation Counsel Burr of Opinion Board of Estimate Has Delegated This Duty to It.

AN opinion rendered yesterday by Corporation Counsel William P. Burr may materially affect any action taken in the matter of the writ of certiorari directed to the Board of Appeals on the application of William Waldorf Astor for permission to erect a seven-story business building on his property, Madison avenue, 34th and 35th streets, which is returnable next Wednesday in Part 2 Supreme Court. Cadwalader, Wickersham & Taft, representing Baron Astor, have asked permission from Justice Platzek to intervene in the case when it comes up for argument.

The opinion just rendered by the Corporation Counsel is rendered at the request of the City Plan Committee at the time of handing down its decision reversing the action of the Board of Appeals. The writ was asked for in view of the decision of City Plan Committee by Carter, Ledyard and Milburn, representing J. P. Morgan and the residents of Murray Hill, and the application was based on the assumption of the Board of Estimate that the Board of Appeals has no authority in such matters and that the Board of Estimate is paramount to the Board of Appeals in such cases.

The Corporation Counsel yesterday rendered his opinion to the Board of Estimate and is as follows:

June 7, 1918.

BOARD OF ESTIMATE AND APPORTIONMENT OF THE CITY OF NEW YORK:

I have received a communication from the Secretary of your Board, under date of May 3, 1918, a copy of which follows:

"At the meeting of the Board of Estimate and Apportionment on May 3, 1918, a resolution was adopted denying the petition of William Waldorf Astor, through his attorney, for an amendment of the building zone resolution, so as to change from a residence to a business district the property on the west side of Madison avenue between East 35th and East 36th streets, Borough of Manhattan. A similar petition by the same parties had previously been denied by the Board on May 4, 1917.

"On April 30, 1918, while the renewed application was pending before the Board of Estimate and Apportionment, the Board of Appeals adopted a resolution, a copy of which is enclosed herewith, permitting the construction of a business building in this block, thus nullifying the action taken by this Board on May 4, 1917, and rendering the subsequent similar action of the Board of May 3, 1918, of no force or effect.

"At the meeting of the Board of Estimate and Apportionment on May 3, 1918, the Secretary was directed to request the Corporation Counsel to advise as to the validity of the action of the Board of Appeals, in view of the pendency before the Board of Estimate and Apportionment of the aforesaid ap-

plication for an amendment of the Building Zone Resolution, and the fact that this Board had, on May 4, 1917, denied a similar application presented to it by the same parties."

The Building Zone Resolution was adopted by your Board under the authority conferred by Sections 242-a and 242-b of the Charter. The latter section contains the provisions pertinent to the question submitted and under those provisions your Board

"may regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, and may divide the city into districts of such number, shape and area as it may deem best to carry out the purposes of this section. For each such district regulations may be imposed designating the trades and industries that shall be excluded or subjected to special regulations and designating the uses for which buildings may not be erected or altered."

This action further empowers your Board to

"supplement or change said regulations or districts,"

but, as a whole, it contemplates the establishment of fixed zones and regulations applicable to each unit of territory so established.

The same section of the Charter, by amendment introduced by Chapter 601 of the Laws of 1917, expressly authorizes your Board to delegate to the Board of Appeals the power to "determine and vary" the application of the regulations of the Building Zone Resolution "in harmony with their general purpose and intent and in accordance with general or specific rules therein contained."

The Building Zone Resolution, in Section 20 thereof, provides that

"Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this resolution the Board of Appeals shall have power in a specific case to vary any such provision in harmony with its general purposes and intent, so that the public health, safety and general welfare may be secured and substantial justice done."

And Section 7, subdivision c, provides that the Board of Appeals may

"subject to appropriate conditions and safeguards, determine and vary the application of the use district regulations herein established in harmony with their general purpose and intent as follows:

Permit the extension of an existing or proposed building into a more restricted district under such conditions as will safeguard the character of the more restricted district."

I have examined the proceedings heretofore had before your Board upon the petition of William Waldorf Astor, for an amendment of the Use-District Map so as

to change from a residence to a business district the property mentioned in the foregoing communication, as well as the proceedings before the Board of Appeals on the appeal by said Astor from the refusal of the Superintendent of Buildings to approve plans for a proposed building on said land. The petition which was denied by your resolution of May 4, 1917, invoked your power to change the Use-District Map. The resolution is general in terms, merely denying the petition, but was adopted upon the report of the Committee on the City Plan, which report is significant not only of the intent and purpose of the Building Zone Resolution, but also of the conception of the Board of Estimate and Apportionment of the functions which it had delegated to the Board of Appeals. I quote the concluding paragraph of that report:

"There must be a boundary line between districts, and in a section like Murray Hill, where the difference in types of development is so great the determination of a boundary line between a residence and a business district presents peculiar difficulties. The petitioner asserts that he is the owner of a large plot of land in the block bounded by Fifth avenue, 36th street, Madison avenue and 37th street, and that the value of this plot is greatly reduced owing to the fact that the frontage on Madison avenue is placed in a residence district. Of course, in fixing boundary lines in carrying out a general zone plan it is impracticable to prevent such lines from cutting across the plottages of particular owners. In order that this should not work any unnecessary hardship in individual cases, the Building Zone Resolution provides in section 7, paragraph c, that the Board of Appeals may, in appropriate cases, after public notice and hearing, 'permit the extension of an existing or proposed building into a more restricted district under such condition as will safeguard the character of the more restricted district.' It would, therefore, be possible in case the petitioner desired to use his entire plot for a specific business use to request the Board of Appeals to authorize such use and such use could be so authorized if, in the judgment of the Board of Appeals, such specific use would not in fact injure the residential district.

"Your committee recommends that the petition be denied."

At that time the Committee on the City Plan was composed of the Mayor, and the Presidents of the five Boroughs, all of whom signed said report, and the resolution denying the petition was adopted by the concurring votes of all the members of the Board, except the Mayor, who does not appear to have voted.

It thus very clearly appears that the petitioner was remitted to his remedy before the Board of Appeals. This remedy he invoked by an appeal filed with the Board of Appeals on December 11, 1917, upon which he sought relief under subdivision c of Section 7 of the Building Zone Resolution. It appears that in February, 1918, the application to your Board for an amendment to the Use-District Map was renewed, and that thereafter the petitioner was pursuing two separate and distinct remedies, one before your Board and one before the Board of Appeals, up to the date of the disposition of the appeal before the latter Board.

Upon the renewed application before your Board, the Committee on City Plan and Public Improvements made a report upon which a general resolution was adopted denying the application. This report indicates that the Committee acted upon the same principle which governed the former Committee and was influenced by considerations which opposed the permanent change

in character of the district. Prior to the action of your Board on this renewal application, the Board of Appeals on April 30, 1918, by resolution, after due notice and a public hearing as recited in said resolution, granted the relief sought before it on condition,

"that the building shall not exceed seven stories nor one hundred and twelve feet in total height; that the three facades shall be faced, uniformly, with either limestone or marble; but there shall be but one entrance to the building on the Madison avenue front; that the balcony shown over the second story shall be constructed of material uniform with the rest of the facade; that the parapet wall above the main cornice of the building shall be designed to harmonize with the architecture of the three facades; and that during the occupancy of said building only the windows of the first story shall be used as show windows."

An analysis of the provisions of the Charter and the Building Zone Resolution, to which I have referred, satisfies me that the respective functions of your Board and of the Board of Appeals do not involve any necessary conflict of jurisdiction between the two bodies. The application for the amendment of the Use-District Map gave rise to the exercise of a power in your Board distinct from the power which your Board under the authority of the Charter had delegated to the Board of Appeals. An amendment of the Use-District Map by converting a residence district into a business district would establish what might be called a general provision of the Zoning Law and a zone of permanent character in which any kind of business authorized by the Building Zone Resolution might be conducted. By the amendment of the Charter in the act of 1917 the resolution seems to have recognized the wisdom and propriety of lodging somewhere, for the purposes of the administration and enforcement of the building zone resolution according to its spirit, the discretionary power to deal with specific cases surrounded by conditions under which a strict and literal application of rigid general rules might not comport with the spirit of the resolution and might work unreasonable hardship.

The Board of Appeals, by its action in the case in hand, did not change the use-district in any way. It permitted the owner of the land, part of which lies in a business district and part in a residence district, to extend into the residence district a business building proposed to be erected upon the whole plot; the land in the residence district consists of the block between 35th and 36th streets, fronting on Madison avenue; the blocks north and south are fixed by the building zone resolution as business districts, the Board of Appeals, in granting the appeal, annexed conditions to the extension which in its judgment are contemplated by the Charter and by the provisions of the building zone resolution. This action by the Board of Appeals came within the power delegated to it as already shown.

You will observe, therefore, that the Board of Appeals has not granted, in legal contemplation, what your Board had denied.

In view of these considerations I am of the opinion that the action of the Board of Appeals in granting the appeal in question is valid.

WILLIAM P. BURR, Corporation Counsel.

Queens' citizens in 1917 who bought tickets on the Brooklyn Rapid Transit numbered 9,548,808, and on the Interboro Rapid Transit, 13,404,566.

Queens is helping the Federal Government by producing food and war materials in 150 industrial establishments.

Assessed Valuations No Standard for Rentals

Taxes and Operating Expenses Have Increased, While Values Have Remained Stationary

IN view of the many proposals of city officials and others tending towards municipal ownership and operation of business enterprises now carried on with private capital realty men have been making an investigation into actual conditions of the finances of the city, which discloses the fact that while there is an apparent margin of eighteen or twenty millions of dollars available for additional obligations this margin is only apparent and not real.

In the list of bonds exempted from consideration in making up the debt limit there are securities amounting to millions of dollars which are not properly excluded.

If the city were confronted with a great calamity, such as fire or pestilence or any of the dangers consequent to war, it would have no debt borrowing capacity to provide for such contingency.

As far as taxation is concerned the city, in the Borough of Richmond, is already within twenty-four points of the constitutional limit of taxation, and is only to a small degree further removed in the other boroughs. The greatest economy is necessary in the management of the city's affairs and the utmost judgment exercised in expenditures of the city's moneys and in incurring any city debt for any purpose whatever.

This situation of affairs was clearly brought out in the investigation made by the Legislative Committee, of which Senator Brown was chairman, and the banking community insisted when loans were made in 1914 that the pay-as-you-go policy should be adopted. This was made part of the agreement with the city and was afterwards enacted into law. Last winter, at the request of the city administration, this was to some extent modified so that \$15,000,000 a year of securities could be issued for certain specific purposes.

It is clearly impossible to keep on piling up the taxes on real estate to cover the greatly increased cost of running the extravagant city government. Attention of the readers of the Record and Guide has already been called to the relation between the increase of taxes and the cost of operating office and apartment buildings. Below are printed the figures, showing the assessed valuations and taxes for several years of a number of buildings of these two classes.

The taxes show tremendous increases, and it must also be remembered that interest rates have also largely increased and there is no longer any money available at less than 5½ per cent. and that most renewals of mortgages are made at 6 per cent. The Department of Labor, in a report made recently, shows that while housing costs have only increased 2.6 per cent. in the shipbuilding zone, of which New York City is a part, other expenses have increased from 50 to 100 per cent., and wages have increased about 30 per cent.

Those who have been criticising the increase in rents forget that every item connected with a building or of the care and management of a building has increased greatly. A plumber and his helper at \$14 a day; carpenters at \$6.60 a day; painters at \$6.60 a day, are but a few of the instances which have gone to double the upkeep of all kinds of improved real estate. The wages of necessary employees, such as engineers, elevator men, cleaners, also show a much greater increase in proportion than almost any rent increase.

On a building assessed at \$100,000, within a few

years the taxes have increased from \$1,510 a year to \$2,840 a year. Interest has gone up from 4 to at least 5 per cent., which means an increase of \$1,000; while the ordinary expenses for repairs and for services in the building is just double.

The following table shows the assessed valuations and taxes for the years 1916 and 1918:

ASSESSED VALUATIONS AND TAXES.

Building	1916		1918	
	Assessment	Tax	Assessment	Tax
Washington	\$2,000,000	\$40,800	\$2,000,000	\$47,000
Bowling Green	3,250,000	66,300	3,250,000	76,700
Adams Express	6,500,000	132,600	6,625,000	156,350
American Express ..	2,025,000	41,310	1,975,000	45,492
Potter	4,100,000	83,640	4,100,000	96,760
Standard Oil	3,300,000	67,320	3,300,000	77,800
Exchange Court	2,600,000	53,040	2,600,000	61,360
Columbia Trust	3,000,000	61,200	3,000,000	70,800
Stock Exchange	5,300,000	108,120	5,200,000	122,720
Mills	4,175,000	85,170	4,150,000	97,940
Drexel	5,100,000	104,040	5,100,000	120,360
City Bank	5,500,000	112,200	5,500,000	129,800
111 Broadway	6,000,000	122,400	6,000,000	141,600
115 Broadway	5,200,000	106,080	5,200,000	122,720
U. S. Express	2,800,000	57,120	2,700,000	63,720
New York Tel. Co. ...	4,740,000	96,696	4,900,000	115,640
Havemeyer	1,915,000	40,076	1,915,000	45,189
City Investing	6,625,000	135,150	6,625,000	156,345
Singer	7,000,000	142,800	7,000,000	165,200
Whitehall	6,200,000	126,480	6,200,000	157,320
Equitable	*20,000,000	404,000	25,000,000	590,000

*1917.

The tremendous increase in taxes can be easily seen. The tax rate in 1916 was 2.04 and in 1917 was 2.02, but in 1918 it was 2.36.

The tax on the Washington Building, therefore, in that year was \$40,800. In 1918 the tax was \$47,200, and in 1919 it would be not less than \$55,600.

On the Bowling Green Building, assessed at \$3,250,000, the tax in 1916 was \$66,300; in 1917, \$65,650; in 1918, \$76,700, and will be in 1919 at least \$90,350.

On the Adams Express Building, assessed at \$6,625,000, the tax in 1916 was \$132,600; in 1917 it was \$133,825; in 1918 it was \$156,350, and in 1919 will be at least \$173,750.

The Equitable Building, assessed in 1917 at \$20,000,000, the tax was \$404,000; in 1918, assessed at \$25,000,000, the tax was \$590,000, and in 1919 the tax will be \$695,000.

There has been no material decrease in assessed valuations, although, as the tax rate increases and the net returns grow less, the real value of the property must also grow less. What has been said in regard to commercial buildings applies equally to apartment houses. The assessed valuations have remained the same or have been increased, while the tax rate has increased from 2.02 in 1917 to an estimated 2.78 in 1918. The tax rate this year is 2.36. The comptroller estimates that there will be an increase because of large amounts left out by the Fusion administration and because of the estimated deficit in subway operation of \$15,000,000 and because of the constantly yearly increases in the debt service, and this increase in the tax rate will amount to at least thirty-two points.

The apartment houses referred to above, like the one at 855-857 Seventh avenue, assessed in 1916 at \$1,150,000, were assessed the same in 1917 and 1918, and yet in 1919 the tax rate will be at least seventy-six points higher than in 1917. This is equally true of 1728 Broadway, assessed each year at \$680,000, and 249 West 44th street, assessed at \$870,000, and 917 Seventh avenue, assessed at \$1,100,000.

May Building Contracts in New York Territory

Principal Work Outside of Government Jobs, Which Totalled Over Forty Millions, Consisted of Alterations

NOTWITHSTANDING the fact that there has been a decided falling off in the number of new private building projects, there have been a considerable number of alterations, amounting in cost from \$2,500 to \$50,000 each. These have maintained a fair balance to the building industry. Federal building work, however, continues to be the most prolific source of business current at the present time and the program of military and naval building requirements is steadily growing in size and cost.

During May, contracts for building work involving a total of 1,239 separate operations and costing approximately \$23,461,000, were awarded in the New York territory. This comprises all of New York State, New Jersey, north of Trenton, and southeastern Connecticut. Within the boundaries of Greater New York contracts were let for 371 residences at a cost of \$2,110,000, 18 manufacturing buildings, costing \$807,000, and a total of 161 contracts for miscellaneous building projects involving an expenditure in the neighborhood of \$4,815,000.

During the month of May the building work on Long Island, exclusive of Brooklyn and Queens, included the award of contracts for eight dwellings costing about \$97,000, two manufacturing projects at a cost of \$164,000, and thirteen contracts for miscellaneous operations to cost approximately \$255,000. In Northern New Jersey 105 contracts for new residences were let at a cost of \$1,310,000, 26 manufacturing buildings costing \$1,206,000, and 96 miscellaneous projects to cost

about \$3,837,000. The contracts for New York State, exclusive of Greater New York, amounted to 236 residences, costing \$1,621,000, 50 manufacturing operations at a cost of \$1,899,000, and 153 miscellaneous at a cost of \$3,581,000.

In the New York territory military contracts to the number of 18 were awarded, costing \$1,759,000. At the same time new operations to be erected under the jurisdiction of various Federal departments were announced, the total cost of which will exceed \$42,636,000. The contracts for this work have not yet been awarded.

According to statistics compiled by the F. W. Dodge Company for April, 1918, it was shown that in the New York territory 34 contracts for multi-family dwellings were let, costing a total of \$445,000. There were 42 bank and office buildings placed under contract, representing an expenditure of more than \$586,000. The work of this month included 11 churches costing \$290,000; 17 clubhouses totaling \$874,500; 120 garages, \$1,062,000; 3 hotels costing \$84,000; 7 hospitals to cost about \$246,000; 100 manufacturing plants costing approximately \$2,668,000; 11 power plants costing \$141,000; 22 stores at \$129,000; 28 warehouses at a cost of more than \$660,000, and 12 school buildings representing a cost of \$133,500.

Government operations during April were heavy and included 64 contracts awarded and involving an expenditure of approximately \$40,906,000.

Elevator Women Prove Satisfactory Help

VACANCIES in business and industry caused by enlistments in war service are being filled by girls, women, or men who have passed the prime of their lives.

Uniformed girls or women of maturer age now deliver telegrams, and attractive girls in khaki have replaced the carriage men at the entrances of some of the large department stores. Conductorettes have already proved their worth on the traction lines of the city, and the managers of these lines are making preparations to add materially to the number now employed. Prominent hotels have joined the list of adding uniformed women employees to their house staffs, and in every instance to date the female of the species has proved as efficient as the male.

Already some of the most prominent buildings in the city have passed the experimental stage in the use of women elevator operators, and have decided to employ them permanently for work of this nature. Major Bleeker, manager of the Singer Building, is using a staff of twenty-one young women to operate the cars in that structure, and their work is in every way successful. Even the elevator starters in this building are women, four being employed.

The Waldorf-Astoria Hotel has recently released fifteen male elevator operators to military service and replaced them with women, and the Hotel Claridge has been using women to run their elevators for some time. Many of the new office buildings in the city have placed young women in charge of the operation of elevators, and their work in every case is giving complete success. Up to the present time the managers of none of the buildings in which girl operators have supplanted men have received complaints from patrons or tenants upon the elevator service rendered, and in all instances the management have agreed that women are superior to men for work of this nature.

Mr. Raymond P. Roberts, secretary of the Building Managers' Association, and who has direct charge of the management of a number of office buildings in the city, has made an exhaustive study of the help situation as it applies to building management and he has

come to the conclusion that for many kinds of work now almost exclusively in the hands of men women could be employed and men released for work urgently required to assist in winning the war.

In a recent statement to a representative of the Record and Guide Mr. Roberts made the assertion that in the buildings where he has tried women as elevator operators the experiment was entirely satisfactory, and that in future effort would be made to use only women for this work. Mr. Roberts said: "Women elevator operators are far superior to the ordinary run of male operators and appear to give satisfaction equal in every respect to the better class of men employed to run the cars in the highest class structures in the city."

As a general thing women who have replaced men in the operation of passenger elevators are subject to the same rules, discipline and conditions that apply to men doing the same kind of work. The hours of labor are identical and the relief periods of similar duration. Shifts are scheduled for overtime and holiday work, and the women have taken kindly to the conditions.

The rate of wages is also about the same. When starting the average building manager pays at the rate of \$13 a week for the first month or while the operator is breaking in. After proficiency in running the car is obtained the operator is automatically increased to \$14 a week. At the expiration of one year of satisfactory service the elevator operators are increased to \$15 a week, which becomes the maximum wage for this class of work. This is about the average; some of the highest type of buildings may pay higher wages and others less. Women elevator starters, with increased responsibilities, are paid proportionately higher wages.

Much of the dissatisfaction of tenants in office buildings has been due to careless elevator service. Discourtesy, ill-kept uniforms, passing signal lights and many other infringements of discipline on the part of male operators have been a universal source of complaint of tenants in high-class office buildings, and managers state that all can be eliminated by using women instead.

Taxpayers Want Dyckman Street Trolley Line

Washington Heights Realty Men Organize to Prevent Cancellation of Contract for Its Building

AN indignation mass meeting will be held at the Claremont Theatre, Broadway and 125th street, the latter part of next week, probably Friday, June 14, at 11 A. M., for the purpose of denouncing the attempt of the Union Railway to obtain a cancellation of the contract to build a crosstown line in Dyckman street from the Broadway subway to the Dyckman street ferry.

Plans for this meeting are now well under way by a committee composed of representatives of various civic organizations, individuals and public officials in that section of the city, with Harvey N. Bloomer, one of the leading real estate brokers in the Washington Heights section and active in civic matters in upper Manhattan and the Bronx, at its head.

The committee is composed of J. Gardiner Smith, F. W. Clinton, Edward Koch, Dr. Charles V. Paterno, Jacob Axelrod, W. P. Sheridan, Reginald Pelham Bolton, President of the Washington Heights Board of Trade; Senator Edward J. Dowling, George Slawson, Cyrus C. Miller, A. C. and H. M. Hall, George W. Loft, President of the Dyckman Street Ferry Company, and representatives of the Astor Estate, North Side Board of Trade, West End Taxpayers' Association, Harlem Board of Commerce, Paterno Brothers, Slawson & Hobbs, Duff & Brown, Frederick Zittel & Sons and other organizations and realty interests in the Borough of the Bronx.

The railway company asked the Board of Estimate and Apportionment last week for a cancellation of the franchise to operate a traction line through Dyckman street from the Broadway subway to the Dyckman street ferry at 207th street, giving as the reason the high price now asked for steel, which would cost at the present time about \$250,000. The company stated that it is not prepared at this time to spend so much money. It was further stated that steel rails now cost \$68.50 per ton, whereas in peace time the same rails cost but \$38.00 a ton.

Mayor Hylan referred the matter to the franchise committee of the Board of Estimate for investigation. This committee is composed of the Mayor, Comptroller Craig, President Smith of the Board of Aldermen, President Dowling of the Borough of Manhattan, and President Connolly of Queens.

At the time the railway company applied for this franchise the people of Washington Heights, the Third and Amsterdam Avenue Railway Company and the various civic bodies backed up the request, and were jubilant when the project was finally accepted by the traction company and they looked forward with anticipation to the day when the line would be opened, as it is of inestimable importance to persons living in the district or who desire to go from Dyckman street to the ferry, which runs to Interstate Park.

Former Borough President Cyrus C. Miller said yesterday: "This matter had been before the Board of Estimate and Apportionment for a long time, and the company was energetic in pressing for the franchise. My recollection is that the company stated that it had eighty-seven per cent. of the materials necessary for the work. This short line will be inexpensive to build, as the franchise permits the company to build and operate an overhead trolley for a period of years, instead of an underground trolley, which is more expensive. I joined with the company at the time in urging the granting of the franchise, and cannot see why the work should not proceed.

"I have favored the extension of trolley roads, as well as steam roads, in the Bronx, as we need more of them. This is a line which will be very useful to the Bronx, as it constitutes a line to the Dyckman street ferry. The Union Railway Company has a very valuable system in the Bronx, and it should be willing to take the lean with the fat.

Harvey N. Bloomer said: "We are determined that the railway company shall live up to its contract, and build the line under the terms which it has already

accepted. We will appear at all hearings on the subject before the Board of Estimate and vigorously oppose the application of the company for the cancellation or even the modification of the terms of the present franchise.

"At the time the company applied for the franchise property in Dyckman street was at a standstill, but as soon as the franchise was granted there was a decided boom and real estate brokers used this argument to influence sales. Their clients, relying on the assurance that the opening and operation of the road would increase the value of their holdings, bought property and have held it since, awaiting the coming of the railroad. Now they are up in arms over the whole proposition and are putting it up to the brokers to fight against the revocation or cancellation of the franchise.

"Anticipating increased business because of the connecting trolley line the Dyckman Street Ferry Company, of which former Congressman George W. Loft is the president, expended over \$30,000 improving its property, improvements that could well have been dispensed with if conditions are to remain as they are at present. In this fight we have the support of every taxpayer in the section, of every civic organization, realty interests and estates. We have been pledged all the money necessary to make a determined fight against what we consider a direct violation of our rights, and we propose to go the limit to compel the company to carry out to the letter the terms of the franchise they fought so hard to get and were so glad to receive at the time."

The construction and operation of this road will result in greatly increased realty values, owners will improve their properties and the City of New York will benefit by increased tax revenue. This argument will be advanced when the Franchise Committee of the Board of Estimate gives a hearing on the matter.

At the mass meeting to be held next week Harvey N. Bloomer will preside and addresses will be made by Senator Dowling, Arlington C. Hall, George L. Dawson and other prominent speakers, including members of the committee, representatives of civic bodies, public officials and representatives of realty interests, and it is hoped to have the members of the Franchise Committee of the Board of Estimate present and learn off hand just how the people in Washington Heights feel about this attempt to back down on a matter of vital importance to them.

Senator Dowling said yesterday:

"On December 8, 1916, I was present at a hearing before the then Board of Estimate of this city, which was attended by President Maher of the Union Railway Company, in connection with the application of the line for an extension of its route carrying the cars westward at 207th street and Dyckman street ferry. I recollect very well the argument then made, which in substance amounted to an appeal for an extended term so as to enable the Railway Company to earn sufficient money on its investment, and after the matter had been considered the Board of Estimate passed a resolution of considerable latitude which was thought at that time to be an unusual concession.

"Being within the precincts of my district, I am personally obligated to do everything in my power towards preventing the abandonment of the franchise, because I know that the extension is needed by the traveling public. To deprive those who seek the advantage of opportunity to go to the Palisades would inflict a hardship. What I cannot understand is why the Railway Company has waited as long as this without contracting for the necessary rails. It is, of course, generally known that the cost of steel has risen because of the great demands made by the Government. Yet I am of the belief that if the officials of the Third Avenue Railway Company and its associate line, the Union Railway Company, were disposed to go into the matter seriously means could be found so as to secure the needed steel and also at a price which would not be burdensome."

Methods of Taxation Studied by a Taxpayer

Senator Mills' Report Analyzed in an Effort to Arrive at a Solution of New York's Problem

By CLARKE G. DAILEY
Vice-President Alliance Realty Company.

THE State Auditor of Ohio in a letter to the Advisory Council of Real Estate Interests described New York's tax methods as "the most vicious form of single tax ever perpetrated on any people in America." He pointed out that in the census reports of 1916 New York obtained 73.6% of its revenue from taxes on property, whereas Chicago, Philadelphia, St. Louis, Cleveland, Baltimore, San Francisco, Cincinnati and Minneapolis derive but 60% of their income from property taxes. Business and license taxes were only 3.2% of the whole in New York, compared with 12.1% in Chicago; 8.4% in St. Louis, etc. Special assessments paid 11% of public revenue in St. Louis and Detroit, as compared with only 4.5% in New York.

The advancing tax rate has become such an onerous burden on real estate that real estate interests have been vigorously seeking for some relief. The writer attended a hearing at Albany on the proposed law to limit the real estate tax to a fixed rate. The legislators lent a sympathetic ear to all that was said by the representatives of real estate, but asked bluntly whence the revenue was to come if not from real estate. A revision of the personal tax was suggested, but the more this feature of the program was discussed the more hopeless it seemed. A low rate on personalty would not obtain sufficient revenue to be of any material help. A high rate on personal property has proven to be a failure and an abomination to all good citizens. It is evident that we must take steps either to cut down the size of the budget or introduce some constructive method of levying a tax which can be used to supplement the existing real estate tax.

It is hopeless to rely upon economies to save the real estate of New York. Economies must, of course, always be demanded and striven for, but in these war times we cannot expect any appreciable reduction in the total budget of the city and State and must indeed be prepared for further increases. The problem then becomes a search for other sources of revenue. Much has been written on this subject and innumerable suggestions made, but the most authoritative are those contained in the Mills Report made a couple of years ago. This report suggested either an income tax or a combination of personalty, business, license and habitation taxes. The writer believes the first named to be the simplest, most accurate and most equitable. The large income taxes levied and collected by the United States Government have opened our eyes to the fairness of this method of taxing and the practicability of its collection. Business and habitation taxes, based on rent paid at home or at the store or office, are crude and thumb-rule methods of arriving at a man's ability to pay. Much more accurate is the income tax bearing a positive sure relation to the actual net income of the corporation or man.

Simplicity in taxation is most important and a step can be taken in this direction by doing away with such taxes as the corporation, franchise and personalty taxes and levying only a real estate tax, an income tax and an inheritance tax and some minor taxes deemed desirable to retain. The people of this city would welcome some reduction in the number of reports now necessary to be made out during the year by corporations and individuals. If instead of the corporation report, personal tax report, franchise report, etc., the one income tax report made annually to the United States Government could be used as a basis upon which the State or city should levy its taxes, our citizens would be relieved from this multiplicity of reports. This does not mean that an attempt should be made to divert any of the taxes now going to the United States Government; but that the city or State should levy upon those living within or desiring the privilege of doing business within the State a tax based upon the report made to the Federal Government, which tax would be collected by

the city or State's own officials. It would have nothing to do with the United States tax except that a sworn copy of that report would be used as a basis to compute the amount of the tax. The rate would, of course, depend upon the amount of revenue necessary to be raised in this way, the idea of the tax being primarily to relieve real estate, and incidentally to do away with the personalty tax.

The amount raised by the Federal Government in income taxes aggregates a total of such magnitude that if an additional tax were collected from the same individuals and corporations equal in amount to only say one-tenth of the tax now paid by them to the Government, it might be sufficient to accomplish the purpose and would occasion no great hardship upon those taxed.

The State taxes on corporations would also be abolished, as it would be simpler and more equitable to levy in lieu thereof an income tax on corporations based on their actual earnings and profits. There is a special reason why the inheritance tax should not be abolished. It occupies a field not reached by either of the other two taxes, i. e., an effort to minimize the handing down of wealth from generation to generation. Many who believe that a man is entitled to the enjoyment of all the wealth he can accumulate are willing to see some fairness in causing the benefits of the accumulation to cease in some measure with his life, and substantial inheritance taxes meet this issue in a way that income taxes and real estate taxes do not.

There is no doubt that the above system of taxation will make for simplicity, will tend to relieve real estate from further burdens, and will tax the individual or corporation upon the ability to pay. It is a fair system, for in the long run income is the best appraisal of one's net worth. Whether there should also be an excess profits tax is a detail which need not be considered at the moment. There may be some who will think that the income tax suggested above will be but another invitation to the legislators to spend money. Any new form of tax is open to this objection and all efforts should be concentrated on securing a fixed limit to the real estate tax, the new form of tax being offered as a constructive suggestion to supply the needed revenue. The enormous budgets of today must be raised from some source, and if the large incomes and inheritances do not pay a substantial part, then real estate must give up all hopes of salvation from the steadily increasing burdens of taxation.

War Convention of Builders.

THE general convention of architects, engineers, builders and manufacturers affiliated with the building industry, as recently called under the auspices of the American Institute of Architects for June 7, at the Engineering Societies Building, 29 West 39th street, New York City, has been postponed until June 14.

The purpose of this convention is to make a determined effort to find some plan upon which the construction and building material interests of the entire country can meet to lend complete coordinated assistance to the Government in helping to fit the complex building material and construction interests of the country into the war-winning program.

Facts About Queens.

TRAFFIC on the Queensboro subway increased 886 per cent. in the first twenty-seven months of its operation.

Queens has a greater area than Brooklyn and the Bronx combined.

Queens has more population than New Orleans, Washington, Minneapolis or Louisville.

Straus Sounds Warning in Public Utility Cases

Says Franchise-Granting Powers Must Not Cripple Transportation Companies During War

OSCAR S. STRAUS, Chairman of the Public Service Commission, has rendered an opinion in the application of the Third Avenue Railroad Company for permission to charge two cents for transfers, which calls attention of the public authorities to the importance of maintaining the transportation service of the city on an efficient basis during the war through the granting where necessary of proper application for emergency relief. His opinion is of the utmost importance in view of the demand on the part of the street car companies for a six-cent fare, and points out the necessity of the proper officials taking steps to mitigate existing evils.

Mr. Straus says:

"The difficulties of these companies as to franchise terms are of their own seeking. It is a matter of public recollection and record that the franchises were not forced upon reluctant and unwilling companies by rapacious municipalities which overpowered their capacity for resistance.

"The companies, at the instance of their boards of directors and high officials, sought these and similar franchises, fare limitations and all; they plotted for them, schemed for them, dickered for them, gave concessions and gained advantages, got something which they thought they wanted, something which they could capitalize and overcapitalize, long term rights to use and occupy pivotal streets and avenues of the world's richest city. They gained favorable terms and for the sake of them accepted some terms which have now proved unfavorable, at least temporarily."

The companies have no right, Mr. Straus said, to ask the Commission to relieve them from the temporarily unprofitable terms caused by the inelasticity of a franchise that they sought in order to obtain street rights

deemed by them to be of "priceless value." He added:

"The city may be unqualifiedly willing that an increased fare on all surface and rapid transit lines shall be temporarily charged; it may be willing to consent to such an increase in return for terms and concessions of present or future public advantage, or it may not be willing to release the companies from their contract obligations at all. The matter of terms rests with the municipality, because the companies wanted the franchises so much that they bargained on the subject of fares and agreed to be ever bound by a five-cent limitation, at the city's option. When the franchise limitations no longer stand in the way the companies may come to the Commission for the fixation of a reasonable and adequate rate, notwithstanding statutory barriers."

As to the reasonableness of the request of the companies for increased revenues the Chairman of the Public Service Commission said:

"The public cannot afford to have public utility revenues so far depleted during an emergency period of several years that even after due allowance has been made for the fact that in times like these all individuals and corporations are having to bear a share of the common burdens. The conditions of public utility investment have become so unremunerative and unattractive as to make prohibitive the cost of money for new construction and to discourage capital from continuing in the public utility field.

"If transportation service in this city is to be continued on any efficient or enduring basis during the war and afterward the proper public authorities must squarely face and act upon their responsibilities for conserving the corporate income of essential utilities, even through the granting where necessary of proper applications for emergency relief during the war period."

"Practising Law" By Real Estate Brokers

CONSIDERABLE interest is being manifested by real estate brokers and persons affiliated with real interests, in the decision of the Court of Special Sessions, in the case of the People of the City of New York against the Title Guarantee and Trust Company, wherein it is charged by Charles L. Bowen, a member of the Bar Association of Brooklyn, that on January 24 the title company aforesaid "rendered and furnished legal advices and advice to deponent and to one Vincent L. Todaro, and furnished attorneys and counsel, and rendered legal services and assumed to be entitled to practice law in violation of the statute in such cases." The title company was held for trial at Special Sessions by Police Magistrate McGuire two weeks ago and the Court of Special Sessions after hearing the evidence in the case has reserved decision.

Magistrate McGuire in sending the case to Special Sessions held that any incorporated real estate agency or title insurance or mortgage company, or any other kind of corporation has drawn a contract or lease or mortgage deed, or other document required in the transfer, incumbering or letting of property, real or personal, has violated Section 280 of the Penal Law, and is liable to fine and imprisonment.

Numerous inquiries have been made by brokers and others to the Real Estate Board for advice in this matter, but in every instance the board has counselled the inquirer to consult his personal attorney. A similar case brought in 1915 against the same company and by the Bar Association of Brooklyn is now before the Court of Appeals for final decision, and this decision will determine whether the drawing of contracts, leases, mortgages, powers of attorneys, bonds, and other documents in common use in commercial, insurance, marine and all other brokerage transactions constitute violation of law if done by a corporation or any of its employees.

If it is, then the law has been violated thousands of

times in the past and is being violated many times every business day in this city, and in nearly every other city, town and village in the State, in hundreds of real estate insurance and other brokerage and agency offices. The police magistrate on the trial of the previous action was inclined to hold that these acts of conveyancing that had admittedly been performed by the accused title company did not constitute "practising law" within the meaning of the statute, but he said he felt bound by the decision of the Appellate Division of the Supreme Court in a previous prosecution of the same company for "practising law" in having prepared a bill of sale and a chattel mortgage. It is likely that at the next session of the legislature a bill will be introduced defining the meaning of "practising law" especially as applied to cases like the one at issue.

Realty Board's Tennis Tournament.

THE spring tennis tournament of the Real Estate Board will be held next Tuesday at the West Side Courts, Forest Hills, at nine o'clock. The events will be singles, classes A and B, and doubles, classes A and B.

The committee in charge is composed of Herbert R. Houghton, Chairman; Vasa K. Brascher, Wallace J. Hardgrave, E. K. VanWinkle and E. A. Tredwell. Entries closed yesterday and were as follows:

Laurence McGuire, H. Houghton, R. D. Richey, H. C. Forbes, H. S. Lewine, William R. Burling, Edward Blum, V. K. Bracher, G. L. C. Earl, Leo S. Herzog, C. Royse Hubert, A. M. Limburg, Percy R. Iseman, T. R. Robinson, L. P. Dowdney, E. K. VanWinkle, Frederic P. Fox, W. J. Hardgrave, E. A. Tredwell, (Son) Tredwell, H. J. Bastine, Granville J. Burr, James McWalters, F. H. Birch, Louis F. Levy, Marcus L. Osk, A. J. Pendon, Harold Swain.

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
J. W. FRANK . . . Secretary-Treasurer
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.

Copyright, 1918, by The Record and Guide Co.

TABLE OF CONTENTS

SECTION I.

Board of Appeals Has Power to Act in Zone Cases.....	723
Assessed Valuations No Standard for Rentals.....	725
May Building Contracts in New York Territory.....	726
Elevator Women Prove Satisfactory Help.....	726
Taxpayers Want Dyckman Street Trolley Line.....	727
Methods of Taxation Studied by a Taxpayer.....	728
Straus Sounds Warning in Public Utility Cases.....	729
Editorials	730
Legal Notes Affecting Realty.....	732
Real Estate Review of the Week.....	733
Current Building Operations.....	740
Leases	737
Personal and Trade Notes.....	741
Private Sales of the Week.....	733
Real Estate Notes.....	739
Statistical Table of the Week.....	739
Trade and Technical Society Events.....	746
Wholesale Material Market.....	741

SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Facts Highly Desirable, No Matter How Obtained

If the "Tenants' League of Greater New York" is successful in its proposed movement to get President Wilson to "intervene in the high rental question," no more important nor clarifying action could be wished for.

An investigation of the actual conditions governing the raising of rents in this city in the last two or three years by competent and unbiased authorities would be welcomed by every real estate owner, because the result of such inquiry would be to place the cause of the trouble where it properly belongs—on extravagant city administration, in which constant efforts seem to be directed to finding new and unnecessary ways to spend the people's money. This has resulted in higher taxes, and the burden has been increased by the mounting expenses of operation of buildings, due to higher wages and increased costs of materials.

It is not likely that the Chief Executive of the Nation will consider it to be a part of his duties to look into what is purely a local matter. The conditions in New York are widely different from those in Washington, which led to control of rentals there, and which action may have accelerated the outcry against landlords here.

Washington is, in the first place, a comparatively small city, devoted exclusively to the business of the National Government. It occupies a restricted area, not densely built upon, and the population is in normal times small, with no rapid increases in numbers. In a day, it was invaded by many thousands of additional office holders and by an additional horde of office-seekers, by crowds of men seeking contracts and a great

army of the merely curious. Naturally there was dense overcrowding, with all its attendant evils, which called for regulation that could only be enforced by the National Government, because it alone has authority in the Capital City.

In New York the stoppage of building operations has resulted in the taking up of the slack—the living quarters are fully occupied, but there is no overcrowding. Nobody is sleeping on the roofs or in cellars, or ten or a dozen in a room on camp cots, as is the nightly practice in Washington. There are accommodations even for the million outsiders who daily invade the city streets and dwelling places. They are paying war-time prices, but not extortionate rates, taking into consideration the true underlying causes. This fact is known to every well-informed man.

But if anybody wants to investigate the subject, well and good. And if President Wilson or anybody appointed by him can be induced to look into the question of rents, it may at least have the effect of getting before the rent-payers and voters the fact that until they compel real economy in city administration and abolish the notion that the municipality is an indulgent parent with cash to spare, rents will continue to go up.

Good News for Taxpayers

A ray of sunshine for the taxpayers of New York City is found in the news that Hon. Murray Hulbert, Commissioner of Docks and Ferries, has arranged to put an extra \$165,000 in the city treasury through better leases for dock privileges.

Mayor Hylan, in a letter to the commissioner of docks, expresses pride and pleasure in this development. But the mayor's pleasure cannot exceed, even if it equals, the pleasure which the average taxpayer is bound to feel. The mayor's satisfaction may be attributed in part to the feeling that this is an achievement by his administration, and even if that be so he is justified.

The average taxpayer, however, is apt to regard the news in neither a personal nor a political sense. The average taxpayer is so unaccustomed to reading of steps to aid the city treasury that when such an incident develops in the day's news he is apt to regard it as a modern wonder, albeit with satisfaction. Regardless of what official may have produced the surprising development most taxpayers will be primarily interested in knowing that it has been done.

Commissioner Hulbert's welcome news to the taxpayers of the city is full of possibilities. Mr. Hulbert has succeeded in increasing the city's revenues, through nine dock leases, by about \$150,000. It also appears that the commissioner has his eye on the newsstands, fruitstands and the bootblack privileges along the metropolitan waterfronts. In three of this latter class of leases he had increased the city's revenues by about \$13,000 a year.

This is a good beginning. Only a few of the city's valuable dock privileges are involved in this report; but when Commissioner Hulbert can put an extra \$165,000 into the city treasury through an even dozen of lease renewals, as he has done in this instance, he is pointing the way to much larger returns from many more of these dock privileges.

The Record and Guide hopes that Commissioner Hulbert will follow up his good work and will add many hundreds of thousands of dollars to the city's annual return from dock leases. This is a good way to meet a part of the enormous expenses of city government,

and each extra hundred thousand dollars obtained in this way will relieve the taxpayers of a similar amount of the burden they are now carrying.

The Trend to Higher Fares

Beginning on Monday, it is announced, the fare on the Hudson tubes will be increased to ten cents for a ride in either direction. The present rate is five cents for passengers to or from downtown in Manhattan and seven cents for passengers to or from the uptown stations.

This means that there is to be an increase of 100 per cent. for a very large proportion of the seventy odd million passengers who use the Hudson tubes between Manhattan and New Jersey points. This increase in tube fares follows the action of the Federal Government in taking over control of the Hudson tubes along with the steam railroads. Passenger fares have been increased on the trunk lines, as well as within the commuting zone, and the increase to the Hudson & Manhattan Railroad Company is in keeping with the Government's policy.

The establishment of higher fares on the Hudson

tubes should bring home to the members of the Board of Estimate and Apportionment the fact that there is a good deal of merit in the demand for higher fares on the transportation lines in Greater New York. Conditions of operation in the Hudson tunnels are no different than in the subways.

The cost of operating the Hudson tubes has undoubtedly increased in the same proportion as it has on the subway, elevated and surface lines. The subway deficit is mounting rapidly, and the one logical way to meet it is by authorizing higher fares on the transportation lines of the greater city. It is unfair to the taxpayers of New York to compel them to meet the subway deficit, and each week's delay in granting the relief to which they are entitled adds to the injustice.

No valid argument can be advanced in defense of the proposition that the taxpayers of this city should help pay the car fares of the millions who ride on the city's transportation lines. The people who ride should pay a fare high enough to meet the expense of hauling them. New York realty owners have too large a burden to bear without having this unjust charge added to their tax bills.

Readers' Comment on Current Subjects

June 6, 1918.

Editor of the Record and Guide:

In your last issue, following the article "Official Procedure Under the Torrens Law," is a communication from Mr. Walter Fairchild, Secretary of the Torrens Title League, in which he takes exception to the statements contained in my article appearing in the Record and Guide of May 24.

There is much in Mr. Fairchild's communication which needs no comment from me. There are three points, however, which I desire to clear up:

1. Constitutionality of the Torrens Law as amended. The governor, in his memorandum approving the Torrens Law amendments, quotes from the attorney-general's opinion as follows:

"Although in my 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."

I leave it to the candid reader if this does not justify my statement that the attorney-general preferred to leave it to the courts rather than to make the final decision himself by advising the governor to veto the bill. Even the governor qualifies his own opinion in the words, "If it is held constitutional by the Court of Appeals."

The fact that similar amendments have been upheld in other localities is no indication of what the Court of Appeals of New York State will decide, inasmuch as the provisions of the amendments are so absolutely opposed to the Code of Civil Procedure and the spirit of the jurisprudence of this state.

2. Mr. Fairchild accuses me of repeating an old slander as to the unreliability of the locality plant in the New York Register's office, made up during his incumbency of the office of deputy register, and states that the New York Title & Mortgage Company has been using the same for four years. In answer to this I will state that my assertion that the plant is unreliable is borne out by an actual test of its workings. Ten blocks were taken at random, and the accuracy of the location of the instruments against certain lots in these blocks was tested from a search of the same

lots made by said title company in its own plant. It was found that 38 per cent. of the returns which actually affected these lots had not been located against them in the register's plant. The New York Title & Mortgage Company does *not* rely upon the reindexing portion of the register's plant, either in its current work or in any portion of its examination of a title, for every use which it makes is carefully checked and verified by its own searchers, and many mistakes are constantly being discovered in the course

3. In asserting that a judgment in a Torrens proceeding is not conclusive I am only following out the principle laid down in many of the jurisdictions where the Torrens Law is in force. Enunciated, however, most clearly in the state of Minnesota in the cases of

Riley v. Pearson, 120 Minn. 210;

Baart v. Martin, 99 Minn. 197;

Arnold v. Smith, 121 Minn. 116.

These cases are typical as illustrating the principle that where the name of a party in interest is known and he is not made a party defendant in the action the decree is void as against him, the party not being cut off by the designation "Unknown Persons." This means, if it means anything, that a title must be examined in all cases to see if all persons known to have an interest in the property have been made parties to the action. The necessity for this is recognized in Chicago, where, I am reliably informed, practically no important loans are made on Torrens certificates without the protection of an examination of title and a policy of title insurance.

The act also expressly provides (Sec. 392) that *any time within ten years* an action to set aside the final order or to recover the property may be brought where a registration has been obtained as the result of fraud.

The writer has never maintained that the title companies would guarantee a title coming under a Torrens certificate without an examination of the title. No one who has any knowledge of the legal principles involved in a Torrens registration suit and the attitude of the courts with reference thereto would for a moment consider himself safe in taking a Torrens certificate without such examination. The present amendments, even more than before, make necessary such a precaution.

CYRIL H. BURDETT,

Vice-President, New York Title & Mortgage Co.

NEW YORK INCOME CORPORATION

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

FINANCES Operation of Apartment
and Business Properties

Short-Term INCOME Loans

If you are Owner, Operator or Manager of Property, our Booklet No. 2 will interest you.

Realty Supervision Co.

45 West 34th St., New York
Business Buildings Only

Completely maintained
and operated at a

Fixed Annual Contract Price
We supply and pay for

ALL { COAL
HELP
SUPPLIES
REPAIRS
INCIDENTALS

May we submit our estimate?

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS
BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty
Member of Board of Brokers

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

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

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

Member of Board of Brokers

Let a trained and
equipped organization
manage your prop-
erty.

SPEAR & CO., Real Estate
840 Broadway, New York

FIRM OF
LEONARD J. CARPENTER
Agents Brokers Appraisers

25 LIBERTY STREET

Branch: Corner Third Ave. and 68th St.

Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

FRED'K FOX & CO.

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND
MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 141 Broadway

LEGAL NOTES AFFECTING REALTY

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

A BROKER procured a lessee ready and willing to hire a building for use solely as a garage. The prospective lessee entered into an agreement as to the terms of lease with the owner, who at the last moment refused to execute the lease because the business could not be carried on in the zone by reason of the resolution adopted by the Board of Estimate and Apportionment, under Laws 1916, c. 497, restricting such zone to residential use. The New York Appellate Division holds, *Markovitz v. Arrow Const. Co.*, 169 N. Y. Supp. 159, that the broker was not entitled to a commission. Everyone is presumed to know of the Zoning Resolution. The owner was not called upon to attempt to get the Board to change the boundary of the residential zone where the building was situated just because it had the power to do so.

Reformation of Contract for Exchange.

In an action to reform a contract for the exchange of lots and for a specific performance of the contract as reformed, the New York Appellate Division holds, *Flinn Realty Corp. v. Charter Const. Co.*, 169 N. Y. Supp. 116, that the fact that the defendant's agent saw the plaintiff's lots before the contract of exchange was made would not be notice to the defendant that the plaintiff's lots were subject to building restrictions, although the lots were of a uniform size and the buildings thereon of a uniform distance from the road. Whether the parties to the exchange inadvertently omitted to mention in the contract that the plaintiff's lots were subject to building restrictions was held to be a question of actual intention, and any knowledge of the broker who acted for both parties could not be imputed to the defendant to ascertain his intention.

Rescission of Contract of Sale.

The Minnesota Supreme Court holds, *Nelson v. Berkner*, 166 N. W. 347, that evidence of fraudulent promissory representations made with no intention to keep them and solely for the purpose of inducing another to enter into a contract may be proven, though at variance with the written contract. But such representations are not grounds for rescission when the written contract, to the promisee's knowledge, reveals the falsity of the promise; for he cannot then be said to have relied thereon in entering into the contract. If, however, such a promise is based upon false representations in respect to existing facts made in connection with the promise it affords a ground for rescinding the contract induced thereby.

Breach of Covenant to Repair.

The Kansas Supreme Court holds that where a landlord has agreed to repair the porch of a dwelling house and fails to do so, a tenant who knows of the defective condition of the porch, and continues to use it for several months, cannot recover damages for a consequent injury, when by a slight outlay he might have remedied the defect and averted the injury, and could have charged such outlay to the landlord against the rent then due and unpaid.—*Murrell v. Crawford*, 169 Pac. 561.

Discharge of Antecedent Debt.

Although the courts are divided upon the question, the numerical weight of authority is to the effect that the complete satisfaction and discharge of an antecedent debt is a valuable consideration for the conveyance of real property. The Oklahoma Supreme Court, *Noe v. Smith*, 169 Pac. 1108, considers that the weight of reason is also with that holding. "For the one reason the courts give for holding that an antecedent debt is not a valuable consideration is that the purchaser is placed in no worse position than he was before; that he has parted with nothing of value. But where there is a complete satisfaction and discharge of the debt, that is not true. For there is a marked distinction between

taking property in complete satisfaction and discharge of an antecedent debt, and simply taking a mortgage on it to secure an antecedent debt. And a failure of some courts to bear in mind this distinction is responsible for much of the confusion on this question." The court holds that a complete satisfaction and discharge of a pre-existing debt to a partnership is a valuable consideration for the conveyance of real estate to a member of the firm, since the proportion of the sum credited upon the account owned by the other members of the firm is cast upon their member to whom the real estate is conveyed.

Broker's Right to Commissions.

A realty broker was authorized to sell at a minimum price of \$32.50 an acre, with the understanding that, if he sold for as much as \$35 an acre, he should get a commission of 5 per cent., and if he sold for not less than \$33.25 and not exceeding \$35 an acre, he should get all in excess of \$33.25 per acre. The broker sold for \$37.50 an acre, after having endeavored to get away from the original contract when sending his principal a telegram for permission to sell at \$32.50. The principal was not deceived into making a new contract, or relinquishing his rights, as he approved the contract of sale, which disclosed the real transaction, on its receipt, safeguarding himself by an accompanying letter, holding the broker to the original agreement as to compensation. The Alabama Supreme Court held, *Clay v. Cummins*, 77 So. 328, that the broker was entitled to a commission of 5 per cent. under the original agreement, and his principal, not having been misled, and having expressly ratified the sale on condition the broker should be paid as provided by the original agreement, cannot set up that the broker forfeited his right as intending to get from under the original agreement. It was held that the broker was entitled to the commission of 5 per cent. provided in the agreement.

Purchaser's Equitable Interest.

In an action for the specific performance of an oral contract of sale of real estate, with a prayer for relief, it appeared that the plaintiff, the vendee, took possession and made such part performance that the contract was taken out of the statute of frauds. He had an equitable interest. Certain installments of the purchase price were not due. The defendant could not be required to take them in advance of the due date. Therefore the plaintiff, though he had an equitable interest, could not call in the legal title. The defendant repudiated the contract, claimed that the plaintiff had no interest, and that he was the sole owner, free of any claim of the plaintiff. The Minnesota Supreme Court, *Porten v. Peterson*, 166 N. W. 184, reversing judgment for the defendant, holds that the trial court should have entered judgment, determining the rights of the plaintiff and the defendant in the property; that is, that it should have determined and adjudicated the equitable title of the plaintiff resting upon the defendant's legal title. The default of the plaintiff in making payments when due did not bar him of his equitable interest in the absence of laches or abandonment, or of forfeiture by the affirmative action of the defendant, and under the evidence none of these was present, and strict payment was waived.

Investing Another with Authority.

When an instrument which clothes another with the indicia of title to property is used by him, the equities of innocent purchasers are protected. For where the true owner holds out another or allows him to appear as the owner of, or as having full power of disposition over, the property, and thus leads a third person to do what he would not otherwise have done, the owner will not then be allowed to subject such third person to loss or injury by disappointing the expectations upon which he acted.—*Noe v. Smith (Okla.)*, 169 Pac. 1108.

REAL ESTATE REVIEW OF THE WEEK

Modern Priced Apartment Houses Figure in Sales Reported—
Leasing Good With Demand Greater Than Supply—Other Reports

EFLECTING the confidence in the future of New York City real estate at a time when there is little activity in real estate circles is the tendency noted of late by tenants to purchase the buildings they occupy and thus insure themselves a home and a knowledge of just what their expenses are to be no matter how war conditions affect business.

Of late there has been several such transactions reported, and the sales have been made in the downtown section of the city. While there has not by any means been a boom in this direction there has been a healthy market, and it is a matter of record that some very attractive bargains have been acquired by tenants purchasing the buildings they occupy.

A sale reported this week having several interesting sides was that of the seven-story office building at 128 Water street, and 81 and 83 Pine street, covering a lot of 3,000 square feet, with frontages of 23 feet on Water street and 30 feet in Pine street. This property has been sold and resold four times within the past year. The buyer is Arthur H. O'Malley, who purchased it six years ago for \$120,000 and then resold it. The latest price is in the neighborhood of \$100,000, and the seller was the Markham Realty Company, Clarence W. Eckardt, president. Charles F. Noyes Company negotiated the sale and the two previous sales of the same property. Moderate priced west side apartment house properties figured in the sales of the week, and several such sales are reported. A sale of special interest to realty interests was consummated this week when the property at 217 West 33d street, opposite the Pennsylvania Terminal, converted a few years ago into a high-grade apartment property, was sold by the trustees of the William Lustgarten Company to Isidore Herz, who immediately resold it at a profit to Patrick O'Donnell.

Indicating the transformation from a suburban section into a metropolitan district is the sale this week by the Henry Morgenthau Company to Lappan & Jashnoff of the Hunt's Point Apartment, covering the entire block front on Southern Boulevard, 163d street to Simpson street. The buyers, appreciating the investment features of the property, heightened by the potential future of the surrounding plaza which, with its stations of city subways, the New Haven Railroad, the New York Connecting Railroad and the Westchester & Boston Railroad, become the owners of the largest six-story apartment house in the city of New York.

The house contains 521 rooms, divided into ninety-seven suites, and covers thirteen city lots, the property including a private park in the rear, making a total of twenty-four lots.

Leasing continued good this week, and the various brokers reported the usual number of leases. It is unfortunate but true that there are not enough places to lease to supply the demand, but tact and perseverance on the part of the renting agents resulted in a portion of the demands being complied with. The Charles F. Noyes Company leased to the Coastwise Warehouses, Inc., for the Henry-William Corporation, represented by Goodale, Perry & Dwight, the six-story and basement fire-proof building at 166 and 172 Perry street, running through the block to Charles Lane, and containing about 60,000 square feet of floor space. The aggregate rental is about \$150,000, and the lease is for a long term.

Concerning realty conditions in New York at the present time due to the war, Clarence W. Eckardt, president of the Markham Realty Company, said yesterday: "The man who has enough confidence in real estate to invest his money at a time when there is little, if any, demand for it is bound to benefit

later on. Real estate conditions today, due to the war, are very unsatisfactory, not because value is not just as good, but rather because there is a certain amount of unrest and, further, because there is no mortgage money to be had. The moneyed men who have been placing their money out on mortgage will not do so at present, and the banks and title companies are taking the same stand. I look for a decided reaction after the war, but at the present time we must be content with holding what we have, or if a bargain presents itself and we have the money to invest do so, realizing that the profit will come later on."

Real Estate interests will note with concern the opinion rendered yesterday

by Corporation Counsel Burr in the matter of the application of Baron Asor for the changing of the zoning law to permit him to erect a business building in a restricted district.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 36 as against 22 last week and 26 a year ago.

The number of sales south of 59th street was 13 as compared with 12 last week and 5 a year ago.

The sales north of 59th street aggregate 23, as compared with 12 last week and 21 a year ago.

From the Bronx 16 sales at private contract were reported as against 14 last week and 13 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 739 of this issue.



Six-Story Office Building and Store, 110-112 West 42nd Street. Owners, McCreery Realty Corp. Alfred C. Bossom, Architect. Charles T. Wills, Inc., Builder. Albin Gustafson Co., Electrical Contractors.

United Service
for This New Building

United Service—in this case as in all others . . . was a safe choice as absolutely of first grade from every point of view. Its selection by experts who know the field, places a stamp of approval upon United Service that cannot be gainsaid.

When in the market for Electric Lighting or Power in any form, you will do yourself and us a favor by consulting our expert engineers. No obligation, of course.

THE UNITED ELECTRIC LIGHT
AND POWER COMPANY

General Offices:
130 East 15th Street
Stuyvesant 4980



Branch Offices:
Broadway
At 89th St. At 146th St.

Sold Four Times in One Year.

Charles F. Noyes Company has resold for all cash, for the Markham Realty Corporation (Clarence W. Eckardt, president), to Arthur H. O'Malley, 128 Water street and 81-83 Pine street, a seven-story office building, covering a lot of 3,000 square feet, with frontages of 23 feet on Water street and 30 feet on Pine street. The building was recently renovated throughout, is 100 per cent. rented, and at rentals of 25 per cent. greater than they were a few months ago. This sale is of particular interest because the property has been sold four times within the past twelve months and three of the sales have been made by the Charles F. Noyes Company. The property was held by the sellers at \$100,000, and the transaction is of additional interest because Mr. O'Malley purchased this same property about six years ago for \$120,000 and then resold it.

Buys New Dwelling.

Robert J. H. Schwarzenbach, senior member of the silk firm of Schwarzenbach, Huber & Company, purchased the six-story English basement residence at 9 East 62d street, which was sold by Edmund L. Baylies through William B. May & Company. The dwelling was recently built from plans by Harry Allan Jacobs, and is the fourth house in this block reconstructed by Mr. Baylies, all of which he profitably disposed of. The other properties developed by Mr. Baylies are: 12, sold to Malcolm Sloan; 14, sold to Charles H. Sabin, and 16, to Ambrose Monell.

Sale and Quick Resale.

The property at 217 West 33d street, opposite the Pennsylvania Terminal, converted a few years ago by the William Lustgarten Company into a high-grade apartment property, has just figured in two rapid changes of ownership. Trustees for the company sold the property to Isidor Herz, who immediately took a profit on his contract in a resale to Patrick D. McDonnell.

The building is four stories on a lot 20 x 100, containing apartment accommodations of one and two rooms and baths, and yields a yearly rental of \$3,500. It has been held at \$35,000.

This is the third sale arranged for the Lustgarten Company, whose president, William Lustgarten, disappeared last August, within the past ten days. The other sales were the tenement at 86 Orchard street to William Goldstone, and a similar building at 459 West 26th street to John Progressor.

Bronx Apartment Sold.

The newly completed five-story apartment building at 18 and 20 St. Nicholas Place, about 135 feet north of 150th street, has been sold by the builder, the Sonwil Holding Company, to the William S. Dempsey Realty Company, W. S. Dempsey, president. The building occupies a plot 90 x 100. It is fully tenanted and yields \$21,000 in rentals annually.

The Sonwil Holding Company bought the site, which was formerly occupied by dwellings, late in 1916 and subsequently erected the present structure. Samuel Katz, the architect, estimated the cost at \$100,000. The property was held at \$175,000.

Negotiations in the sale were conducted by the John P. Peel Company, which has been appointed agent of the building by the new owner.

Largest Apartment House Sold.

Hunt's Point Apartment, covering the entire block front on Southern Boulevard, 163d street to Simpson street, has been sold by the Henry Morgenthau Company to Lappan & Jashnoff, represented by Alexander Selkin, as broker, who acquired the property for its investment features, heightened by the potential future of the surrounding plaza, which, with its stations of city subways and the New Haven Railroad, the New York Connecting Railroad and the Westchester and Boston Railroad, gives promise of becoming one of the most important business districts of the borough.

The Hunt's Point, which is a creation of James F. Meehan, who built it under the direction of the Morgenthau company nearly ten years ago, is still the largest six-story elevator apartment house in Greater New York. It contains 521 rooms, divided into ninety-seven suites, and covers thirteen city lots, the property including a private park at the rear of the apartment house, making a total of twenty-four lots.

Bronx Property in Exchange.

Byrne & Baumann and Eugene J. Buscher resold for Gross & Herbener the three-story business building, 25 x 100, on the east side of Courtlandt avenue, 105 feet north of 149th street, to C. J. Carey Construction Company, who gave in part payment 1499 Boone avenue, a three-story, two-family dwelling, 25 x 100. Gross & Herbener acquired the Courtlandt avenue property recently in a trade involving the southwest corner of Decatur avenue and 204th street.

Operator Buys Mercantile Building.

The twelve-story mercantile building at 28 to 32 West 27th street, covering a plot 58.6 by 98.9, between Broadway and Sixth avenue, has been sold by the Sperry & Hutchinson Company to William L. Levy, operator. The property has been held at \$400,000. Burton Thompson & Company negotiated the transaction.

Manhattan.**South—of 59th Street.**

LEONARD ST.—William D. Kilpatrick, as president Nilton Realty Co., sold the former police station property at 19 to 21 Leonard st., on plot 50x91, near West Broadway. The plot contains a 4-sty building, with a small 2-sty house in the rear, and has been held at \$45,000.

PEARL ST.—Cammann, Voorhees & Floyd sold for estates of Uriah and Nathan Herrmann the two 5-sty buildings at 80½ and 82 Pearl st., on plot 40x72, near Coenties slip. The sellers have held title since 1872.

Unless Your Building Is Piped for Gas You Cannot Have Gas Comforts

**WE DO NOT PRETEND TO FORETELL NEXT WINTER'S WEATHER.
IT MAY EQUAL THE SEVERITY OF LAST WINTER'S AND IT MAY NOT.**

LANDLORDS CANNOT TAKE CHANCES

The Fuel Administrator has apprised you of the coal situation. Will you have a sufficient supply to take care of yourself and your tenants? Perhaps not. Then you will look to gas for heating, as many thousands did last winter.

See that you have adequate gas piping to which Gas Heaters, Radiators and Gas Steam Radiators may be attached. Gas pipes should run to every room. Those gas pipes that caused trouble last winter should be put in good condition now, before there is a greater scarcity of labor than at present.

"The Right Way Is The Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

FRANKLIN ST.—Estate of William L. Skidmore sold to Englewood Realty Co. the 5-sty building at 210 to 212 Franklin st, 50x100, with an L to 220 West st, 25x100. Horace S. Ely & Co. were the brokers in the transaction. It is understood that interests allied with the Fruit Auction Co., owning and occupying the adjoining property at the southwest corner of Washington and Franklin sts, are interested in the purchase.

FRONT ST.—Russell & Co. purchased from Henry Lewis Morris estate the 4-sty business building at 94 Front st, southwest corner of Gouverneur pl, 25x60.5, which they have occupied for a number of years. J. Edgar Leaycraft & Co. were the brokers in the deal. This is the first sale of the property in more than 100 years.

4TH ST.—Berger Long sold through V. A. Schutz 203 East 4th st, a 5-sty tenement, on lot 25x96.

11TH AV.—Jules Realty Co., Fisher and Irving L. Lewine, bought from trustees of William Lustgarten Co. four flats, 100x100.5, at 666 to 672 11th av, northeast corner of 48th st, held at \$60,000. Edward J. Crawford was the broker.

26TH ST.—Trustees of William Lustgarten & Co. sold 459 West 26th st, a 4-sty front and rear tenement, on plot 25x100, east of 10th av.

27TH ST.—William L. Levy bought from Sperry & Hutchinson Co. the 12-sty loft building, 58.6x98.9, at 28 to 32 West 27th st, between Broadway and 6th av. The property was held at \$100,000, and was sold through Burton Thompson & Co.

49TH ST.—Mrs Josephine Hogan sold to Mrs. Clara F. Mund 221 East 49th st, a 3-sty dwelling, on lot 19.6x74.

50TH ST.—E. A. Morgan sold the Columbia College leasehold at 21 West 50th st to Hyman Schroeder of Brookline, Mass., for a price approximating \$20,000.

North—of 59th Street.

61ST ST.—Major Myron S. Falk sold the dwelling on lot 17x100.5, at 217 East 61st st, between 2d and 3d avs.

92D ST.—James H. Cruikshank purchased from Trustees of the Fund for Aged and Infirm Clergymen of the Protestant Episcopal Church in the Diocese of New York the 3-sty residence at 39 West 92d st, between Columbus av and Central Park West, on plot 20x100.8½, and assessed by the city at \$17,000. E. H. Ludlow & Co. and T. Foster Gains were the brokers in the transaction.

93D ST.—Frederick Brown bought from Mortimer A. Bishop 175 East 93d st, a 5-sty double flat, on plot 30x100.8, between Lexington and 3d avs. Mr. Brown recently bought 177, adjoining, a similar house, and now controls a frontage of 60 ft.

102D ST.—S. Gousher purchased from S. Buchfurer 228 East 102d st, a 5-sty tenement, on lot 25x100.11.

114TH ST.—Thomas J. O'Reilly sold for Helen Webster Foster the 5-sty dwelling, on lot 20x100, at 554 West 114th st, adjoining the Broadway corner.

118TH ST.—A. Rubin sold 238 and 240 East 118th st, a 6-sty tenement, on plot 50x100, to A. Lipshitz, who gave in part payment the 5-sty tenement at 68 East 112th st, on plot 26x100. M. Goldberg was the broker in the deal.

119TH ST.—James H. Cruikshank resold to Jennie McBride 72 East 119th st, a 5-sty double flat, on plot 25x100, between Park and Madison avs. Plattsmouth Realty Co., Albert Rosenthal, president, were the brokers.

121ST ST.—Porter & Co. sold for Frederic N. Gilbert the 3-sty brownstone dwelling at 351 West 121st st, on lot 17x55x100.

126TH ST.—Porter & Co. sold for Wells Holding Co. to Lucie Jeanpretre the 3-sty dwelling, on plot 18.9x85x100, at 64 West 126th st.

127TH ST.—Porter & Co. sold for estate of Theodore Dieterlen to Edward C. Worns the 3-sty dwelling, on plot 18.9x55x100, at 41 West 127th st.

129TH ST.—James H. Cruikshank sold to J. Frank McDavitt the 5-sty double flat at 107 West 129th st, on plot 25x100, and has taken as part payment the free and clear 2-sty stucco residence at the northeast corner of Pennsylvania av and Central av, Massapequa, Long Island. Robert M. Bush & Co. were the brokers in this transaction.

128TH ST.—Shaw & Co. sold for Charles M. Porcher the 3-sty frame dwelling, on plot 25x48x99.11, at 65 West 128th st.

129TH ST.—James H. Cruikshank sold to J. Frank McDavitt the 5-sty double flat at 107 West 129th st, on lot 25x100, and has taken as part payment the free and clear 2-sty residence at the northeast corner of Pennsylvania av and Central av, Massapequa, L. I. Robert M. Bush & Co. were the brokers in the transaction.

135TH ST.—Karnack, a 6-sty elevator apartment house at 620 to 630 West 135th st, has been sold by Frank F. Schutte to John J. Bockar, president of Bockar-Ennis Drug Co. It occupies a plot 75x99.11 and sold for about \$115,000. Mr. Bockar gave in part payment a plot, 100x100, at the northwest corner of Post av and Academy st, valued at \$25,000. The apartment returns a rental of \$16,500 a year and is arranged in four, five and seven-room suites.

136TH ST.—Benenson Realty Co. bought 677 to 679 East 136th st, a 5-sty apartment house, on plot 50x105, from Buellsbach Construction Co., and gave in exchange the 2-fam. houses at 1169 and 1171 Fox st. The apartment was resold for the Benenson Realty Co. to Gustave J. Haase, who gave in part payment two dwellings at Bensonhurst, Brooklyn.

140TH ST.—Frederick Brown, operator, sold through Charles Kountze 495 East 140th st, a 5-sty new-law tenement, on plot 37.6x100. In exchange Mr. Brown took a free and clear residence at Teaneck, N. J., at the northwest corner of Forrest and Park avs, on plot 75x200.

131ST ST.—William R. Lowe has sold for Matthew McNamara 64 West 131st st, a 3-sty dwelling, on lot 16x100.

141ST ST.—Frederick Brown bought from William M. Moore Holding Co., 490 East 141st

st, a 5-sty apartment house, on plot 37.6x100. James Boyd was the broker.

147TH ST.—Duff & Brown Co. sold for Emma Lockwood 614 West 147th st, a 3-sty dwelling, 26.8x100.

One Premium

pays for insurance of your title for all time and prepares it for immediate transfer on sale or mortgage. The real estate market, after years of torpor, will awake soon. Insure now and be ready.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn
160 Main St., White Plains, N. Y.

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

CONNECTICUT TITLES INSURED

The Western Connecticut Title & Mortgage Company

Largest Exclusive Title and Mortgage Company in Connecticut

Gurley Building, Stamford, Conn.

NEW YORK OFFICE, ROOM 1002, MUTUAL LIFE BUILDING

32 LIBERTY STREET, NEW YORK CITY

Telephone John 4647

Real Estate Brokers

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem 1984 Third Ave., Cor. 109th St.

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD

One block from Simpson Street Subway Station

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 WEST 51st STREET, Tel. 1970 Columbus

277 BROADWAY, Tel. Worth 1823

WALTER E. BROWN, Est. 1867

Real Estate Broker and Appraiser

3428 THIRD AVENUE, bet. 166th and 167th Sts.

ELIAS A. COHEN

Real Estate Operator

206 BROADWAY, Corner Fulton Street

Telephone, 5005-5006 Cortlandt

HARRY B. CUTNER

REAL ESTATE

1181 BROADWAY

Southwest Corner Twenty-eighth Street

Telephone—Farragut 4585

We Can Make Your Flats and Tenements Pay

O. D. & H. V. DIKE

Real Estate Specialists

In the Management of IMPROVED REAL ESTATE

Candler Building

220 West 42d Street

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

S. DE WALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

J. ARTHUR FISCHER

Real Estate and Mortgages

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

GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE

Management of Estates a Specialty

148 WEST 57th STREET

Near Carnegie Hall Telephone 6095 Circle

260 LENOX AVENUE

N. E. Cor. 123rd Street Telephone 6500 Harlem

HENRY HOF

REAL ESTATE AND INSURANCE

BROKER AND APPRAISER

567 THIRD AVENUE

Phone:

Above 37th St.

Murray Hill 5994

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

FISHER LEWINE

IRVING I. LEWINE

Real Estate Operators

Tel. 980 Cortlandt

135 BROADWAY

LOWENFELD & PRAGER

Real Estate Operators

37 LIBERTY ST.

Tel. 6130 John

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators

Telephone 8155 Cort.

135 BROADWAY

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72D STREET

SCHINDLER & LIEBLER

Real Estate and Insurance

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

Tel. 36 W'msbridge ULLMAN Burke St. Sub. Station

Real Estate in All Branches

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

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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 CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK; REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8, AND PUMP HOUSE—

at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 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 after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated: June 3rd, 1918.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

Developers of

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Queens Borough Real Estate

VIVIAN GREEN, Pres. ABR. I. LEVY, Vice-Pres. RICH D. A. KENNEDY, Treas. DAVID L. KRAKOWER, Secy.

REALTY SUPERVISION COMPANY

45 West 34th St.

"Steam and Electric Service"
Phone: Greeley 3800

New York City

INVESTMENT DEPT.

BROKERS ARE INVITED

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

142D ST.—Samuel Levitt bought from Mrs. M. Mahoney 235 West 142d st, a 5-sty apartment house, on lot 25x99.11. There was no element of trade in the deal, the buyer paying all cash above a mortgage of \$12,000. The property has been valued at \$15,500. Joseph N. Gittens was the broker in the deal.

172D ST.—Frederick Brown sold to Edgar L. Jackson the 5-sty apartment house at 570 West 172d st, on plot 62.6x95, between St. Nicholas and Audubon avs. The property was held at \$95,000. In part payment the buyer gave seventeen free and clear lots in the Dyker Heights section of Brooklyn. The deal was negotiated by the Frank L. Fisher Co.

MADISON AV.—Goodwin & Goodwin sold for Louis Finkelstein to Barnett Brodsky 1861 Madison av, a 3-sty private dwelling, at the southeast corner of 121st st, on lot 17.9x88.

BRONX.

ARDEN ST.—J. C. Hough & Co. sold to Frederick Brown for Henriques estate the apartment house, on plot 27x100, at 29 Arden st, between Nagle and Sherman avs.

YOUNG man, 20, with five years' experience in real estate business, desires position with firm offering good future. Box 498, Record and Guide.

"ORIENTAL SERVICE" OLDEST SERVICE POSITIVE SERVICE GUARANTEED SERVICE

A postcard will bring you proof of our long satisfactory service. The Oriental Exterminating Company has been in business for over 35 years. We still serve our old clients. That's going some.

"Ask Those Who Know!"



Telephone—Bedford 661 Established 1890
Member Brooklyn Board Real Estate Brokers

CLARENCE B. SMITH Real Estate Agent

Appraiser for

State of New York City of New York

Long Island Railroad

1424 FULTON STREET

AT BROOKLYN AVENUE

BROOKLYN, N. Y.

Torrens Land Co.

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

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

189TH ST.—Nehring Brothers resold for Frederick Brown to H. & M. Building Co. (Murray & Hill) 558 and 562 West 189th st, two 5-sty 20-fam. new-law houses, on plot 100x100, near St. Nicholas av. They rent for \$20,000, and were held at \$140,000. It was a cash transaction. These houses were acquired by Mr. Brown a week ago through the same brokers.

COURTLANDT AV.—Gross & Herbener resold 566 Courtlandt av, a 3-sty business building, on plot 25x100, 105 ft. north of 149th st, to C. J. Carey Construction Co., which gave as part payment a 3-sty frame dwelling, on plot 25x100, at 1499 Boone av.

DAVIDSON AV.—William R. Lowe sold for Classic Realty Co. the northeast corner of Davidson av and North st, a 5-sty apartment house, on plot 40x100.

PROSPECT AV.—Lida Hanken sold 1819 Prospect av, a 2-sty dwelling, with stable, on plot 50x100, 125 ft. north of 175th st.

VYSE AV.—J. Edgar Leyercraft & Co. sold for Old Ladies' Home of Poughkeepsie, N. Y., the 3-sty 2-fam. house, on lot 18.9x100, at 1565 Vyse av, near 173d st.

3D AV.—Henry Morgenthau Co. resold to B. Benenson 3651 3d av, a 6-sty apartment, on plot 50x100, which it took in exchange recently for 1116 Woodycrest av.

Brooklyn.

CARROLL ST.—Charles Buermann & Co. and William Deterling sold for H. Remmers the 2-fam. brownstone house at 1208 Carroll st to Thomas Murcott.

CHARLOTTE ST.—Richard Muller sold to Mrs. Lena Nitchouser 1423 and 1425 Charlotte st, a 5-sty 20-fam. apartment, on plot 40x100, held at \$42,000.

ELMORE PL.—William H. Goldey sold for Mrs. E. O. Ely the detached house, on plot 40x100, at 756 Elmore pl.

HALSEY ST.—Harry M. Lewis, as broker, sold for Milton H. Ansoorge to Lanoor Realty Co. the plot, 50x106.6x irreg., in the north side of Halsey st, 275 ft. east of Sumner av.

STERLING PL.—A. Peace & Son sold the 3-sty dwelling at 369 Sterling pl for F. W. Keller.

UNION ST.—John Pullman Real Estate Co. sold 883 Union st, a 3-sty brownstone dwelling, for Dr. James B. Brown to Louis Krischeldorf for occupancy.

UNION ST.—James S. Gould bought from Shelbourne Construction Co. the 4-sty apartment house at 1275 Union st, adjoining the corner of Nostrand av.

5TH ST.—J. D. Ranck and Samuel Galitzka sold for Bella Werbel 1370 East 5th st, a 1-fam. semi-detached stucco dwelling, with garage, on plot 26x100.

10TH ST.—Harry M. Lewis, as broker, sold for Sadie Shure and Mollie Kaplan the 3-sty brick store and dwelling at the northeast corner of 10th st and 7th av, on lot 20x90.

18TH ST.—William H. Goldey sold for Albert A. Bennett the detached bungalow, on plot 40x100, at 595 East 18th st.

18TH ST.—William H. Goldey sold for Mrs. Lena Southman the detached dwelling at 967 East 18th st.

19TH ST.—William H. Goldey sold for Mrs. E. M. Findley the 2-fam. dwelling, on plot 40x120, at 453 East 19th st.

20TH AV.—Meister Builders, Inc., sold to A. Marks a 2-sty semi-detached dwelling, on plot 25x100, with garage, at 7605 20th av.

22D ST.—William H. Goldey sold for Mrs. L. H. Anthony the dwelling at 158 East 22d st.

23D ST.—William H. Goldey sold for Emma F. Stander the detached dwelling, on plot 50x100, at 648 East 23d st.

49TH ST.—Tutino & Cerny sold for Samuel J. Reid the 3-fam. brick apartment at 554 49th st.

65TH ST.—Walter S. Ross and C. C. Gretzinger sold for Carmela Bua the garage in the south side of 65th st, 100 ft. west of 6th av, to William P. Rourke and Dennis O'Connor.

72D ST.—Walter S. Ross and C. C. Gretzinger sold for Metta Numann the semi-detached house at 571 72d st.

72D ST.—Walter S. Ross and C. C. Gretzinger sold for Catharine F. Brown the 2-fam. house at 574 72d st.

85TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame cottage at 1349 85th st for B. Gyer.

ALABAMA AV.—Meister Builders, Inc., resold to J. Cohen four 3-sty apartment houses at 661, 665, 685 and 689 Alabama av, on plot 104x100.

AVENUE T.—J. D. Ranck and Samuel Galitzka sold for S. Postrel Construction Co. 1311 Avenue T, a 1-fam. brick semi-detached house, on plot 23x100; also for Israel Postrel 1315 Avenue T, a 1-fam. brick semi-detached house, on plot 23x100.

BATH AV.—Meister Builders, Inc., purchased from Mr. Pitchal five 1-fam. private dwellings, on plot 90x100, at 1501 to 1509 Bath av, near Bay 9th st.

BAY RIDGE PARKWAY.—F. C. Sauter sold for Charles E. Sayles to Sarah M. Beaver the 2-sty 2-fam. dwelling at 678 Bay Ridge Parkway.

BEVERLEY RD.—William H. Goldey sold for Samuel Hall the 2-fam. brick house at 2224 Beverley rd.

DE KALB AV.—Bulky & Horton Co. sold the 3-sty brownstone dwelling and garage at 251 DeKalb av, northeast corner of Vanderbilt av, on lot 19.2x30x90, for estate of Mary Gilbert.

PUTNAM AV.—R. A. Schlesing sold for Herman Wentzel the 2-fam. brick house at 1495 Putnam av to Michael Zimmer and wife.

ST. NICHOLAS AV.—R. A. Schlesing sold for Louise Dirkes the 3-fam. brick house at 186 St. Nicholas av to Charles Wolf and wife.

BECK ST.—J. Lennstrom sold through Alexander Selkin 765 Beck st, a 3-sty 2-fam. dwelling, on lot 25x100.

MONROE ST.—Lawyers Mortgage Co. sold two 5-sty tenements, on plot 44.6x96, at 188 and 190 Monroe st, near Montgomery st, assessed at \$28,000.

SIMPSON ST.—Thomas Gladding sold through Samuel Bitterman, lawyer, the 5-sty apartment house at 1076 Simpson st, on plot 40x100, near Westchester av.

148TH ST.—T. O'Connell purchased from Grace S. O'Neil 531 West 148th st, a 3-sty dwelling, on lot 16.8x99.11.

156TH ST.—George Kitt sold to S. Simman the 5-sty apartment house at 1015 East 156th st, on plot 40x100.

163D ST.—Lappan & Jashnoff purchased from Henry Morgenthau Co. the 6-sty Hunts Point apartment house at 1018 East 163d st, covering the entire block in the south side of the street, between Simpson st and Southern blvd. The structure is one of the largest in the city, containing 97 apartments, with 521 rooms. Alexander Selkin was the broker in the deal.

WAVERLY AV.—Bulkeley & Horton Co. sold the 2-sty brick garage at 128 Waverly av, between Myrtle and Park avs, for estate of Henry Lewis Morris.

2D AV.—Frank A. Seaver & Co. sold the 3-sty brick store building at 5604 2d av to the Peerless Land Co.

Queens.

ARVERNE.—Lewis H. May & Co. resold the Boldin property at 65 Storm av, a 3-sty house, on plot 75x75, to Gertrude Resnick and Mary Orgel.

FAR ROCKAWAY.—Lewis H. May Co. sold for Chas. W. Smith the Jenkins property on the south side of Crescent st, consisting of a 2½-sty bungalow and garage, on plot 75x100, to Mrs. Hannah Blum for investment.

FLUSHING.—Daniel Sarli bought from Marie West her store and dwelling at 45 Union st through J. Albert Johntra.

FLUSHING.—F. N. Brandt sold to A. L. Ritterodt the dwelling on the northeast corner of Franconis av and 23d st.

FLUSHING.—G. M. Hendrickson sold to E. A. Quinn a plot of one acre on the old Flushing rd, adjacent to the Buhrman property.

JAMAICA.—E. L. Maeder sold to A. T. Nickerson the dwelling, on plot 40x100, at the northwest corner of De Graw av and Victoria st.

JAMAICA.—W. H. Wade sold to H. W. Spalding the dwelling west side of Lincoln av, 80 ft. north of Langdon st.

JAMAICA.—G. H. Higbie sold to L. A. Cornell 50x100 ft., northwest corner of 5th st and New York av.

JAMAICA.—H. Weiner sold to L. Beylich the dwelling on the east side of Thrall av, 165 ft. north of Fulton st.

MASPETH.—J. A. Schoenacker sold to A. Uhl the dwelling, 50x100, west side of Western av, 762 ft. north of Johnson av.

RICHMOND HILL.—W. C. Markham sold to M. F. Bertran the dwelling and plot, 40x79, on the north side of Abingdon rd, 392 ft. east of Willow st.

RIDGEWOOD.—M. Ohland sold to C. A. Heckman the dwelling in the southeast side of Foxall st, 220 ft. northeast of Buchman av.

ROCKAWAY.—Cato Realty Co. sold to M. J. Cox a plot, 60x114, at the southeast corner of Bay av and West End av.

ROCKAWAY.—Lewis H. May Co. sold for Charles W. Smith the Jenkins property, in the south side of Crescent st, consisting of bungalow and garage, on plot 75x100, to Mrs. Hannah Blum.

WHITESTONE.—F. J. Kirkwood sold to E. A. Keeler a plot, 95x165, in the south side of 26th st, 175 ft. east of 8th av.

WOODHAVEN.—Greater Cities Investing Co. sold to E. J. Cummins a plot, 60x120, on the north side of Atlantic av, 90 ft. west of Manor av.

WOODHAVEN.—M. J. Eckert sold to E. J. Cummins a plot, 110x140, on the north side of Grosjean court, 90 ft. west of Manor av, and a plot, 85x120, on the south side of Grosjean court, 90 ft. west of Manor av.

separate warehouse properties in Manhattan, all situated convenient to shipping terminals and piers along the West Side water front, and with an aggregate floor area of about 700,000 square feet.

Manufacturers Lease in Queens.

Rosenwasser Brothers of Long Island City, manufacturers of shoes and leg-gings, have leased for a five-year term, with an option to purchase for \$30,000 within a year, the old Bethlehem Orphanage Home, occupying the entire block front on Second avenue, from 3d to 4th streets, College Point, measuring 225 by 250 feet. After extensive alterations to the present building and the

providing of additional space for the employment of about 500 men the property will be occupied as a branch of the Rosenwasser Brothers' plant. Edwin E. Suydam and Jacob Weiss negotiated the transaction.

Manhattan.

AMES & CO. leased for Cornelia E. McCormack to Eberhart Service Corp., Charles Eberhart, president, the 4-sty building at 1501 3d av, between 84th and 85th sts, for 10 years.

HENRY BRADY leased the dwellings at 365 West 27th st to Mrs. J. Mason; 296 9th av to N. Conroy; 418 West 24th st to Mielida E. Gibbons; 357 West 21st st to Frank Ferrad.

CROSS & BROWN CO. leased the garage building at 238 to 256 West 19th st for West 19th St. Garage Corp. to Manhattan Motors Corp.

Window Shades

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

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

Ordinator Co.

101 PARK AVENUE

(40th Street)

Telephone Vanderbilt 3250

RECENT LEASES.

Hotel Belmont Lease Assigned.

The lease of the Hotel Belmont property on Park avenue between 41st and 42d streets was assigned Thursday by the August Belmont Hotel Company to John McE. Bowman and then re-assigned to the B. L. M. Bates Corporation, which will operate the five large hotels at the Grand Central Terminal figuring in the recently reported merger. The original lease made in November, 1906, by the Subway Realty Company to the August Belmont Hotel Company runs for a twenty-year term from Nov. 8 1906, and carried a renewal privilege for a similar period. The B. L. M. Bates Corporation has secured from the Guaranty Trust Company a loan for \$2,300,000 in the form of a bond issue on the Hotel Belmont. The mortgage covers the leasehold, furniture and chattels and is to run till 1936, bearing interest at the rate of 6 per cent.

Warehouse Lease in Perry Street.

Charles F. Noyes Company leased to Coastwise Warehouses, Inc., for the Henry-William Corporation, represented by Goodale, Perry & Wright, the six-story and basement fireproof building at 166-72 Perry street, running through the block to Charles Lane, and containing about 60,000 square feet of floor space. The lease is for a long term at an aggregate rental of about \$150,000. The Coastwise Warehouses, Inc., also leased, through Alfred J. Robertson, of 542 Fifth avenue, from the Salvation Army, for a long term, the seven-story and basement fireproof building at 533-537 West 48th street, on plot 75 by 100, and containing about 60,000 square feet of floor space. With these two properties the Coastwise Warehouses, Inc., control, by ownership or lease, twelve

Members of Real Estate Board

FRANK D. AMES Pres.
 BURTON J. BERRY Secy.-Treas.
AMES & COMPANY
 Real Estate Agents and Brokers
 Telephone: Madison Sq. 3570 26 WEST 31st ST.

CAMMANN, VOORHEES & FLOYD
 MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

A. M. CUDNER REAL ESTATE CO.
 Real Estate Brokers and Managers
 Chelsea Section Specialists
 254 WEST 23rd ST. TEL. CHELSEA 1276

Joseph Day
 Auctioneer
 31 NASSAU STREET

J. B. ENGLISH
 REAL ESTATE BROKER

INSURANCE ESTATES MANAGED RENTS COLLECTED HOUSES FOR SALE AND TO LET
 1531-7 Broadway N. W. corner 45th St. Astor Theatre Building Phone: Bryant 4773

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

Edgar A. Manning Anton L. Trunk
MANNING & TRUNK
 REAL ESTATE
 489 Fifth Avenue, New York
 Telephone: Murray Hill 6834

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 605 FIFTH AVENUE, above 48th Street

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-2

TUCKER, SPEYERS & CO.
 Real Estate
 435 FIFTH AVENUE, near 39th Street
 Telephone, Murray Hill 2750

JAMES N. WELLS' SONS
 (James P. Eadie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone, Chelsea 5266

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members

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

Members Brooklyn Board of R. E. Brokers
ESTABLISHED 1882

DAVID PORTER, Inc.

**Real Estate Agents
Brokers, Appraisers**

APPRAISERS FOR

The United States Government
The State of New York
The City of New York
The Equitable Life Assurance Society
Equitable Trust Co.
The U. S. Title Guaranty Co., etc., etc.

32 COURT STREET

Telephone, 828 Main BROOKLYN, N. Y.

The Leading Agency
Firm Established 1874

CORWITH BROS.
Greenpoint and Long Island City
Real Estate

FACTORY SITES
A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

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

Tel. 5900 Bedford
Member Brooklyn Board of Brokers

Chas. L. Gilbert
REAL ESTATE BROKER
APPRAISER

Renting, Collecting, Insurance

**WATER FRONTS
FACTORY SITES**

*Efficient management
of Brooklyn Real Estate*

753 Nostrand Ave. BROOKLYN
at St. Johns Place NEW YORK

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

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrill & Condit Building, 5th av and 30th st, to Lewis M. Rahe, Quaker Braid Co., Joel Peder, Robert Le C. Hovey and John W. Fox; at 50 Broad st to Allaire Paint Co. and Kenneth A. Rodger; in the Brokaw Building, Broadway and 42d st, to Wharton Releasing Corp., Wilson Motor Truck Co. and United Motor Transportation Co., Inc.

JOSEPH P. DAY, in conjunction with Alfred J. Robertson, leased for the Salvation Army to Coastwise Warehouses, Inc., the 7-sty building at 653 to 654 West 48th st. The property is within one and one-half blocks of the North River, and stands on a lot 100x100.

DUFF & BROWN CO. leased to C. A. Content the dwelling at 26 Hamilton ter.

DUFF & CONGER, INC., leased apartment at 1261 Madison av to Dr. Eugene Klein; also apartment at 120 East 86th st to Henry A. Tull.

DUFF & CONGER, INC., leased the dwelling at 1520 Madison av to Dr. C. P. Kornreich. This dwelling was sold by the same firm in the course of the past few weeks. Also in conjunction with Albert B. Ashforth Co. an apartment at 48 East 61st st to Miss Marguerite Spaulding.

DOROS CO. leased the store and basement at 192 Chambers st for Bonnell Electric Manufacturing Co. to Edward D. Depew & Co.; also the 4th lot at 48 Warren st to Mitchell Bosworth Co., and the 1st lot at 295 Pearl st to Henry Jacobs.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 559 Park av, corner 62d st, for Edinburgh Realty Co. to Commander Wilfrid N. V. Rowelson; at 68 East 80th st to Lieutenant John H. Acneson; also at 156 East 79th st to Archibald E. Stevenson; also at 122 East 82d st to Mrs. Thomas W. Whitall; and at 1032 Lexington av a 4-sty garage for Mrs. Eliza Guggenheimer to Harris R. Childs.

DOUGLAS L. ELLIMAN & CO. leased for Vanderbilt Avenue Realty Corp., Dr. Charles V. Patero, president, store at 41 East 47th st to Brisbane-Dantorth Corp.; also an apartment at 540 Park av, corner 51st st to Miss R. A. Grosvenor; also an apartment at 45 East 62d st to Standish Chard; at 122 East 82 st for Lorne A. Scott to Miss Mary R. Hillard; and at 157 East 81st st to J. Horton Ijams.

DOUGLAS L. ELLIMAN & CO. leased apartments at 411 Park av to Mrs. Robert L. Moffett; also at 863 Park av to Mrs. E. de Reyster Hosmer; at 969 Park av to Xavier M. Audibert; also a large apartment at 777 Madison av, northeast corner of 60th st, for Barney Estate Co. to Carlisle J. Gleason; and at 156 East 87th st to Dr. William J. Maloney.

HORACE S. ELY & CO. leased 549 Washington st, an old brick blacksmith shop, southeast corner of King st, to Patrick Lynch.

HORACE S. ELY & CO. leased to National Cloak and Suit Co. for Warner-Hudnut Corp. the 5-sty fireproof building at 135 to 143 West 18th st, to be used as a storage warehouse. The structure is part of the former Altman store, acquired a few years ago by the Warner Corp. for its business.

HORACE S. ELY & CO. rented the property at 599½ and 601 Washington st and 129 to 139 Leroy st, being the northeast corner, on plot 50x116.5. The tenant is the White Fuel Oil Co.

HORACE S. ELY & CO. leased an apartment at 123 and 125 Waverly pl, nearing completion.

J. ARTHUR FISCHER leased for William C. Crane the store at 362 9th av to W. Kobler; also to Picone Sisters the 1st lot at 642 6th av; and the store at 610 6th av to William Hawley.

HENRY HOF leased for Mrs. Farnan the building at 236 East 34th st to Mrs. L. Berger.

LAKIN & DINKELSPIEL leased for Central Brewing Co. to Edwin D. Dow a store at the northeast corner of 8th av and 50th st.

A. H. MATHEWS leased the building at 241 and 243 West Broadway for Erlich Manufacturing Co. to F. J. Smith & Co., Inc.; for B. Karp the 5-sty building at 398 Greenwich st to George S. Hart & Co. for six years; for City of New York the 6-sty building at 52 City Hall to Bedell Co.

J. K. MOORS leased the dwelling at 327 West 55th st for S. E. Winternitz to John J. and Margaret Mahoney.

A. H. MATHEWS leased the 6-sty building at 241 and 243 West Broadway for Erlich Mfg. Co. to F. J. Smith & Co., Inc.; for B. Karp the 5-sty building 398 Greenwich st to George S. Hart & Co.; for City of New York the 6-sty building at 32 City Hall pl to Bedell Co.; for Shortland estate store and basement at 17 and 19 Walker st to Ajax Trucking Co.; and for Sarah Zabriskie store and basement at 52 and 54 White st to Lawrence & Co.

CHARLES F. NOYES CO. leased for Jane Holding Corp. the five upper floors at 124 Maiden lane to Robert Schubert for a long term; a floor at 256 Pearl st to David Kleckner; and space at 21 and 23 Ann st for the estate of I. Goff to William Gilks.

CHARLES F. NOYES CO. leased for Seth Sprague Terry and estate of Alfred L. White to Hammel, Riglander & Co., at an aggregate rental of about \$125,000, the building 57 Maiden la, between William and Nassau sts, and opposite the site purchased by the United States Government for the home of the Federal Reserve Bank.

OGDEN & CLARKSON CORP. leased the store and basement at 288 Greenwich st to Frank S. Strong, and the building at 214 and 215 West st, southeast corner of Franklin st to James Chieves & Co., Inc.; the building at 211 West st to James Peoples, and the building at 209 Franklin st to Associated Fruit Co.

PEASE & ELLIMAN leased two large apartments at 378 West End av for the Durham Realty Corp. to R. H. Mainzer and August Klipstein; renewed the lease of a loft at 31-33 East 32d st held by Millie and Bertha Montrose; and that of a store at 601 Madison av held by Mary B. Nicholson and D. Gambinossi; and renewed the lease of the 4½-sty dwelling at 316 West 91st st held by William Fox.

Established 1879

**WILLIAM P. RAE
COMPANY**

**APPRAISERS
AUCTIONEERS**

192 Montague Street

Telephone Main 4390-4391

BRANCH OFFICES
400 Nostrand Avenue
Sea Gate, New York Harbor
Jamaica

Brokers, Attention!

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

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

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

**BROOKLYN
ESTATE MANAGERS**
Members Brooklyn Board of Real Estate Brokers
NOAH CLARK, Inc.

B. E. PATTERSON, President

REAL ESTATE

**Water Fronts, Factory Sites
Appraisals**

837 Manhattan Avenue
Brooklyn, N. Y.

Member Brooklyn Board
of Real Estate Brokers

**BROOKLYN
REAL ESTATE**

EXPERT APPRAISER

S. WELSCH

215 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Ave.

Tel. Decatur { 464
465

Member Brooklyn Board of Brokers

Andrew Reis Co.

REAL ESTATE BROKERS
and
Managers

**Eastern Parkway
Section Specialists**

253 Kingston Av., Cor. St. Johns Pl.
Brooklyn, N. Y.

PEASE & ELLIMAN, as agents for the New York Genealogical and Biographical Society, leased to Mrs. A. M. Seery the 3-sty dwelling at 122 East 58th st, part of a plot sold to the society by the same brokers for a site for a new building for its own use; leased for Sidney W. Hughes the parlor floor at 128 East 57th st to Miss Lillias Piper; also made the following leases of West Side apartments: at 320 West 86th st to Sol. N. Serphos; at 309 West 99th st to Louis Pulitzer; at 167 West 72d st to Mrs. E. A. Whitney; at 316 West 79th st for W. J. Stitt to G. Parker Toms; at 50 West 67th st, one furnished, for Mrs. H. R. Tripp to Mrs. M. M. Weed; at 925 West End av for Auguste Thiery to Moses Samuels; and at 166 West 87th st for H. N. Brodie to Mrs. F. J. Miller.

PEASE & ELLIMAN made the following renewals of apartment leases: at 167 West 72d st to Mrs. Edythe Pierce; at 165 West 72d st to George H. Patten; at 150 West 80th st to George C. Thomas, Mrs. R. Michael, H. Hendricks Nathan, Miles R. Price, Lester Mendelson, John B. Dempster and Harold Townsend; in the "Lorington," at Central Park West and 70th st, to A. A. Brill, Walter E. Frew, Peter Tucker, Mrs. M. Gardner, Henry Wineburgh, Mrs. L. J. Taylor and Mrs. S. E. Gardner Magill; and at 320 West 86th st to H. S. Wisner, Joseph N. Pohly, A. D. McDonald, Howard P. Armstrong, Herbert B. Walker and William C. Mott.

PEASE & ELLIMAN have rented the following apartments: at 829 Park av to Mrs. Henry W. Farnum; at 1000 Park av to Julian Rice; at 875 Park av to G. F. Gifford; at 570 Park av to Mrs. E. J. Calloway, who recently sold her house at 21 East 76th st through the same brokers; also apartments at 144 East 36th st to Roy Mason; at 100 West 54th st to Mrs. Eugenie L. De Busch, and a large apartment at 130 East 67th st to Roger D. Lapham.

L. J. PHILLIPS & CO. leased apartments at 568 West 149th st to M. Volcan; at 385 Edgecombe av to E. D. Silver; at 48 St. Nicholas pl to A. J. Neale; at 625 West 156th st to S. Harra; at 568 West 149th st to Dr. G. Walters, and at 48 St. Nicholas pl to D. Uttal.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1917. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.		
Conveyances.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	139	190
Assessed Value	\$8,982,700	\$11,191,700
No. with consideration	22	19
Consideration	\$1,824,750	\$588,400
Assessed Value..	\$2,032,090	\$648,700
Jan. 1 to June 6		
Total No.	2,797	3,717
Assessed Value	\$162,109,080	\$267,775,825
No. with Consideration	443	476
Consideration	\$21,201,963	\$21,708,547
Assessed Value	\$23,762,700	\$30,014,650

Mortgages.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	64	73
Amount	\$3,306,441	\$3,815,737
To Banks & Ins. Cos.	8	11
Amount	\$2,780,000	\$1,650,000
No. at 6%	25	18
Amount	\$2,469,561	\$447,700
No. at 5 1/2%	8	2
Amount	\$136,500	\$51,600
No. at 5%	15	20
Amount	\$289,450	\$1,730,000
No. at 4 1/2%	1	3
Amount	\$16,500	\$972,000
No. at 4%		
Amount		
Unusual Rates		2
Amount		\$55,000
Interest not given	15	28
Amount	\$394,430	\$558,937
Jan. 1 to June 6		
Total No.	1,090	1,696
Amount	\$30,274,652	\$66,385,758
To Banks & Ins. Cos.	194	378
Amount	\$16,263,043	\$36,811,300

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	64	73
Amount	\$3,306,441	\$3,815,737
To Banks & Ins. Cos.	8	11
Amount	\$2,780,000	\$1,650,000
No. at 6%	25	18
Amount	\$2,469,561	\$447,700
No. at 5 1/2%	8	2
Amount	\$136,500	\$51,600
No. at 5%	15	20
Amount	\$289,450	\$1,730,000
No. at 4 1/2%	1	3
Amount	\$16,500	\$972,000
No. at 4%		
Amount		
Unusual Rates		2
Amount		\$55,000
Interest not given	15	28
Amount	\$394,430	\$558,937
Jan. 1 to June 6		
Total No.	1,090	1,696
Amount	\$30,274,652	\$66,385,758
To Banks & Ins. Cos.	194	378
Amount	\$16,263,043	\$36,811,300

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475,833
Jan. 1 to June 7		
New Buildings	82	180
Cost	\$5,569,550	\$21,171,825
Alterations	\$4,368,387	\$6,278,442

Mortgage Extensions.		
	1918	1917
	May 31 to June 6	June 1 to 7
Total No.	34	43
Amount	\$2,048,250	\$5,385,000
To Banks & Ins. Cos.	14	24
Amount	\$1,066,250	\$4,584,000
Jan. 1 to June 6		
Total No.	592	1,008
Amount	\$45,507,225	\$71,553,350
To Banks & Ins. Cos.	225	510
Amount	\$24,883,500	\$54,902,350

Building Permits.		
	1918	1917
	June 1 to 7	June 2 to 8
New Buildings	3	9
Cost	\$195,000	\$161,425
Alterations	\$218,334	\$475

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

ALTERATION projects grow in importance and as a type of construction may now be considered second only to the Government work in point of volume and cost. Throughout all parts of the city operations of this character are under way and the current reports from the offices of architects and builders indicate that this phase of building will be most active during the summer and coming autumn.

Structures of almost every description are being altered, modernized and enlarged. The kind of building is considered compatible with the policy of the War Industries Board, as it provides the accommodations that have been needed by business and industry and at the same time utilizes only a small percentage of the structural materials that would be required to construct an entirely new building of equal dimensions and cubic capacity.

Inasmuch as there has been extreme difficulty in obtaining adequate materials for large new operations, while at the same time the demand for office and manufacturing space has been steadily growing in volume and intensity, it is well that owners of old and dilapidated properties have come to a decision to remodel their structures. These owners are assuredly accomplishing an important work for the community in modernizing their properties. Concurrently they are increasing the potential values of their holdings, making them pay dividends instead of barely paying the carrying charges. The sums expended for alterations and repairs are in many instances insignificant when compared with the advanced rentals to be obtained by virtue of comparatively minor alterations and improvements.

Small house building in the outlying sections of the city and also in the suburban districts adjacent is progressing most favorably and while there is not as much of this character of construction current as might be desired, the volume is somewhat in excess of the predictions of last winter when it seemed as though building construction had slumped to a level from which it would require drastic measures to revive it.

The dwellings that are now under construction are sure to be readily disposed of either at rentals paying an excellent return upon the investment or at selling prices that should prove to be an incentive to builders to continue this form of activity just as long as it is possible to obtain materials and men to construct houses. At the present time the demand for living accommodations is strong and by the early autumn season will most likely be considerably in excess of the supply.

Within the boundaries of this city a number of speculative builders have apparently realized their opportunity and are making determined efforts to commence the construction of modern multi-family dwellings. There is an active renting market for all of the accommodations that will be provided between the present time and October 1, and the builders of apartment houses who are foresighted enough to start work now are sure to reap large benefits from their venture. It is now generally conceded by building material producers and dealers that material and construction costs will remain at their existing high level for a long time to come and real estate men are of the opinion that high rentals are likewise with us for an indefinite period.

The markets for building materials and supplies are generally quiet, with but little new business being registered, yet commodity prices are firm and with the advancing tendency that has now been

manifest for many months. Common brick from the Hudson River district has sustained a 50c. advance over the wholesale price of last week and the wholesale lumber market has recently announced further increases for a number of grades. Some building materials are almost out of the local market so far as private construction work is concerned, the entire output of the manufacturers being temporarily diverted to the Federal building program that is daily growing in volume, cost and importance to the building industry.

Common Brick.—The wholesale market for Hudson River common brick is dull, and no developments have occurred during the week to change the outlook of the situation. Prices have strengthened somewhat, and the ruling quotations are \$10.50 to \$11 a thousand. The bulk of sales has been made at the lower figure and the top price obtained for barges for delivery at distant points. At the present time the demand is light, with sales keeping pace with the arrivals from up-river points. Inquiries are infrequent, but the outlook for the future is not obscured by present conditions, and dealers are of the opinion that before long the situation will be materially improved. Manufacturing conditions are unchanged and it is now conceded that the output for the season will be the lightest for many years past.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 7, 1918. Condition of market: Demand fair. Prices firmer. Quotations: Hudson River, \$10.50 to \$11 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 13. Distribution: Manhattan, 5; Brooklyn, 3; New Jersey points, 5.

Face Brick.—Dealers and manufacturers report a fair volume of current business and excellent prospects for the coming months. The chief difficulties are in obtaining necessary fuel and labor to operate their plants and also in getting cars for delivery. Priorities for cars are not given unless commodities are consigned to Federal building operations. Almost all of the face brick producers have recently notified dealers of an increase in price of \$3 to \$5 a thousand, according to kind and grade.

Lumber.—Wholesale and retail dealers report that the past week has brought no material change in the lumber market situation. The bulk of the business transacted is in timber and lumber designed for Governmental use. Private demand for building purposes is almost negligible, although the outlying sections of the city and nearby suburban sections are demanding a good volume of lumber supplies for use in small dwelling construction. This phase of building activity at the present time is second in importance only to the Federal building program as far as the lumber market is concerned, and the business from this source is expected to hold for some months to come. Manufacturing consumers are in the market in force and undoubtedly would increase their orders if it were possible to be assured of deliveries. The transportation problem is one of paramount importance to the lumber interests and at the present time there seems to be no probability of early improvement. Prices are firm in all grades and with the rising tendency that has been a notable feature of the situation for months past.

Structural Steel.—For the present requirements of fabricated material for private construction are receiving no consideration, as the entire output of the steel mills is diverted to Government use. The demands from the Government for steel to be used for military construction, shipbuilding, munitions and other usages in connection

with the prosecution of the conflict will require 100 per cent. of the production for some time to come. To private interests who contemplate the construction of building projects in which structural steel is an important factor the outlook is not of the brightest, and there are quite a number of important structural operations scheduled for erection in the local territory that are being held in abeyance for this reason. According to the present prospects the starting time for these buildings is most indefinite, and it would surprise none if actual construction was postponed until the close of hostilities and the steel situation clarified. Manufacturers of commodities using steel in large quantities are also feeling the effects of the scarcity, and unless manufacturers are producing munitions or other articles essential to the health and welfare of the community their output for the balance of the war will undoubtedly be greatly reduced.

Crushed Limestone.—Although the market is quiet at the present time there is an undercurrent of feeling that activity will be renewed just as soon as the Government decides upon the prices to be paid for crushed stone. This matter is pending now, and as the Federal building operations will require a large percentage of the entire output, crushed stone prices are likely to stiffen. The Government will most likely decide to pay the existing price for its requirements, and if so private consumers will undoubtedly be taxed a price somewhat higher for the limited quantities they will be able to obtain.

Wire Products.—The Government recently distributed to the mills contracts for a total of 50,000 tons of barb wire wanted by England, and an order was also placed for 5,000 tons for France. The demand from private sources for wire and wire nails is heavy, but the mills are devoting their entire output to Government needs, and it will most likely be some time before these commodities are generally released for private consumption. Government control prices dominate all quotations.

Cast Iron Pipe.—The market for this commodity is dull, although there have been some bids recently taken for municipal requirements. Private demand is lacking, and the federal requirements are lighter than they have been for some time. Practically all of the cantonment extensions using this material are now completed. New Government control prices are the basis of current quotations. These are \$61.35 for 6-inch, 8-inch and heavier, and \$64.35 for 4-inch.

Window Glass.—Trade in both window and plate glass is very quiet, and there are no predictions of an early improvement in the market situation. Glass prices are unchanged, however, and are likely to hold firm for the balance of the season. Although the demand is light, production has been heavily curtailed, keeping a balance between the supply and demand. There is only a slight reserve in the hands of either manufacturers or jobbers.

Sand and Gravel.—The market for these commodities is dull, private business is lacking and Government orders are not up to the volume that was anticipated some time ago, but it is now thought that this phase of activity will shortly improve. Prices for both sand and gravel are unchanged. Gravel supplies are limited, however, to what the dealers have on hand in excess of federal requirements.

Cut Nails.—Although private demand is fairly heavy, the Government is taking approximately 75 per cent. of the mill output, and this percentage is likely to be increased.

CURRENT WHOLESALE PRICES.

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

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

Brick (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.50@
Raritan 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.....2.59@
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. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1 1/2 in. (Nominal).....\$1.85@

Trap rock, 3/4 in. (Nominal).....1.95@

Crushed limestone, 1 1/2 in.....1.50@ 1.60

Crushed limestone, 3/4 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):

1 1/2 in. (nominal).....\$2.00@

3/4 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.....\$34.50@

Hemlock, W. Va., base price per M.....34.50@

(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, 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.....\$68.00@

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.....\$60.00@ \$64.00

Red oak, quartered, select.....60.00@ 64.00

Maple No. 1.....47.00@

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

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

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

Mason's finishing in 100 lbs. bags, per ton.....\$17.00@

Dry Mortar, in bags, returnable 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, 1/4 in. x 8 ft......12 1/2

Boards, 3/4 in. x 8 ft......15 1/2

Sand—
Screened and washed Cow Bay.

500 cu. yds. lots, wholesale.....\$1.25@

Structural Steel (Plain material at tide-water, 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.....\$0.52@ \$0.52 1/2

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.....83%

Prominent New York Architect Dies.

James Barnes Baker, one of the leading members of the architectural profession in this city, who for a number of years maintained offices in the Presbyterian Building, 156 Fifth avenue, died suddenly at Roosevelt Hospital Monday, June 3. He was fifty-four years of age. Mr. Baker was born in Elizabeth, N. J., in 1864 the son of Henry Martyn and Susan Barnes Baker. After his early studies he entered Lafayette College, where he studied civil engineering, graduating in 1884. During his active career as an architect Mr. Baker designed many buildings of considerable note in this and other cities, among which are included the New York Chamber of Commerce Building, Presbyterian Building, Hanover National Bank, Presbyterian Hospital and others, as well as some of the later structures at Lafayette College. Mr. Baker was an ardent sportsman, and spent considerable of his time in the woods. He was a member of the American Institute of Architects, the Architectural League of New York and the New York Chamber of Commerce and of the Century and University Clubs.

Contract for Country Residence.

The Cauldwell-Wingate Company, 381 Fourth avenue, Manhattan, has obtained a general contract without competition for the erection of a handsome private residence at Oyster Bay, L. I., for William R. Coe, 49 Wall street, owner. The structure will replace the one destroyed by fire early this spring. The plans and specifications for the proposed dwelling will be prepared by Walker & Gillette, architects, 128 East 37th street. The cost of construction is estimated to be in the neighborhood of \$300,000. Details will be available later.

PERSONAL AND TRADE NOTES.

F. G. Lippert, architect, formerly at 132 Nassau street, has moved to 5 Beekman street.

William E. Garrabrant, architect, has moved from 564 Main street to 343 Main street, East Orange, N. J.

James L. Burley, architect, has recently moved his office from 345 Fifth avenue to 299 Madison avenue.

Mott B. Schmidt, architect, has recently moved his offices from 15 East 40th street to 347 Madison avenue.

William F. Henry, general contractor, has moved his office from 1287 East 10th street to 316 Flatbush avenue, Brooklyn.

Homer A. Reid, consulting engineer, has moved his offices from 345 Fifth avenue, Manhattan, to 103 Montague street, Brooklyn.

Joseph F. Rush, for twelve years connected with the Bureau of Buildings of the city of New York, died at his home, 71 East 90th street, Tuesday, June 4. He was forty-eight years of age.

George A. Fuller Company, New York, recently obtained the general contract for the construction of a pulp mill at Temiskaming, Canada, in the Cobalt district, for the Riordan Pulp & Paper Company. The structure will be built of reinforced concrete and will cost approximately \$1,000,000. The plans and specifications were prepared under the direction of the engineers for the Riordan Pulp & Paper Company.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Neptune B. Smyth, 417 East 34th st, Manhattan, has the general contract for a 1-sty brick chipping bldg, 130x30, at the Navy Yard, for the U. S. Government, Navy Dept., C. W. Parks, Public Works Officer, Navy Yard, Bklyn, owner, from privately prepared plans. Cost, \$10,000.

MONTAUK, L. I.—Williams-Gerstle Engineering Co., 198 Broadway, Manhattan, has the general contract for gas holders (foundation), for the U. S. Government,

Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$8,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for erecting a pier and basin. Cost, \$100,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for an extension to the Naval Air Station. Cost, \$185,000.

ROCKAWAY, L. I.—Williams-Gerstle Engineering Co., 198 Broadway, Manhattan, has the general contract for gas holders (foundation), for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$8,000.

PENSACOLA, FLA.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close 11 a. m., June 10, for erecting hangars.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$300,000.

PLANS FIGURING.

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

DWELLINGS.

SOUTH ORANGE, N. J.—William J. Fitzsimons, 207 Market st, Newark, architect, is taking bids on separate contracts, to close about June 10 for a 2 1/2-sty frame dwelling, 35x32, on Montrose av, near Grove rd, for Maurice Hagerstrom, 85 Columbia st, Newark, owner. Cost, \$9,500.

GREAT NECK, L. I.—Otto Young, owner, c/o N. Y. Life Insurance Co., 115 Broadway, Manhattan, and Carl L. Otto, 15 Park Row, Manhattan, architect, are taking bids on the general contract, to close about June 10, for a 2 1/2-sty wooden dwelling, 25x70. The following are figuring the general contract: F. H. Williams, Samuel H. Adams and Cornelius T. Carman, all of Great Neck; F. S. Howell, Pearsall av, Freeport, L. I.; Ansel Raynor, Seaford, L. I.; C. W. Klappert's Sons, 328 East 25th st, Manhattan; W. G. Miller, 24 South Grove st, Freeport, and E. A. Richardson, Flushing, L. I. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Abraham Ruth, 445 Audubon av, owner, is taking bids on separate contracts for a 3-sty fireproof storage bldg, 75x119, at 506-510 West 181st st, from plans by Sommerfeld & Steckler, 31 Union sq, architects. Cost, \$40,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general and separate contracts, to close about June 10, for a 1-sty brick and limestone trim factory, 75x100, in 16th st, for the American Shoe Lace Co., owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects, are taking bids on the general contract 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 & Ear Hospital, 121 Madison av, Manhattan, owner. William Kennedy Const. Co., 215 Montague st, Brooklyn, is figuring the general contract. Cost, \$200,000.

TOWNSHIP OF WARWICK, N. Y.—Charles B. Meyers, 1 Union sq, Manhattan, architect, is taking preliminary estimates for an institution group for the City of New York, Board of Inebriety, 300 Mulberry st, Manhattan, Sylvan Levy, pres., owner. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam and electrical engineer. Will contain two brick dormitory bldgs, administration, receiving and dormitory bldg, kitchen and mess bldg, recreation and educational bldg and two chapels, four inmate cottages, cow barn, dairy, supt.'s cottage, garage, industrial, laundry and storage bldg, power house freight depot, passenger station, horse barn, granary and tuberculosis hospital. Cost, \$200,000.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

Ritch-Hughes Co

EXPERT ADVICE AND SERVICE

INSURANCE AND BONDS

FOR
BUILDING OPERATIONS

Architects' Bldg. 101 PARK AVE.

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

Edward Corning Company Builders

52 VANDERBILT AVENUE
NEW YORK

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

J. P. Duffy Co.

Brick—Cement Masons' Materials Plaster Boards

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

Telephone Sunset 4000

"HAYES" SKYLIGHTS
FIREPROOF WINDOWS
VENTILATORS
METAL LATH

GEORGE HAYES CO.

Office and Works: 71 Eighth Ave., N. Y. C.

PHILMONT, N. Y.—Board of Supervisors of Columbia County, Wesley Ten Broeck, chairman, Court House, Hudson, N. Y., owner, is taking bids on the general and separate contracts for a 2-sty frame tuberculosis hospital, to contain accommodations for 44 patients, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. The following are figuring the general contract: Campbell & Dempsey, Kingston, N. Y.; Lustig & Weil, 103 Park av; McKeown Const. Co., 103 Park av; F. G. Fearon, 280 Madison av; Altieri Construction Co., 101 Park av, and Joseph Benedetto, 147 East 125th st, all of Manhattan. Cost, \$50,000.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—City of Bayonne, Board of Education, James D. Boyd, Secy., City Hall, Av E and 30th st, Bayonne, owner, is taking bids on the general contract, to close 8 p. m., June 13, for retubing the boilers in School No. 9, in East 26th st, and at High School, Boulevard and West 31st st.

STABLES AND GARAGES.

MANHATTAN.—Charles B. Meyers, 1 Union sq, architect, is taking bids on the general contract for alterations to the 4-sty brick garage, 49x100, at 234-6 West 108th st, for Julia Bierman, on premises, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

BLOOMFIELD, N. J.—Owen A. Rogers, 150 Bloomfield av, Bloomfield, owner, is taking bids on the general contract for a 1-sty hollow tile and brick machine shop and two stores, 60x115, at 152 Bloomfield av, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect.

THEATRES.

BROOKLYN, N. Y.—Freel Trust Co., Brooklyn Central Building Corp., E. S. Keogh, in charge, 38 Ashland pl, owner, is taking bids on subs for the 2-sty brick, concrete and terra cotta moving picture theatre, including a roof garden, at the northeast cor of Fulton st and Rockwell pl, for the Mark Strand Theatre Co., 1579 Broadway, Manhattan, lessee, from plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. R. D. Kimball Co., 15 West 38th st, Manhattan, is the steam and ventilating engineer. Cost, \$225,000.

MISCELLANEOUS.

OLEAN, N. Y.—New York State Armory Commission, J. A. Coffey, secy., Telephone Bldg, 158 State st, Albany, N. Y., owner, is taking bids on the general contract to close 3 p. m., June 12, for erecting a State Armory on old site, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$100,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

77TH ST.—Rouse & Goldstone, 510 5th av, completed plans for alterations to the brick apartment house at the southeast cor of 77th st and Columbus av, for the No. 64 West 77th St. Co., Louis Cowan, 44 East 25th st, owner. Owner will take bids on separate contracts. Cost, \$40,000.

57TH ST.—Schwartz & Gross, 345 5th av, completed plans for the alteration of the 4-sty brick dwelling, 25x100, at 52 West 57th st, into apartments and store, for Mrs. Marie N. Davis, owner, and the City Leasehold Corp., 1 East 53d st, lessee and builder. Cost, \$25,000.

DWELLINGS.

52D ST.—James E. Casale, 569 5th av, completed plans for alterations to the 5-sty brick dwelling, 20x94, at 52 West 52d st, for Walter Watson, Hotel Plaza, 5th av and 59th st, owner. Architect will soon take bids on the general contract. Cost, \$8,000.

49TH ST.—E. S. Haynes, 10 East 43d st, completed plans for alterations to the 4-sty brick dwelling, 22x60, at 43 West 49th st, for Paul Baerwald, on premises, owner. Consists of a 1-sty addition, partitions, etc. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

102D ST.—John P. Walther, 147 East 125th st, completed plans for the alteration of the 4-sty brick stable, 35x100, at 202-4 East 102d st, into a warehouse, for Mamie Marks, 208 East 102d st, owner, and Samuel Kasper, lessee. Lessee will take bids. Cost, \$2,500.

STABLES AND GARAGES.

PEARL ST.—Phillip Morris Erickson, 645 East 31st st, Brooklyn, completed plans for a 1-sty brick garage, 47x126, at 122-134 Pearl st, for the Lower New York Realty Corp., 60 Wall st, owner and build-

er, and J. Pitman Co., 29 Front st, lessee. Cost, \$5,000.

65TH ST.—Elbridge G. Snow, 180 West 59th st, owner, has had plans completed privately for alterations to the 6-sty brick garage, 50x97, at 214-16 West 65th st, Robert Christie & Son, 308 West 20th st, have the general contract. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

IRVING PL.—George Dress, 1931 Madison av, completed plans for alterations to the 5-sty brick store, office and hotel, 62x80, at 15-19 Irving pl, for the Kops Realty Co., 21 Irving pl, owner. Architect will take bids on general contract shortly. Cost, \$2,500.

4TH ST.—Louis A. Sheinart, 194 Bowery, completed plans for the alteration of the 4-sty brick store and tenement, 48x52, at 367-377 East 4th st, into a bakery and storage, for Horowitz Bros., Margarten, Inc., 367 East 4th st, owner. Owner will take bids on general contract. Cost, \$10,000.

116TH ST.—M. Joseph Harrison, World Bldg, completed plans for the alteration of the brick tenement at 66 West 116th st into a restaurant, for Ritter Restaurant, 20 Lenox av, owner. Owner will take bids on general contract shortly. Cost, \$6,500.

57TH ST.—B. H. & C. N. Whinston, 509 Willis av, completed plans for the alteration of the 4-sty brick and stone dwelling, 23x100, at 46 West 57th st, into a business bldg, for James C. Colgate, 36 Wall st, owner, and Mrs. Helena Rubinstein 15 East 49th st, lessee. Valentine-Lynch Co., 21 Park Row, is figuring the general contract. Cost, \$17,000.

17TH ST.—Seymour & Schoenwald, Grand Central Terminal, completed plans for alterations to the 11-sty fireproof office bldg, 50x82, at 33-5 West 17th st, for Bedell Co., on premises, owner. Architects will take bids on general contract shortly. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

6TH AV.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for alterations to the 4-sty brick bakery and restaurant, 25x100, at 610 6th av, for Samuel Gruber, 86 West 113th st, owner. Owner will take bids on the general contract soon. Cost, \$6,000.

BROADWAY.—Severance & Van Alen, 4 West 37th st, have revised plans in progress for alterations to the 8-sty fireproof office bldg, 89x155, at 18 Broadway, for Elmer Smathers, 304 West 75th st, owner, and Felix Isman, Inc., 501 5th av, agent for owner. Bids will be taken about July 27. Cost, \$50,000.

THEATRES.

BROADWAY.—Herbert J. Krapp, 116 East 16th st, completed plans for a 2-sty fireproof theatre and store, 189x213, on Broadway, 160th st and Ft. Washington av, for the City Real Estate Co., 176 Broadway, owner. Cost, \$100,000.

Bronx.

STORES, OFFICES AND LOFTS.

TREMONT AV.—E. J. Jones, 414 Madison av, completed plans for alterations and a 1-sty brick extension, 20x124, to the 1-sty brick shop, on the south side of Tremont av, 75 ft east of West Farms road, for the Bronx Co., on premises, owner. Cost, \$3,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Cohn Bros., 361 Stone av, completed plans for three 4-sty brick tenements and stores, 60x88, in the east side of Powell st, 100 ft north of Newport av, for William Max, 156 Broadway, Manhattan, owner and builder. Cost, \$120,000.

BEDFORD AV.—H. J. Nurick, 957 Broadway, has plans in progress for alterations to the 3-sty frame tenement and store at the southeast cor of Bedford and Lafayette avs, for Mrs. Driesler, 410 De Kalb av, owner and builder. Cost, \$3,000.

DWELLINGS.

51ST ST.—Alexander Kirschner, 4812 12th av, completed plans for four 2 and 2½-sty frame dwellings, 18x40, in the south side of 51st st, 240 ft and 120 ft east of 16th av, for Harris Willner, 4706 13th av, owner and builder. Cost, \$20,000.

HOMECREST AV.—William C. Winters, 106 Van Sicklen av, completed plans for three 2-sty brick dwellings, 18x47, on the west side of Homecrest av, 425 ft west of Av W, for Charles Rosiello, 1360 70th st, owner and builder. Cost, \$15,000.

EAST 7TH ST.—M. Joseph Harrison, World Bldg, Manhattan, completed plans for two 2½-sty frame and stucco cottages, 18x50, at East 7th and East 8th sts, north of Av I, for the Kensington Homes Corp., 614 West st, owner and builder. Owner is taking bids on subs and materials. Cost, \$7,000 each.

STILLWELL AV.—J. J. Galizia, 2845 West 23d st, completed plans for a 1-sty frame dwelling, 20x36, at the northeast cor of Stillwell av and Av Z, for Antoinette Lafame, 259 Av Z, owner. Cost, \$3,000.

WEST 29TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for five 2-sty brick dwellings, 20x65, in the west side of West 29th st, 340 ft south of Mermaid av, for Keap Construction Co., 150 Hart st, owner and builder. Total cost, \$27,500.

WEST 28TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for seven 2-sty brick dwellings, 20x55, in the west side of West 28th st, 270 ft north of Mermaid av, for the Paul Building Co., 515 Park av, owner and builder. Total cost, \$38,500.

48TH ST.—Alexander Kirschner, 4812 12th av, completed plans for a 2-sty frame dwelling, 26x56, in the west side of 48th st, 420 ft west of 14th av, for the Armor Construction Co., 1534 40th st, owner and builder. Cost, \$10,000.

RIDGE BLVD.—J. R. Edwards, 7616 Ridge Blvd, completed plans for a 2-sty brick dwelling and garage, at the northeast cor of Ridge Blvd and 86th st, for Frank S. Pendleton, 84th st, Bklyn, owner. Cost, \$4,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, completed plans for a 1-sty frame dwelling, 24x50, in the west side of West 24th st, 370 ft north of Mermaid av, for Rose Sylvestre, 2853 West 15th st, owner. Cost, \$3,000.

EAST 18TH ST.—Slee & Bryson, 154 Montague st, completed plans for two 2½-sty frame dwellings, 22x42, in the west side of East 18th st, 160 ft north of Av H, for Edward T. Dickinson, 1139 East 19th st, owner and builder. Total cost, \$16,000.

EAST 19TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, 22x40, in the west side of East 19th st, 300 ft south of Av K, for Edward T. Dickinson, 1139 East 19th st, owner and builder. Cost, \$10,000.

14TH AV.—M. A. Cantor, 373 Fulton st, completed plans for an extension to the 2½-sty frame dwelling at the southwest cor of 14th av and 51st st, for Kelso Const. Co., 4408 14th av, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

41ST ST.—William Richter, 1028 East 2d st, completed plans for a 1-sty brick storage bldg, 200x340, at the southeast cor of 41st st and 2d av, for the Realty Associates, 162 Remsen st, owner and builder. Cost, \$30,000.

44TH ST.—F. R. Ashfield, 350 Fulton st, completed plans for an extension to the factory in the south side of 44th st, 100 ft east of 2d av, for Frederick H. Levey Co., on premises, owner. Cost, \$3,000.

SHEPHERD AV.—R. I. Dodge, 11 Broadway, Manhattan, completed plans for interior alterations to the 2-sty factory, on the west side of Shepherd av, 91 ft north of Atlantic av, for the American Numbering Machine Co., 224 Shepherd av, owner. Cost, \$6,000.

SCHOOLS AND COLLEGES.

DENSON AV.—H. M. Devoe, 131 Livingston st, completed plans for alterations to the 1 and 2-sty brick Public School No. 97, at the southwest cor of Denson and 25th avs, for the City of New York, Board of Education, Arthur S. Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg, Manhattan, owner. Owner will advertise for bids. Cost, \$7,000.

CONEY ISLAND.—Boris W. Dorfman, 26 Court st, has plans in progress for a 3-sty brick and limestone school and meeting hall, 50x100, for the Talmud Torah Assn, owner. Will also contain gymnasium and auditorium. Cost, \$30,000.

STABLES AND GARAGES.

EAST 4TH ST.—M. A. Cantor, 373 Fulton st, completed plans for six 1-sty brick garages, 18x18, in the east side of East 4th st, 140 ft south of Cortelyou rd, for Arene Homes Corp., 1077 East 12th st, owner and builder. Total cost, \$18,000.

BROADWAY.—H. A. Nurick, 957 Broadway, completed plans for a 2-sty brick garage, 69x102, at the southeast cor of Broadway and 10th st, for Herman Goldstein, on premises, owner. Architect will take bids on general contract shortly. Cost, \$75,000.

GRAND ST.—Cohn Bros., 361 Stone av, have plans in progress for a 1-sty brick public garage, 100x100, in the south side of Grand st, 175 ft east of Waterbury st, for Shokhoff & Fein, owners and builders. Cost, \$30,000.

79TH ST.—Carlson & Wiseman, 226 Henry st, completed plans for twelve 1-sty brick garages, 16x19, at the southwest cor of 79th st and 6th av, for the Johnson

Construction Co., 79th st and 5th av, owner and builder. Total cost, \$6,000.

THEATRES.

CONEY ISLAND.—Charles M. Straub, 147 4th av, Manhattan, has plans in progress for a 1-sty brick theatre, 80x113, with a seating capacity of 1,800, at the northeast cor of Surf av and West 31st st, for Max Splitzer, 46 Wooster st, Manhattan, owner. Architect will take bids on separate sub-contracts about June 12. Cost, \$40,000.

FLATBUSH AV.—M. A. Cantor, 371 Fulton st, completed plans for alterations to the 1-sty brick moving picture theatre, on the east side of Flatbush av, 30 ft north of Dean st, for the Dean Theatre Co., 201 Flatbush av, owner and builder. Consists of increasing seating capacity by 400 seats, new balcony and fireproof partitions. Cost, \$35,000.

Queens.

DWELLINGS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling, 33x22, in the east side of 23d st, 140 ft north of State st, for G. E. Watson, Flushing, owner. Cost, \$4,500.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for five 2-sty frame dwellings, 16x38, on the east side of Dakota av, 69 ft north of Rockaway rd, for the Gascoyne Realty Co., Manor av, Woodhaven, owner and builder. Total cost, \$15,000.

JAMAICA, L. I.—Charles Infanger & Son, 2634 Atlantic av, Bklyn, completed plans for two 2-sty frame dwellings, 16x38, on the north side of 87th av, 174 ft east of 139th st, for Eiermann Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Cost, \$6,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for eight 2-sty frame dwellings, 16x38, in the north side of Bailey Court, 90 ft east of Bigelow av, for the Gascoyne Realty Co., Woodhaven, L. I., owner and builder. Cost, \$24,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2-sty frame dwellings, 52x19, on the east side of Diamond av, 991 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, owners and builders. Cost, \$10,000.

Don't Forget About Outlets

Whether remodeling or building brand new it would be well to provide plenty of outlets for electric appliances. Now is the time to do this, when your plans are forming and before construction gets too far under way

More than ever before, tenants are requiring electric devices for office and factory work. The coming months, for example, will see an unprecedented use of electric fans. These and other motor-driven conveniences must be placed as desired and in ample numbers. Outlets, therefore, should be numerous and suitably located

This is no longer a question of frills. It has come instead to be an index of the up-to-dateness and "go" of rentable property. Plan for it now. Our experts will be glad to lend you any assistance

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Gnybco

COPYRIGHT APPLIED FOR

Good
New
York
Buildings
Carry
Only

GREATER NEW YORK BRICK CO.

Gnybco Brands

Phone, Murray Hill, 761 103 Park Ave.

INSURANCE

34 West
33d St.



Mad. Sq.
3060

COMPENSATION
LIABILITY
ACCIDENT

POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

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

BAKER'S SPECIFICATION STEEL SASH PUTTY

Is Guaranteed to give Absolutely Satisfactory Service without running, sagging or falling away from sash for a period of at least ten years, though by reason of the high quality of its composition, it can be relied upon to give service for many times this period.

WILLIAM T. BAKER Inc.
218-232 Suydam Ave., Jersey City, N. J.

Are You Moving?

We remodel your old fixtures so as to harmonize with the new surroundings. Our past experience enables us to serve you most economically and expeditiously. Let us assist you with layouts, plans, estimates—without obligations.

JOHN N. KNAUFF Fine Cabinet Work

334 Fifth Ave. (at 33rd St.), New York
Tel. Madison Square 1754

MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 2-sty brick dwelling and bakery, 25x60, in the north side of Wayne st, 100 ft east of Hinman st, for Michael Getzky, 40 Wayne st, Middle Village, owner and builder. Cost, \$7,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for three 2-sty frame dwellings, 16x38, on the west side of Woodhaven av, 100 ft north of Fulton st, for Frederick Trump, 154 1st st, Woodhaven, owner and builder. Cost, \$12,000.

EDGE MERE, L. I.—Walter Verity, 12 North Division av, Rockaway Beach, L. I., owner, has had plans completed privately for four 1-sty frame dwellings, 16x28, at the northwest cor of Ocean av and Beach 49th st. Cost, \$4,000.

SOUTH OZONE PARK, L. I.—Frederick Brenig, South Ozone Park, completed plans for three 2-sty frame dwellings, 14x34, at the northwest cor of Walnut st and Sutter av, for Thomas F. Malone, South Ozone Park, owner and builder. Cost, \$7,500.

BEECHURST, L. I.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x25, in the west side of 28th st, 260 ft east of 6th av, for Harry A. Benson, 229 West 109th st, Manhattan, owner. Cost, \$8,000.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 2-sty brick dwelling and office, 20x52, on the south side of Metropolitan av, 131 ft west of Hinman st, for Dr. John F. Timmes, 2160 Metropolitan av, Middle Village, owner. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—John M. Baker, 9 Jackson av, L. I. City, has plans in progress for a 1-sty brick storage bldg, 100x100, in 6th st, for J. W. Coulston & Co., West av and 6th st, L. I. City, owner. C. C. Woodruff & Co., 213 10th st, L. I. City, has the general contract, and Clark & Tunison, 17 Queens st, Astoria, L. I., has the carpentry contract. Cost, \$8,000.

STABLES AND GARAGES.

LONG ISLAND CITY—H. J. Nurick, 957 Broadway, Bklyn, has plans in progress for a 2-sty brick public garage, 95x105, at 5th and Webster avs, for the Triangle Holding Co., 44 Court st, Bklyn, owner and builder. Cost, \$75,000.

LONG ISLAND CITY.—National Bridge Works, Review av, L. I. City, owner, has had plans completed privately for a 1-sty brick garage, 60x40, in the north side of Young st, 230 ft west of Star av. Owner will take bids on separate contracts from a selected list of bidders. Cost, \$6,000.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—E. A. Burke, New Brighton, S. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 26x28, in the north side of Park pl, 100 ft east of Franklin av. Ole O. Odegaard, 210 Faber st, Port Richmond, has the general contract. Cost, \$4,000.

PORT RICHMOND, S. I.—Olaf Thompson, 134 Clinton av, Port Richmond, owner, has had plans completed privately for a 2½-sty frame dwelling, 20x45, on Hageman pl, cor Decker av. Ole O. Odegaard, 210 Faber st, Port Richmond, has the general contract. Cost, \$4,000.

Nassau.

BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, completed plans for a 1-sty brick bank bldg, on Audrey av, for the Oyster Bay Bank, Audrey av, Oyster Bay, owner. Architects will soon take bids on general contract.

SCHOOLS AND COLLEGES.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition containing six classrooms, to the Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, L. I., owner. Cost, \$40,000.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, completed plans for a 2-sty brick addition containing eight classrooms and auditorium, to the Highland School, for the Board of Education, Dr. J. H. Bogart, pres., opp. Clock Tower, Roslyn, L. I., owner. Cost, \$60,000.

THEATRES.

KENSINGTON, L. I.—Walter L. Hopkins, 875 West 181st st, Manhattan, completed plans for a 1-sty wood and stucco casino, 27x58, at Waterside Park, for C. E. Jin Gay, Kensington, owner. W. E. Dodge, 711 Main st, Stamford, Conn., will figure the general contract. Cost, between \$8,000 and \$10,000.

Westchester.

BANKS.

YONKERS, N. Y.—W. F. Snyder, Flag Bldg, Yonkers, will draw plans for a 2-sty brick bank bldg, at 16 Palisade av, for the Yonkers Building & Loan Assn. William Hetherington, chairman Bldg. Com., 22 South Broadway, Yonkers, owner. Details will be available later.

DWELLINGS.

PELHAM MANOR, N. Y.—F. T. Bacon, owner, c/o Cross & Brown, 18 East 41st St., Manhattan, owner, contemplates erecting a 3-sty brick dwelling, 55x36, on Monterey av. Architect will be announced later. Cost, \$20,000.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, and Kendall Taylor & Son, 93 Federal st, Boston, Mass., associate architects, have planning completion for a 3-sty brick nurses' home, 95x40, for the Yonkers Homeopathic Hospital & Maternity, 12 Ashburton av, Yonkers, owner. Architect will take bids on general contract June 1.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welton, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment house, 57x110, at 156-158 Belmont av, for the Katz Building & Const. Co., 386 Baldwin av, Jersey City, owner and builder. Owner will take bids on separate contracts. Cost, \$65,000.

CHURCHES.

PATERSON, N. J.—Van Vlandren Culver, 140 Market st, Paterson, has plans in progress for a 1-sty brick, stone and terra cotta church, about 60x80, North 8th st and Fairview av, for the Prospect Park Reformed Church, Rev. William P. Heeres, pastor, 262 North 7th st, Prospect Park, Paterson, owner. Architects will take bids on general contract about June 10. Cost, \$30,000.

DWELLINGS.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, has plans nearing completion for three 2½-sty dwellings, 28x30 and 30x32, in Oak st for William Platt, 152 Market st, Paterson, N. J., owner and builder. Owner will take bids on subs and materials shortly. Cost, \$5,000 each.

HAWTHORNE, N. J.—A. L. Vegliani, 42 Passaic st, Garfield, N. J., has plans in progress for a 2½-sty frame dwelling, x50, for Gaetano Grainta, 149 Putnam Paterson, N. J., owner. Cost, \$5,000.

PASSAIC, N. J.—Herman Fritz, New Bldg, Passaic, has plans in progress for alterations and addition to the 2½-sty frame and shingle dwellings, at 221 Paterson av, for Benjamin Taylor, owner. Cost, between \$5,000 and \$6,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—J. E. Barbour & Crooks av, Paterson, owner, has had plans completed privately for an addition, 2x105, to the brick factory in South 2d st, John W. Ferguson Co., 152 Market st, Paterson, has the general contract and will also do the mason and carpentry work.

HALLS AND CLUBS.

JERSEY CITY, N. J.—Abraham Davis, Newark av, Jersey City, completed plans for alterations and addition to the 3-frame Y. M. H. A. bldg., at 438 Sip av, the Young Men's Hebrew Assn, owner, architect. Consists of altering the 3-frame bldg and adding a new 3-sty brick addition, 50x60, to same. Architect will take bids on separate contracts about June 11.

SCHOOLS AND COLLEGES.

HACKENSACK, N. J.—Frank Eurich, 173 Main st, Hackensack, N. J., has plans in progress for the renovation of old high school bldg, at 1st st and Central av, in a 2-sty brick primary school, for the Board of Education of Hackensack, H. A. Beres, pres., 331 State st, Hackensack, N. J., owner. Cost, between \$12,000 and \$15,000.

STABLES AND GARAGES.

EAST ORANGE, N. J.—Frank Grad, Springfield av, Newark, has plans in progress for a 1-sty brick public garage and six stores, 150x100, in Main st, for Herm & Co., 73 Bank st, Newark, owner and builder. Owner will do the mason and carpentry work. Cost, \$20,000.

MISCELLANEOUS.

ASBURY PARK, N. J.—Joseph Rausch Kolb, 340 Madison av, Manhattan, owner and builder, contemplates erecting a 2-sty reinforced concrete officers' barracks and garage (block front 350x100) on the east side of Grand av, from S view to Franklin avs, for the U. S. Government, Dept. of U. S. A., Lieut. R. Marshall, Jr., Construction Division, and B sts, N. W., Washington, D. C., lessee.

Other Cities.
CHURCHES.

CATTARAUGUS, N. Y.—William T. Towner, 100 Morningside dr, Manhattan, has plans in progress for a 1½-sty frame, stucco and half-timber church, 50x70, with a seating capacity of 300, for the Methodist Episcopal Church, A. M. Mowry, chairman Bldg Commission, Cattaraugus, owner. Plans will be ready for bids about June 24. Cost, \$30,000.

HALLS AND CLUBS.

HERKIMER, N. Y.—Stanley W. Cassidy, Herkimer, N. Y., completed plans for a 2-sty brick lodge bldg, 45x90, in the south side of Green st, east of Main st, for Bethel Lodge, I. O. O. F., Arthur Lansing, Dr. E. G. Kern, N. P. Sharp and Ralph Moore, of Bldg. Com., all of Herkimer, N. Y., owner. Architect will take estimates on general contract at once, to close about June 12. Cost, \$30,000.

SCHOOLS AND COLLEGES.

CATTARAUGUS, N. Y.—W. T. Towner, 100 Morningside dr, Manhattan, has plans in progress for a brick and stone high and grade school, to include a community hall seating 600, for the Board of Education of Cattaraugus, A. M. Mowry, chairman Bldg Commission, Cattaraugus, N. Y., owner. Plans may be seen after June 14 at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan; Iroquois Bldg, Buffalo, and Bessemer Bldg, Pittsburgh, Pa.

MISCELLANEOUS.

NEWBURGH, N. Y.—Newburgh Shipyards, Inc., owner and builder, E. D. Desmond, pres., and G. W. Burnham, supt., in charge, on premises, is having plans prepared privately for a 1 and 2-sty frame guard house, officers' quarters and barracks, 26x238, at the Newburgh Shipyards.

FREDONIA, N. Y.—Village of Fredonia, Temple st, Fredonia, N. Y., Henry Drake, pres., contemplates making improvements to the filtration plant, from plans by H. C. Kittredge, 704 German Insurance Bldg., Rochester, N. Y., engineer. Consists of stand pipe and cast-iron piping. Cost, \$100,000.

CONTRACTS AWARDED.

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

NEW ROCHELLE, N. Y.—J. Mulholland, 57 Lawton st, New Rochelle, has the general contract for a 2½-sty dwelling, 45x26x30, on Whitfield ter, for Mrs. Charles Benedict, owner, from plans by F. G. Frost, 19 West 44th st, Manhattan, architect. Cost, \$10,000.

MONTCLAIR, N. J.—George Engstrom Co., 251 Grove st, Montclair, N. J., has the general contract for alterations and addition to the 2½-sty frame dwelling at 13 James st, for Miss Caroline L. Law, on premises, owner, from plans by Christopher Myers, Crane Bldg, Montclair, architect. Cost, \$3,500.

YAPHANK, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 1-sty and mezzanine frame nurses' home, 30x85, at Camp Upton, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans.

STABLES AND GARAGES.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the

general contract for a 2-sty brick stable, loft and garage, 25x100, at the southeast cor of Bryant and Clinton sts, for the Mutual Lumber & Towing Co., 217 Produce Bldg, Manhattan, owner, Mr. Anderson in charge, from plans by James A. Boyle and F. E. Kelly, Arbuckle Bldg, Brooklyn, architects. Cost, \$18,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—P. S. Lane, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick storage bin, 14x14, at the northwest cor of 55th st and 1st av, for the Kings County Lighting Co., on premises, owner, from plans by Ralph Henry, 110 West 40th st, Manhattan, architect. Cost, \$10,000.

BROOKLYN, N. Y.—William P. McGarry, 143 Noble st, has the general contract for a 3-sty brick factory, 60x100, at the northwest cor of Eagle and Franklin sts, for the Gotham Can Co., on premises, owner, from plans by Eisendrath & Horowitz, 18 East 41st st, Manhattan, architects. Cost, \$35,000.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.

ATLANTIC SLATE WORKS, Inc.

FURNISHERS AND SETTERS

SLATE Plumbers, Structural, Roofers, Electrical

BLACKBOARDS MARBLE AND TILE

436 West 31st Street. Phone, Chelsea 4635

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.

Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

TELEPHONE, KENMORE 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

THE JOHN C. ORR COMPANY

LUMBER AND TIMBER, FLOORING AND CEILING

OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS

BORO OF BROOKLYN

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—H. H. Oddie, Inc., 251 4th av, has the general contract and is taking bids on all subs for alterations to the 4-sty brick and stone apartment, two stores and offices, at 38 West 57th st, for the Estate of George Arents, 511 5th av, owner, from plans by Lewis Colt Albro, 2 West 47th st, architect.

MANHATTAN.—John J. Hearn Const. Co., 1036 6th av, has the general contract for alterations to the 4-sty brick and stone studio apartments, 22x80, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner, from plans by Andrew J. Thomas, 137 East 45th st, architect. Cost, \$15,000.

BANKS.

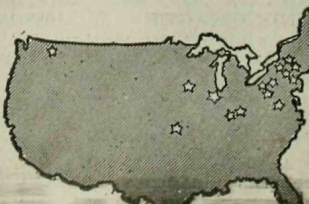
DARIEN, CONN.—F. H. Wakeham, 4 West 47th st, Manhattan, has the general contract for a 3-sty brick and stone bank and apartments, 40x75, at Main and Centre sts, for the Home Bank & Trust Co., owner, c/o Henry M. Baker, pres., Darien, Conn., owner, from plans by Frederick P. Hill, 299 Madison av, Manhattan, architect. Cost, \$50,000.

DWELLINGS.

MANHATTAN.—Thomas J. McWalters, 225 5th av, has the general contract for alterations to the 4-sty brick dwelling, 25x55, at 125 East 39th st, for Dr. Roger H. Dennett, 125 East 39th st, owner, from privately prepared plans. Cost, \$4,500.

LEHIGH CEMENT

NATIONAL

DISTRIBUTION  REPUTATION

BROOKLYN, N. Y.—William McGarry, 306 Freeman st, Bklyn, has the general contract for a 3-sty brick factory, 60x100, at the northwest cor of Eagle st and Franklin av, for the Gotham Can Co., on premises, owner, from plans by S. B. Eisendrath, B. Horowitz and Block & Hesse, associate architects, 18 East 41st st, Manhattan. Cost, \$35,000.

LONG ISLAND CITY—Peter Guthy, 926 Broadway, Bklyn, has the general contract for rebuilding the 1 and 2-sty brick factory, 200x255, at 3d and Oliver sts, for the Meurer Steel Barrel Co., 575 Flushing av, Brooklyn, owner, from plans by L. Allmendinger, 20 Palmetto st, Bklyn, architect.

BROOKLYN, N. Y.—R. W. Smith, 638 Lexington av, Manhattan, has the general contract for a brick warehouse, 78x91, on the west side of 2d av, 290 ft west of Bond st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from plans by C. A. Ellis, architect. Cost, \$45,000.

ST. GEORGE, S. I.—Youngstown Construction Co., 10 Maiden lane, Manhattan, has the general contract for a 1-sty frame ice plant, 26x250, for the Baltimore & Ohio Railroad Co., c/o D. A. Willard, pres., B. & O. Bldg, Baltimore, Md., owner, from plans by M. A. Long, architect and engineer, c/o owner.

WISNER, N. Y.—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty terra cotta block, steel and concrete factory, 48x102, for the Warwick Valley Milk Products Co., Wisner, N. Y., owner, from plans by Frederick L. Smith, 21 East 40th st, Manhattan, architect.

DUMONT, N. J.—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame and stucco inn, 150x45, at Camp Merritt, for the Camp Merritt Inn, owner, from plans by Edward L. Tilton and Alfred M. Githens, 52 Vanderbilt av, Manhattan, architects. Includes two 1½-sty wings, 75x45 ft each. Will contain 13 stores on 1st floor, arcade and restaurant.

MISCELLANEOUS.

JERSEY CITY, N. J.—Clinton Contracting Co., 306 Charles st, West Hoboken, N. J., has the general contract for repaving with asphalt pavement on Newark and Baldwin avs, for the Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, City Hall, Jersey City, owner.

JERSEY CITY, N. J.—W. T. S. Critchfield, 54 5th st, Hoboken, N. J., has the general contract for repairs to the asphalt pavements in Grove, Montgomery, Anderson, Mercer and Varick sts, etc., for the Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, City Hall, Jersey City, owner.

JERSEY CITY, N. J.—W. T. S. Critchfield, 54 5th st, Hoboken, N. J., has the general contract for repaving on present foundation on Bergen av, from Communi-paw to Fairmount avs, for the Board of Commissioners of Jersey City, Frank A. Dolan, City Hall, Jersey City, owner.

NEWARK, N. J.—E. M. Waldron, Inc., 665 Broad st, Newark, has the general contract for a 1-sty reinforced concrete power house, with hollow tile curtain walls, 37x70, on Hamburg pl, for the Heller & Merz Co., Eugene Merz, treas. and mgr., on premises, owner, from plans by R. G. Cory, 39 Cortlandt st, Manhattan, engineer.

PELHAM BAY, N. Y.—Stevenson & Cameron Co., 37 West 25th st, Manhattan, has the general contract for a 1-sty and mezzanine frame Red Cross Bldg, 100x100, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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.

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.

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.

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.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

EASTERN SUPPLY ASSOCIATION will hold its summer meeting at the Hotel Astor, June 12. There will be morning and afternoon sessions. A program of unusual excellence is being arranged.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will hold its annual convention in Chicago June 20 to 22. Headquarters will be at the Hotel La Salle.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete in the preparation for and waging of war.

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

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, June 11, 10 a. m.

Under Building Zone Resolution.

- 980-18—122-124 Kingsland av, Brooklyn.
- 963-18—2969-2973 West 28th st, Brooklyn.
- 1006-18—81 India st, Brooklyn.
- 1012-18—263-265 West 124th st, Manhattan.
- 1013-18—129 Carroll st, Brooklyn.
- 1154-18—224-226 Shepherd av, Brooklyn.
- 947-18—604 Pacific st, Brooklyn.
- 948-18—472-82 Sterling pl, Brooklyn.
- 954-18—S. S. Archway pl, 125 ft. E. of Continental av, Forest Hills, L. I.
- 937-18—534 Livonia av, Brooklyn.
- 901-18—191 West Houston st, Manhattan.
- 849-18—112-116 East 32d st, Manhattan.

Appeals from Administrative Orders.

- 352-18—92 Front st, Manhattan.
- 973-18—66 Myrtle av, Flushing, L. I.
- 974-18—697-701 Greenwich st, Manhattan.
- 979-18—226-230 West 59th st, Manhattan.
- 978-18—11-17 Fifth av, Manhattan.
- 977-18—3327 Decatur av, The Bronx.
- 985-18—121-131 West 19th st, Manhattan.
- 999-18—2201-2211 Tilden av, Brooklyn.
- 998-18—664-86 Coney Island av, Brooklyn.
- 1000-18—498 St. Marks av, Brooklyn.
- 2143-17—1943-1945 Pitkin av, Brooklyn.
- 2198-17—317-23 Kent av and 23-30 South 3d st, Brooklyn.
- 941-18—163 Hamburg av, Brooklyn.
- 968-18—341-349 Troy av, Brooklyn.
- 1010-18—South side 125th st, 313 feet east of First av, Manhattan.
- 1029-18—26-32 Lispenard st, Manhattan.
- 1031-18—Central and Cornaga avs, Far Rockaway, N. Y.
- 1028-18—28 East 85th st, Manhattan.
- 790-18—117 Hopkins st, Brooklyn.
- 1007-18—81 India st, Brooklyn.
- 452-18—63-65 Wall st, Manhattan.
- 1171-18—401-7 Seventh av, 137-9 West 32d st and 128-70 West 33d st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 13, at 10 a. m.

Petitions for Variations.

- 965-18-S—958-964 University av, The Bronx.
- 408-18-S—125-127 Grand st, Manhattan.
- 976-18-S—233-235 Pearl st and 118-120 John st, Manhattan.
- 1506-17-S—240 East 153d st, The Bronx.
- 1660-17-S—401 West Broadway, 162 Spring st, Manhattan.
- 2092-17-S—16-18 Reade st, Manhattan.
- 2282-17-S—84 Bowery, Manhattan.
- 2159-17-S—110-112 Fifth av, Manhattan.
- 1659-17-S—21 Bond st, Manhattan.
- 1002-18-S—360 Seventh av, Manhattan.
- 1009-18-S—134 West 23d st, Manhattan.
- 622-18-S—132 West 23d st, Manhattan.
- 1004-18-S—627-629 West 50th st and 622-632 West 51st st, Manhattan.
- 1005-18-S—614-618 West 51st st, Manhattan.
- 702-18-S—6-10 Wooster st, Manhattan.
- 1261-17-S—17-19 West 17th st, Manhattan.
- 690-18-S—48 Sheriff st, Manhattan.
- 1011-18-S—36 East 23d st, Manhattan.
- 833-18-S—36 East 23d st, Manhattan.
- 1014-18-S—397 Sixth av, Manhattan.
- 1015-18-S—10 East 57th st, Manhattan.
- 1025-18-S—714 Fifth avenue, Manhattan.
- 1068-18-S—107-9 Bleecker st, Manhattan.
- 1069-18-S—58 West 15th st, Manhattan.
- 1070-18-S—45-51 Lispenard st, Manhattan.
- 1071-18-S—74 Leonard st, Manhattan.
- 1072-18-S—51-3 Maiden lane, Manhattan.
- 1073-18-S—139-41 Spring st, Manhattan.
- 1074-18-S—159 West 25th st, Manhattan.
- 1075-18-S—151-5 West 25th st, Manhattan.
- 1076-18-S—48 Leonard st, Manhattan.
- 1077-18-S—56 East 13th st, Manhattan.
- 1078-18-S—58 East 11th st, Manhattan.
- 1079-18-S—28-30 Waverly pl, Manhattan.
- 1080-18-S—17-19 Washington pl, Manhattan.
- 1081-18-S—32-4 West 20th st, Manhattan.
- 1082-18-S—60 West 15th st, Manhattan.
- 1083-18-S—17-19 White st, Manhattan.
- 1084-18-S—27-9 West 4th st, Manhattan.
- 1085-18-S—41 Worth st, Manhattan.
- 1086-18-S—74 Leonard st, Manhattan.
- 1087-18-S—23-5 Lispenard st, Manhattan.
- 1088-18-S—514-16 Broadway and 60-4 Crosby st, Manhattan.
- 1089-18-S—60-2 Lispenard st, Manhattan.
- 1090-18-S—18 East 14th st, Manhattan.
- 1091-18-S—35-7 White st, Manhattan.
- 1092-18-S—345-9 West 40th st, Manhattan.
- 1093-18-S—133-37 East 16th st, Manhattan.
- 1094-18-S—85-9 Bleecker st and 214 Mercer st, Manhattan.
- 1095-18-S—48 West 22d st, Manhattan.
- 1096-18-S—31-5 West 15th st, Manhattan.
- 1097-18-S—654 Broadway, Manhattan.
- 1099-18-S—32-4 East 31st st, Manhattan.

SPRINKLER

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

Installed as a Local System or for Central Office Service.

AUTOMATIC

**FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

**AUTOMATIC
FIRE ALARM CO.**

**416 Broadway
New York City**

FRANKLIN 4188

**Shades, Awnings
and Canopies**

The fact that we have been established since 187, specializing in shades, awnings, and the like, places us in a position where we are able to insure satisfaction to our customers.

We are also specialists in decorative lettering—either on your own material or those we supply.

Our prices are most reasonable, and you will be greatly satisfied after giving us a trial.



PHONE: Franklin 2216

F. J. KLOES

243 Canal St., New York

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