

Buy Down Town Property to Save Paying Rent More Sales East of Broadway Below City Hall in the Last Twenty Months Than in the Previous Twenty Years

By CHARLES F. NOYES

DOWNTOWN real estate has proved its worth. I can state positively that when a parcel in this locality is properly selected it is the one best investment that can be made.

This statement is made notwithstanding the fact that the real estate market has been and is handicapped by the absence of mortgage money for reasons perfectly well known by realty experts, and notwithstanding the "knocks" real estate has received until recently by alleged fire prevention experts and various City and State authorities who tried to over-regulate and over-inspect it until it might be bled to death.

Incidentally thanks are due to Thomas J. Drennan, our present Fire Commissioner, and Dr. William F. Doyle, the best Fire Prevention Chief in my time, for their efforts to correct this pernicious practice.

There are persons who are offering gratuitous advice to possible investors to keep out of the real estate market at the present time and to invest their money in other securities. These people are usually unfortunate individuals who inherited or purchased over-capitalized buildings, erected during a boom, with an abnormally high rent roll and an equally abnormal mortgage as their only merit. They believed they had value when true underlying value did not exist, as might be indicated on the basis of reproduction, and they have been writhing, and twisting, and lamenting their fate because a perfectly reasonable and just mortgagee has been asking payments on account of the abnormally high loan.

There are five facts that will surprise the ordinary follower of the real estate market:

First.—On the lower East Side more property has been sold during the past twenty months than during the previous twenty years.

Second.—The buying has been largely for occupancy and for investment.

Third.—Many sales have been on a strictly all-cash basis.

Fourth.—Property in this section has never been more eagerly sought, either for rental or purchase.

Fifth.—Rentals have increased, only a little space is available, and while a few years ago real estate was dormant, now it is in active demand at good prices, despite the adverse conditions referred to.

Yes, more property has been sold on the lower East Side during the past twenty months than during the past twenty years, and this in a market where mortgage loans are difficult or impossible to secure, and with the most adverse conditions due to local causes and aggravated by the world conflict. This fact alone is full of significance, and an analysis of the character of the very recent buying is interesting.

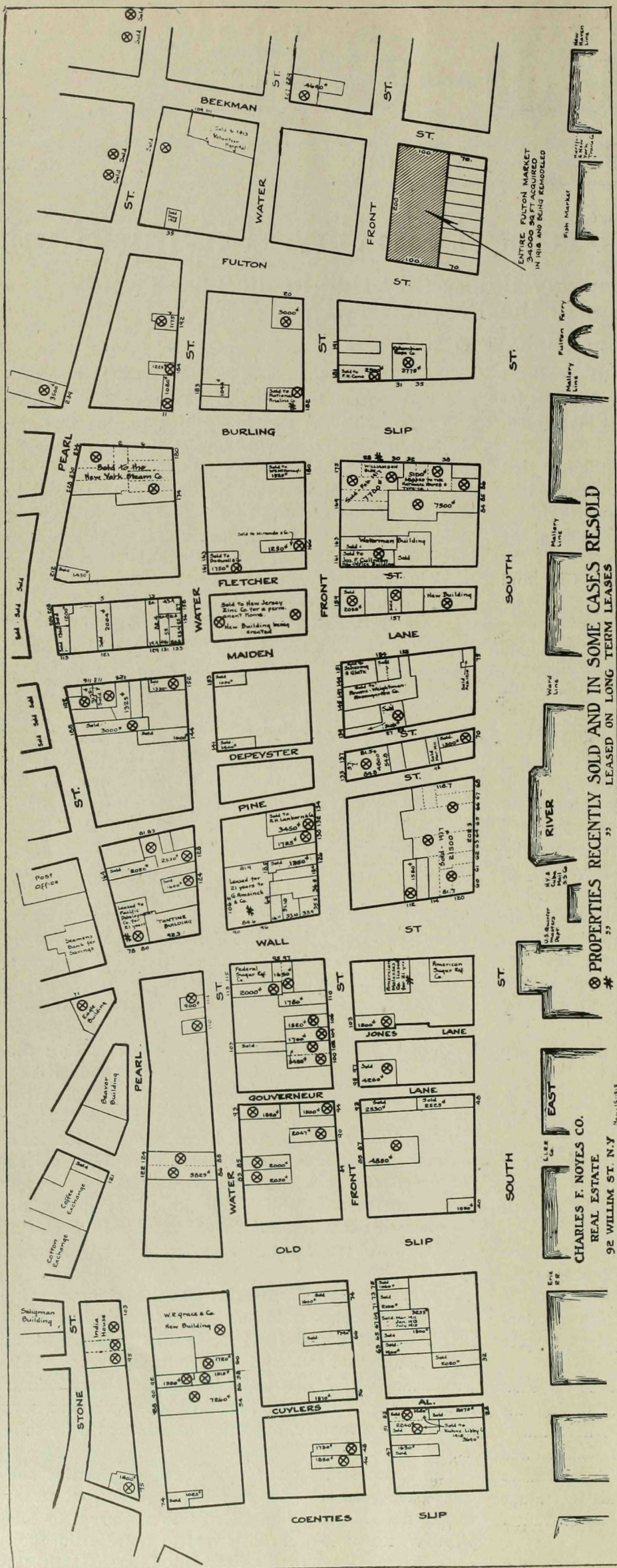
The recent purchase of the 34,000 square foot plot

taking in the block on Nassau street from Maiden lane to Liberty street, by the Federal Reserve Bank at over \$3,000,000, with the certain additional value that the ultimate improvement will bring to the neighborhood; the purchase of the eight or ten buildings taking in the entire block on Maiden lane to Fletcher from Front to Water; and the erection of the new modern building by and for the New Jersey Zinc Co., is certain to help Maiden lane from Broadway to the East River and the contiguous property.

Other purchases that can be referred to of great significance are the plot of 27,000 sq. ft. of ground, 13-27 Broadway to the Cunard Line; the purchase of 35-39 Broadway, 11-15 Trinity place, a plot of over 17,000 sq. ft., and its improvement, by Gaston, Williams & Wigmore; the purchase of seven different buildings at 88-92 Pearl street and 54-60 Water street, by W. R. Grace & Co., for an extension of their big banking house; the securing of 72-74 Broadway and 9-11 New street by the Central Union Trust Co.; the purchase of the old "Delmonico Building," at Beaver and South William streets, by the Merchants Marine House; the recent securing of 103-105 William street by the Maryland Casualty Co. for its permanent home; the taking over of 71-75 Wall street by the American Cotton and Grain Exchange, and in the same neighborhood the purchase of ten or twelve buildings taking in the entire block front on South street, from Wall to Pine, with a plottage of over 22,000 sq. ft., by Frederic E. Gunnison for himself and associates, and the leasing in the same neighborhood of big office buildings to Amsinck & Co.; the American Molasses Co., the Pacific Development Co., and the purchase of 112 Wall street by Czarnikow Rionda Co. At 22-24 Pearl street, near the Battery, Furness Withy & Co., Ltd., secured a site for their business home, and only a month ago the Mexican Telegraph Co. took over the entire block on Broad street from South William to Stone, for immediate improvement, and Carl Platou purchased a large plot at 113-115 Broad street and 27 Front, to be largely occupied by his business.

A very important transaction was the taking over by lease, with a contract to purchase, of the Fulton Market, a plot of 34,000 feet, taking in the entire block from South to Front and Fulton to Beekman. This was secured by W. Elsworth Sprague and Harry Trimm of Hunter & Trimm, two big fish houses, who are now altering the property, a portion of which will be sub-leased.

The Front street district has been very active and sales have been recorded as follows: 7-9 Front street to the Seaboard Trading Co.; 33 Front street to Edward W. Burr; 46-48 Front street to J. J. Curtin, Inc.; 43-47 Front street to the Seamen's Church Institute;



Map Showing Recent Sales and Leases on the East Side, South of Beekman Street.

51-53 Front street to Kuhne-Libby Co.; 64 Front street to William E. Williams; 90 Front street to Bleecker & Simmons; 94 Front street to Russell & Co.; 95-97 Front street to Thomas S. Gladding; 100-104 Front street to Arkell & Douglas; 103 Front street to Adolph C. Israel; 130 Front street to James J. Kane; 132-134 Front street to Blanco Realty Corporation; 166 Front street to Charles Fox for F. Miranda & Co.; 181 Front street to Frederick H. Cone; 232-234 Front street to Michael J. Ginnane, and 241-243 Front street to Morton B. Smith Co.

In addition to the purchase of Joseph F. Cullman of the corner of Fletcher and Front streets, which has been improved for the exclusive use of Cullman Brothers, Mr. Cullman's purchases in the neighborhood have been many and varied and at times sensational. His first instructions were for our office to purchase a dozen or fifteen buildings in the blocks on Burling slip from Front to South streets. These were accumulated and immediately rented on long term leases to good advantages, some of the leases running for 21 years.

Mr. Cullman then acquired the entire block on Front street from Maiden lane to Fletcher, and added the C. C. Hamilton Warehouse at 84-85 South street, incidentally the biggest tobacco warehouse in the district, to his string of properties; left Front street for a while to purchase 35-37 Frankfort street, 192 Water; sold and resold 31-35 Burling slip, the last sale being to the Columbian Rope Co., who occupy the entire building; purchased and resold 60 South street; organized a syndicate to purchase the giant 22-story office building at No. 42 Broadway, which was promptly resold at a big profit, and very recently took over the Venezuela Building—the best office building on Front street, taking in the block front between Pine and Depeyster and containing 35,000 sq. ft.

On Water street buildings that have been sold for occupancy include 32 Water street to Seymour E. Heyman; 85 Water street to the Brooklyn Terminal Co.; 93 Water street to Stanley Jordan & Co.; 124 Water street to W. H. & F. Jordan, Jr., Inc.; 161-163 Water street to Dodwell & Co., Ltd.; 233 Water street to Valentine Lynch & Co.; 386 Water street to Antonia Borelli, and 392 Water street to Samuel Stolowitz.

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What Title Guarantee Companies Have Done

By FRANK BAILEY,

Second Vice-President, Bond and Mortgage Guarantee Company.

THE position of the mortgage guarantee companies and their connection with the existing mortgage conditions is perhaps not yet understood by the owners of property.

The four large companies guaranteeing mortgages have under guarantee at the present time in New York City mortgages amounting to between \$450,000,000 and \$500,000,000. These mortgages, under their system of lending, have been made for three years, and it is with those which are now maturing that the borrowers are chiefly concerned.

In order to aid construction in New York, and promote its development, it was necessary to find new sources of money other than the old sources of supply which existed before these companies came into existence. They solved that problem by offering to guarantee to individuals the payment of principal and interest of their mortgages, taking eighteen months after maturity in which to collect the debt.

They have loaned in New York in the past twenty years close to a billion dollars and about half of that has been paid off. They depend for their ability to take up existing mortgages upon a large cash reserve, and their assets, but principally, as a matter of course, upon their ability to find new takers for the mortgages called, that is, to sell mortgages.

Assuming that one-quarter of these mortgages mature each year, there would be about \$100,000,000 of mortgages to be renewed each year. Of these mortgages, eighty per cent. are held by those who feel it a patriotic duty not to disturb investments, and who feel that they should share with the borrowers the burden of existing conditions by not calling upon the borrowers for payment unless the security is impaired, in which event they ask for a reduction in order to make up for the depreciation in value.

The duty of the mortgage guarantee companies has been, therefore, to discourage the calling of mortgages and to use every effort to educate the public to the undesirability, from the standpoint of capital, of pressing the borrowers in times like these.

Their ability to take up, within the contract time, the mortgages which are called is as yet not a task too great for them. In cases where there has been an unjustified pressure on the part of the lender, they have merely stated that they would call for payment in the name of the lender, and have given the borrower time in which to pay or secure a new loan.

This eighteen months' clause, as far as it has operated, or is likely to operate, has been a life-saver to the mortgage market, and the position of the mortgage guarantee companies has been a great stabilizer of the mortgage market by preventing calling. Through personal solicitation, through invoking the eighteen months' clause against the obstreperous, and through using every effort to sell other mortgages in order to meet those mortgages, payment of which was properly demanded, the mortgage guarantee companies have done yeoman's service in keeping the peace between borrower and lender.

They often get unjustly the reputation for calling the mortgages, inasmuch as the correspondence with the owner is conducted by them. The process is that in

case John Brown should borrow from a mortgage company, that mortgage is assigned to the investor. At its maturity the investor is asked if he will renew. If he asks for payment of his mortgage, the guarantee company writes the owner to that effect, and helps him to arrange a new loan. But where the mortgage is safe, it tries to induce the lender as a matter of duty not to insist on the call in view of the probability that in the present situation it is tantamount to taking the property away from the owner no matter how much margin there is in the value. There would be nothing more dangerous to the lenders, the borrowers and the mortgage guarantee companies alike than a general calling of mortgages and every effort should be made to prevent such a situation.

The guarantee companies do not favor renewing a mortgage on a property which has depreciated in value without asking the owner to share in the consequences of that depreciation by making the necessary reduction of principal, but no mortgage guarantee company in Greater New York wants a single good mortgage called, nor will it allow its solvent borrowers to be pressed for payment unless some general necessity of the lender should absolutely require it.

For several years now the owners of property have been struggling with a bad problem. They have witnessed decrease in values, stability of or reduction of rents, or no rents at all, increasing taxes and increase of maintenance. Now the property owner seems to be coming a little bit into his own. Rents are increasing. There is a very definite movement towards relieving real estate from part of the burden of taxation, and it would look as if the "promised land" of at least interest on his investment was in sight.

It would be almost an outrage if the property owner were now to lose his property because of a lack of funds to replace mortgages where they are called by those who are unpatriotic. I believe that the first step to relieve the situation should be an organization backed by the principal interests in New York to take care of those mortgages which must be met, and to prevent, by public opinion, the calling of mortgages which are called only for purposes of profiteering.

To Build Piers on Jamaica Bay.

The Sinking Fund Commission approved yesterday the plans of the Dock Department for the improvement of the water front of Jamaica Bay, between Barren Island and Mill Basin, and authorized the construction of fourteen piers each 1,000 feet long and 200 feet wide, and one pier 100 feet in width, with fourteen slips 300 feet in width between the piers.

The Commission's action definitely starts the Jamaica Bay improvement which has been before the city officials for action for years. There will be a public hearing on July 11 on the proposed amendment to the new plan at Jamaica Bay in the vicinity of Gerretsen's Basin, between East Thirty-second street and Flushing avenue. At the same time a hearing will be held on the proposed plan for the strengthening, widening and improvement of Coney Island Creek, and for a ship canal 200 feet wide connecting Sheepshead Bay and Gravesend Bay.

Calls Convention of All Building Industries

United States Chamber of Commerce Sets July 15 and 16 as Date for Meeting at Atlantic City

INVITATIONS have been sent for a National Convention at Atlantic City, July 15th and 16th, of all building material associations, architectural and engineering societies, builders' associations and prominent industrial concerns in the building industry.

The Chamber of Commerce of the United States of America, through its President, Harry A. Wheeler, has sent the invitation, of which the text is as follows:

"Business: To consider ways and means whereby the various divisions of the building industries can find a common ground upon which they may give coordinate assistance to the Government during the war; to develop machinery whereby the industries can speak with a united voice upon matters affecting all interests involved, and consider plans for the reestablishment and maintenance of the general prosperity of the industry as a whole.

"It is desired to have the convention as thoroughly representative as possible. Your organization is asked to send as many delegates as may be induced to attend the convention, but it is requested that your organiza-

tion shall name *one* delegate—preferably a prominent business man—who shall be authorized to speak for your organization and who may be recognized as willing to serve upon a Central War Service Committee.

"For your information, it may be pointed out that this is one of a large number of trade groups convening at the suggestion of the War Industries Board. If national organization is effected, the Central War Service Committee of the industry will find a relation to the War Industries Board and its several departments through the certification of the Chamber of Commerce of the United States.

The convention takes place at the Hotel Marlborough-Blenheim, and commences at 10 o'clock on Monday, July 15."

It is desirable that all interested parties communicate with Mr. Allen Walker, New York Representative of the Chamber of Commerce, Room 1126 Woolworth Building, acknowledging their invitations promptly, that proper arrangements for the convention be made early as possible.

Nathan Hirsch Defends Mayor Hylan

NATHAN HIRSCH, Chairman of the Mayor's Committee on Taxation and the Investigation of Mortgage Loans, in a statement issued yesterday replied to the recent letters of the Real Estate Board and the West Side Taxpayers' Association, in which they took issue with the Mayor with reference to various of his policies. He said:

"It is perfectly obvious that the adoption of a fixed rate of taxation for real estate would be inconsistent with every principle of efficient business administration.

"Our duty is clearly to find new sources of revenue first, and then the tax rate will automatically adjust itself. Its decline to a point where it will afford positive relief to the taxpayer will be measured only in terms of our ability to find satisfactory new means of income.

"Not alone for this reason, but for others, do I believe that the present is the most opportune time for a real concentrated effort to obtain new sources of city mounting costs of City Government, beyond our power mounting costs of City Government, beyond our power to control, but the city must pay fifteen million dollars to the Interborough and Brooklyn Rapid Transit Railroad Companies under the dual subway contracts, which is piling up at the rate of about one-half million dollars per month. The seven or eight million dollars' claim against the city by the contractors because of neglect on the part of the Public Service Commission, will eventually have to be paid by the city, together with the twelve or fifteen million dollars additional which will have to be paid to the contractors for the completion of the work.

"Steadily increasing public sentiment in favor of salary increases, not only for the Police and Fire Departments, but to all city employees who get less than twelve hundred dollars a year must inevitably result in tremendous new demands upon the City Treasury.

"At the present time there is some twenty-five million dollars due the city in back taxes from certain of the Public Utility Corporations. It does not seem fair that the tax paying citizens of New York and the real estate owners be compelled to pay their taxes promptly, while corporations should be permitted to escape their just obligations to the city. If the Real Estate Board and the West Side Taxpayers' Association and every other real estate and civic organization of New York City join hands with the Mayor's Committee on Taxation, and aid us in curtailing the enormous expenditures and obligations that the Public Service Commission, the Bronx Parkway Commission and the privileges granted to the Brooklyn Rapid Transit and the Interborough under the dual subway contract are continually placing upon the city, they will render a valuable service to the people.

"Our statistician is now engaged in a tabulation of existing sources of revenue in all the large American cities. His findings will be compared with existing sources in New York City and we hope to have bills prepared along these lines and along the lines suggested in the recent report of the sub-committee of which Bryan L. Kennelly is Chairman, which will be productive of additional revenue for the city, of a great many millions of dollars."

To Operate Seventh Avenue Subway.

ANNOUNCEMENT is made by the Public Service Commission that through service on the Seventh Avenue subway between Times Square and the Battery and via shuttle through the Park Place and William Street branch of the line from Chambers Street and West Broadway to Wall and William Streets, will be commenced by the Interborough Rapid Transit Company at 2 o'clock next Monday afternoon. This line has been operating as far as the Pennsylvania depot.

The new piece of road is expected to do much in relieving congestion in travel between Times Square and South Ferry and intermediate points. It will add for this comparatively short distance another line to the two subway and two elevated lines now working.

The stations on the main line will be at Times Square, Pennsylvania station, Twenty-eight, Twenty-third, Eighteenth, and Fourteenth streets, Christopher, Houston, Canal, Franklin Chambers, Cortland, and Rector

streets, and South Ferry. On the branch line the stations will be at Park Place and Broadway, Fulton and William streets and Wall and William streets.

Two other new sections of the rapid transit system are to be put in operation next week. Within a few hours after the Seventh avenue line south is opened service will begin over the 162 street elevated road connection between the Ninth avenue elevated line and the Jerome avenue branch of the Lexington avenue subway, which now terminates at Sedgwick avenue, as far as the 167th street station on the Jerome avenue line. At the same time the express tracks between 125th and 155th streets, with a new express stop at 145th street and Eight avenue, will be put into service.

On next Wednesday the Brooklyn Rapid Transit Railroad Company will begin operating that part of the Jamaica avenue elevated line from Greenwood avenue to the terminus of the road at Cliffside avenue, Jamaica.

Good Railway Service Depends on Six Cent Fare

Theodore P. Shonts Presents the Case of the Surface and Underground Companies, Which Ask Relief

IN a communication to the public Theodore P. Shonts, president of the Interborough Rapid Transit Company, has set forth the case of that transportation company for an increase in fare from five to six cents.

The statement starts out with a list of the cities in which a six-cent fare is now being collected instead of five, as formerly was the case. The list follows:

City	Population	City	Population
St. Louis	757,309	New Britain	53,794
Pittsburgh	579,090	Salem	48,562
Portland (Ore.)	295,460	Haverhill	48,447
New Haven	149,685	Lexington	41,097
Fall River	128,366	Stamford	35,119
New Bedford	118,158	Meriden	34,183
Bridgeport	121,579	Nashua	27,327
Lowell	113,245	Norwalk	26,899
Hartford	110,900	Middletown (Conn.)	22,799
Reading	109,381	Pottsville	22,028
Lynn	102,425	Torrington	19,597
Lawrence	100,560	Ansonia	16,704
Waterbury	86,973	Rutland	14,831
Wilkes-Barre	76,776	Naugatuck	14,093
Erie	75,195	Dover	13,272
Brockton	67,449	Meadville	13,802

Through the inauguration of a zone system fares have been substantially increased in the following cities:

City	Population	City	Population
Providence	254,960	Norwich	29,419
Springfield (Mass.)	103,216	New London	20,895
Pawtucket	59,411	Westfield	18,391
Woonsocket	44,360		

Electric railways in the following cities have applied for fare increases—in the case of the New Jersey cities for a seven-cent fare; in the case of the majority of the others for a six-cent fare:

City	Population	City	Population
New York	5,602,841	Memphis	148,995
Philadelphia	1,709,518	Scranton	146,811
Boston	756,476	Paterson	138,443
Cleveland	674,673	Cambridge	112,987
Buffalo	468,558	Trenton	111,593
Milwaukee	436,535	Camden	106,233
Newark	408,894	Albany	104,199
Minneapolis	363,454	Des Moines	101,598
Seattle	348,639	Schenectady	99,519
Jersey City	306,345	Kansas City, Kan.	99,437
Kansas City, Mo.	297,847	Elizabeth	86,690
Indianapolis	271,708	Utica	85,692
Denver	260,800	Manchester	78,283
Rochester	256,417	Troy	77,916
St. Paul	247,232	Hoboken	77,214
Louisville	238,910	Harrisburg	72,015
Columbus	214,878	Passaic	71,744
Atlanta	190,558	Johnstown	68,529
Richmond	156,687	Portland	63,867
Syracuse	155,624	Binghamton	53,973

M. Shonts quotes what is said by the Hon. John Skelton Williams, Comptroller of the United States Treasury, as follows:

"The work of war has thrown upon many of these corporations strains which they are unable to endure without prompt help. The cost of their labor and of all materials for operation, betterments and up-keep has increased heavily and suddenly. They are required to increase radically and quickly their services and facilities . . . At the industrial centers car lines are being rushed and overburdened by new armies of workers."

"In other words," goes on Mr. Shonts, "the same causes that have forced the baker to raise the price of bread, the butcher to raise the price of meat, the milkman to raise the price of milk, the clothier to raise the price of clothes, the merchant to raise the price of dry goods, the mechanic to demand higher wages, the Government to raise postal rates, the Government to increase railroad rates, and so on through the long list of everything that a human being requires to maintain his existence, has left electric railways these alternatives: Increased revenue, or decreased service or bankruptcy."

Mr. Shonts declares that bankruptcy would neither

decrease fares nor halt their increase. On the other hand, it means deteriorated service and would prevent those extensions and improvements which are essential to the growth of communities.

From President Wilson is obtained the endorsement that "it is essential that these utilities should be maintained at their maximum efficiency and that everything reasonable be done with that end in view."

Secretary of the Treasury McAdoo adds to this his opinion that "our local public utilities must not be permitted to become weakened. Transportation of workers to and from our vital industries and the health and comfort of our citizens in their homes are dependent upon them . . ."

In the statement the president of the Interborough says that the Chamber of Commerce of the United States, in formal resolutions adopted at its annual convention, declared that "the maintenance of the country's public utilities in the highest possible state of efficiency is essential not only to the war program of the United States, but also to the nation's business and industrial interests," and recommended to state and local authorities that they give "prompt and sympathetic hearing to the petitions of such utilities for assistance and relief."

Mr. Shonts sums his argument as follows:

"Good street car service is essential to the welfare of the community.

"Good street car service can be provided only when there is adequate revenue in the shape of fares.

"We are seeking increased revenue in order that we may pay adequate wages, provide adequate service and maintain our credit so that the new capital necessary for improvements and extensions may be secured.

"This company has borne, is bearing and will cheerfully continue to bear its due share of the war burden. It is, however, to the interest of no one that this share be so increased as to prevent the rendering of good service.

"We are prepared to prove that without an increase in revenue we can neither render adequate service, properly provide for our employees, protect our credit, or care for the expansion of the city.

"When we do prove this we want not only your willing assent to such measures of relief as may be necessary, but your assistance and co-operation in furnishing that service which is the city's right."

Want Public Service Commission to Act.

The New York Railways Company, which operates most of the Manhattan surface lines, yesterday filed a petition with Mayor Hylan, requesting that for the period of the war and one year thereafter, the Public Service Commission be permitted to determine rates of fare on the company's lines, regardless of existing municipal agreements and franchises. This is another move toward obtaining the six-cent fare.

At present the Public Service Commission has no power to increase fares on the surface lines without a modification of existing franchises by the Board of Estimate. The present franchises hold the company to a five-cent fare. There was a strong sentiment in the Public Service Commission, when, several months ago, the companies petitioned for the six-cent fare and a charge for transfers, to grant the relief asked for.

A statement said to have been made by the War Labor Board in Washington that the President had power to fix fares on electric railways interested members of the Public Service Commission yesterday, who expressed the opinion that to do this the Federal Government must first take control of the roads. It was said that the opinion of the Board would probably not be found applicable to the lines in this city.

Buy Down Town Property to Save Paying Rent.

(Continued from page 808)

Other downtown sales for occupancy are: 67 Pearl street to Charles Otis; 293 Pearl street to Schrock & Squires, Inc.; 86 Broad street to S. M. Robins Co., Inc.; 117 Broad street to St. Stanislaus B. & M. Church; 8 Gold street to the Gold Street Realty Corporation; 87 Gold street to Carl F. Tiemer; 91 Gold street to Louis B. Wasserstrom; 93 Gold street to Marcus & Forshaw. These last three firms are prominent leather firms. 54-56 Fulton street to Edward J. Barry, drugs; 119 Fulton street to Henry Allen, glassware; 219 Fulton street to George A. Baehn; 248 Hudson street to Benjamin B. Davis; 258 Hudson street and 260 Hudson street to Benjamin B. Davis; 584-6 Hudson to Henry I. Stetler; 26 John street to E. P. Reichelm & Co.; 42 John street to John F. Drake; 23-25 Greene street to Applebee & Neuman; 137-9 Greene street to William C. Hart; 401-11 Washington street to James Butler, Inc.; 466-70 Washington street to the Coastwise Warehouses, Inc., which company now controls by lease or ownership 700,000 sq. ft. of space on lower New York; 457-9 Broome street to Alfred E. Whitehouse; 489-93 Broome street to George M. Levett; 20 South street to the Seaboard Trading Co.; 41 Peck slip to Lay Fish Co.; 67 Murray street to Anthony L. Aste; 21 Platt street to Wood Warehouse, Inc.; 608 Trinity place to Albert Hulsebosch; 123 Barclay street to Engel Co.; 48-50 Jay street to the Standard Cold Storage Corporation; 19-21 Leonard street; 10-14 Grand street to the Box Board & Lining Co.; 113-115 Spring street to Richmond Rochester, and 52-56 Thompson street to the Thompson Street Holding Co.

Here are purchases by over seventy firms who have bought and paid for over 120 different buildings since January 1, 1917, and most of the sales have been made very recently, and many have been on an all cash basis. These properties have been taken out of the market and are to be occupied by the purchasers.

Space does not permit me to detail the buying by bona fide investors which has been on an infinitely greater scale.

I do not look for any "runaway" market in real estate until after the war is over, and I hope the market improvement will be slow and steady, and it is better that we should not have too rapid or violent a movement towards higher prices.

Among the reasons for my opinion that after the war is over we are certain to have a tremendous boom in downtown property is that real estate is now resting for the first time in fifteen years on a firm foundation. The market leaders—big banks, insurance companies and title companies—have been ultra conservative during the last few years, and, generally speaking, real estate today is not over mortgaged. The weak holders of property were long ago eliminated from the market.

This has resulted in all property being put on a proper price level, and the readjustment, while violent in certain sections, has been definite. Today practically all real estate is valued at low, conservative figures, and in many instances at prices less than what it is intrinsically worth. In this connection it is interesting to note that New York City real estate is today mortgaged at from \$300,000,000 to \$500,000,000 less than only a few years ago, and its rental value is much greater than it has been for a long time.

New York is growing at the rate of about 600,000 souls a year. The financial district is limited by reason of its environments and the ownership by institutions of property located downtown and because Manhattan Island is small and its area limited with the impossibility of widening it by a foot. There has been no construction to speak of for the past three years, and little or practically no building progressing now. There is a demand for space due to this steady increase of population and business growth. These conditions commenced to be felt about two years ago, at which time an increase in rental conditions was noted; property for rental became scarcer twelve months ago, and now we have practically no space for rental.

Six months from now I believe there will be no space available. What then? Only one logical answer. What will then govern the conditions will be supply and de-

mand. The great economic condition which overrides the theory of the theorist, laughs at, ridicules and taunts the heretofore pessimist, and creates over night appraisers and actually makes conditions. No combination is great enough to force values up or down as against supply and demand, and provided the supply of space is less than the demand, then values are going up. First rental values will increase, then income and then prices, and the greater the demand and the more limited the supply, the greater will be the advance in values.

Downtown property is admittedly in great demand; its supply to meet that demand is daily diminishing, and conditions are such that there will be no floating supply of space in the near future. When this fact is more forcibly realized then will the stronger, more aggressive and far-seeing firms or corporations which intend to stay right downtown, secure by ownership or lease that location which they want, even if, in the final analysis, someone else has to be elbowed a little further uptown. This elbowing movement is now in its incipient stages. As it occurs, that district a little further uptown will gain in value, but the big gain, of course, will be in the neighborhood where supply and demand has caused the push.

Much of the buying for occupancy has been by firms that cannot get the proper office accommodations downtown, and many of these firms find that they not only get better space and individuality, but lower overhead rent charges by buying old buildings and altering them for office purposes.

Few realize the small amount of construction that has been going on and its economic effect on property values. According to the Record and Guide's figures, construction for the first five months of this year was about ten per cent. of that for the first five months of 1912. Builders and the large construction companies make the general prediction that for a considerably long period after the war steel and other building material will be scarce and buildings generally will be very expensive. This condition means that usable buildings are today worth more than they have ever been before, and these are the buildings that must be called into use in the immediate future to serve more important tenants than ever before. Fortunately, many of the older but rugged buildings are even more honestly and more substantially constructed than the newer ones, and many can be altered to advantage and when altered are often as good as new.

In conclusion I want to appeal to the imagination and common sense as the jury passing upon the future of real estate with these thoughts in mind:

How much desirable downtown thoroughfare property remains unimproved, particularly south of City Hall? Consider how little property is left that is desirable that has not been taken over by sale or long term lease by the tenant occupying the whole or a portion. Consider how few really good locations remain for purchase or lease.

This country is an infant. Less than one hundred and forty years old—only a day as in the life of nations.

Practically no new construction.

Practically no downtown space now to be had.

New York is the world's fastest growing city.

The downtown district cannot be expanded and not an acre can be added to its area.

With the above in mind, what is going to be the verdict when this war is over, and the Government pressure for money in large amounts ceases; when the uncertainty of the world's finances is over and once more the money which is now afraid, tied up or used in other directions is poured into the New York market to be loaned on real estate?

I believe the answer will be—"a real estate boom in downtown property"—and no matter what happens temporarily, I shall be the last one whose confidence will be shaken in well selected downtown real estate as the safest of all investments. I believe its tendency of value will always be upwards if for no other reason than supply and demand and an overwhelming confidence in this city, which is destined to be the world's metropolis.

Building Managers Hold Annual Convention

New York Well Represented at Meeting in Chicago—Many Measures Discussed.

THE Eleventh Annual Convention of the National Association of Building Owners and Managers was held at the Hotel La Salle, Chicago, from June 20 to 22, inclusive.

The annual election was held, the same officers, with the exception of the Vice-President, being re-elected to serve another year. The officers are: William Marshall Ellis, President, Chicago; E. M. Horine, Vice-President, Atlanta, Ga.; Howard G. Loomis, Secretary, Omaha; Ell Torrance, Jr., Treasurer, Minneapolis.

Charles E. Doty, Cleveland; Edward H. Doyle, Detroit; David Whitcomb, Seattle, together with the officers compose the Executive Committee.

One of the features of the convention was a series of breakfast and luncheon conferences.

E. H. Davidson, of St. Paul, spoke on the labor situation. David Whitcomb, a member of the Association from Seattle, now Secretary of the U. S. Fuel Administration in Washington, spoke convincingly on the coal situation at the annual banquet held at the Hotel La Salle, dwelling principally upon the work being accomplished by the Fuel Administration and the conservation of coal necessary in office and apartment buildings in order that the Government may be supplied. He prophesied far greater restrictive measures for non-essentials during the coming winter than past heatless Mondays entailed. Former Judge Charles S. Cutting, of the Probate Court of Cook County, Illinois, in "Legal Phases of the War" gave a summing up of the changed conditions brought about by the world conflict.

Another noteworthy address on "The Mechanical Equipment of Buildings," which proved of vital interest to all building managers, was delivered by William W. Lighthipe, Service Manager of the Otis Elevator Company, and Chairman of the Mechanical Equipment Committee.

Edward H. Doyle, of Detroit, read his original "Business Maxims and Suggestions Worth While." Earle

Schultz, of Chicago, read an interesting address on "Readjustments in Building Operations to Meet War-Time Conditions."

Edward A. Renwick, of Holabird & Roche, architects of Chicago, took as his theme "The Investment Problem in Office Buildings," while "Your Relation to the Coal Problems As Buyers and Users" was ably presented by Osborn Monnette, of the U. S. Fuel Conservation Committee for Illinois. The subject, "Operating Experiences in 1917" was a remarkable analysis of comparisons between fifty buildings in the United States made by Edwin S. Jewell, of Omaha.

Other numbers of the excellent program prepared were "High Grade Apartment Buildings As Investments," by Benjamin H. Marshall; an excellent address by F. X. Monville, of Philadelphia, entitled "The Wiring and Lighting of the Modern Office Building"; "The Relation Between Earning Power and Land Values in Taxation Matters," by H. J. Burton, of Minneapolis; and the excellently presented topic, "Local and National Associations from An Owner's Standpoint," by F. H. Swetland, of Cleveland.

The experiment conducted by building managers throughout the entire country in the employment of women elevator operators, and in other light work, were unanimously considered highly successful.

The following delegates from the New York Building Managers' Association attended the convention: William T. Ropes, of Horace S. Ely & Company; Thomas Morch, of Equitable Office Building Corporation; William W. Lighthipe, of Otis Elevator Company; Lee T. Smith, of Pease & Elliman, and J. Clydesdale Cushman, of Cushman & Wakefield, Inc. Two hundred and seventy-one delegates from thirty-eight cities attended the convention and it was the unanimous opinion of all members that the convention was an unqualified success.

The next convention will be held at Philadelphia.

New Regulations for Government Housing.

A MEMORANDUM from Secretary of Labor Wilson to Director of Industrial Housing and Transportation Otto M. Eidlitz, announcing important changes in the Government's housing policy, is in part as follows:

"The plan of organization approved by me May 4, 1918, shall continue in effect until otherwise directed except that there shall be associated with the director a representative of the War Department, a representative of the Navy Department and a representative of the Shipping Board, who shall be known as associate directors. They shall advise the director on behalf of their respective departments or board.

"There shall be organized a management division, which shall undertake the management of the properties erected by the Government, and also a division of existent housing, which will deal with the question of utilizing all of the housing and boarding facilities of each community in order to reduce to a minimum the need for Government housing.

"The Government will build, own, control and rent the houses until after the war.

"The houses erected in established communities shall be of a permanent character except where Congress has otherwise stipulated.

"Houses erected in communities that are not likely to continue in existence after the war shall be of a temporary character, but such temporary buildings must, of course, provide for the comfort of the occupants.

"Loans will only be advanced for the erection of dormitories to responsible corporations or associations not organized for profit, and then only after most careful consideration of the advantages to be gained thereby.

"In fixing rentals the following factors will have to

be taken into account:

- "Fixed charges.
- "Interest on investment.
- "Insurance.
- "Reserves for upkeep of rented houses.
- "Repairs.
- "Renovating and redecorating.
- "Reserve for loss in case of non-occupancy.
- "Overhead expenses of administration.
- "Depreciation."

To Put An End to City's Big Noises.

The list of nuisances Police Commissioner Enright has told his men to eliminate follows:

- "All unnecessary shouting and yelling.
- "Blowing of horns or bugles or ringing of bells by scissors grinders, etc.
- "Unnecessary blowing of horns and whistles by drivers of automobiles and motor cycles.
- "Unmuffled or defective exhaust pipes on automobiles or motor cycles.
- "Yelling of taxi or carriage barkers at theatres and hotels.
- "Yelling of extras at any hour of the day or night.
- "Unnecessary noise by men delivering ice and milk.
- "Unnecessary rattling of milk cans
- "Unnecessary noise when putting out ash cans at hotels, apartment houses and other buildings.
- "Unnecessary noise caused by defective or worn-out machinery.
- "Unnecessary blowing of factory or steamboat whistles.
- "Barking dogs and screeching parrots.
- "Faulty railroad or car tracks causing noise.
- "Flat wheeled cars, faulty brakes and unnecessary clanging of car bells."

REAL ESTATE BUILDERS RECORD AND GUIDE.

Founded March 21, 1868, by CLINTON W. SWEET

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SECTION II.

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

The Other Side of It.

When a conservative and well informed real estate man says that there have been more sales of property in a given section of the city in the last twenty months than in the previous twenty years and gives the figures to prove it it is time to call pessimists to account.

It is true that the last few years have been very trying ones for all business men, real estate operators and owners included. Builders and the producers and manufacturers of materials have been seriously handicapped. It has looked at times to superficial observers as if the bottom had dropped out and the sides were caving in. The Record and Guide is not disposed to minimize the seriousness of conditions which have obtained during the period we have just passed through. It would be futile to do so.

But it is not out of place to call attention to the fact that on every occasion and whenever it was possible this publication has maintained that the real value of New York City property could not be permanently affected, even by so great a cataclysm as the war caused, and that the future promised prosperity for all those who kept up their faith in that kind of property which forms the basis of this city's well-being. It is with gratification, therefore, that there can be printed elsewhere in this issue the very hopeful and helpful article by Mr. Charles F. Noyes, who has had many years' experience in the real estate field, and whose intimate acquaintance with every detail of the business is acknowledged without question by the entire realty profession.

There are many interesting features pointed out by Mr. Noyes in his resume of a series of operations in a section of the city which has been dormant for a good many years. But what seems of most importance is that at a time when it has been popularly

supposed that the real estate market was dead there has been extreme activity, comparatively speaking, in at least one part of the city.

What is apparent is that at least one far-sighted, observant and indefatigable man did not sit down lugubriously in a darkened and half deserted office and bemoan conditions, but went out and hustled and accomplished what seemed to many an impossibility. That others have done the same thing is known to this office. There are real estate firms whose books show a very fair increase in business this year over the last, although naturally the figures are not so large as they might have been with world affairs less unsettled.

There is a very important fact disclosed by Mr. Noyes, and that is that New York is at last, as was inevitable from the first, slowly spreading out in lateral fashion instead of adhering to its apparently established habit of stretching its neck northward along the sinuous and attractive Broadway.

The Zoning Law, which halted the uptown movement, has apparently instituted a backward thrust, which effectively forces growth into the less crowded but equally advantageous localities on either side of the city's main artery. The future welfare of these heretofore passed-by sections will be conserved by the new subway lines, just about ready for operation, which will really make the east and west sides of downtown New York as easily accessible as the central thoroughfare.

There can be no doubt that the city will profit materially by the reclaiming for first-class business purposes of the older parts of lower Manhattan, which have not yet been modernized. Mr. Noyes says that many of the old buildings in the section to which he refers are more substantially constructed than the newer ones. They can be remodeled at less cost than would be incurred in the erection of new buildings at this time. This solution of the question of the much needed additional space for office and commercial uses has many good features.

What is worthy of emphasizing is that when the real estate business was apparently at its lowest ebb somebody found a way to do a lot of business.

There are other sections of the city, in addition to the East Side of lower Manhattan, that might repay vigorous and resourceful working up by realty men with vision and the courage of their convictions to the benefit of the people of the city generally as well as their own.

A Concern of the Entire Nation.

Hon. Byron R. Newton, Collector of the Port of New York, is the latest important official to give public expression to the desirability of further increasing the facilities of America's greatest port.

Collector Newton, addressing members of the Rotary Club on Thursday, reiterated his belief that New York is certain to maintain her place as the greatest seaport in the world, but he also expressed regret that the policy of Congress has been to hold down appropriations designed to develop this port.

The views expressed by Mr. Newton are in line with those given by Dock Commissioner Hulbert in his recent letter to the Board of Estimate and Apportionment. No intelligent student of the subject can fail to appreciate that these officials are absolutely right in the position they take. It is most unfortunate that many members of Congress from other States lack their perspective. It is especially unfortunate at this time, when all big problems must be viewed in their national aspect and when the application of local ideas deprives the

entire Nation of the great benefits which prompt and broad-gauged development of the Port of New York would give.

Collector Newton occupies the most important Federal position in New York, and there is a ray of hope in the prediction he made to the Rotary Club members that the requirements of the Port of New York will be fully met by Congress eventually. Perhaps no official located in the Metropolis is in a better position to hasten this work than is Collector Newton. The situation presents to him an opportunity for splendid public service, both in the interest of New York City and of the entire Nation.

Conversion of Liberty Bonds.

One of the important announcements which has come from Washington recently has to do with the conversion of Liberty Bonds. An earlier statement on this subject proved misleading, and the Treasury authorities wisely have cleared away doubts by their later announcement.

The authoritative facts about the matter are that Liberty Bonds of the first and second issues and those obtained by converting bonds of the first issue into 4

per cent. bonds can be converted into 4¼ per cent. Liberty bonds during the six months' period, which began May 9 and ends November 9 next. The new bonds will be dated May 9, 1918.

After November 9, 1918, no further rights of conversion will attach to the 4 per cent. bonds, either the original bonds of the second loan or those obtained by conversion of bonds of the first loan. All of the 4¼ per cent. bonds are non-convertible.

Bonds for conversion may be surrendered at any Federal Reserve Bank or at the Treasury Department. Registered bonds must be assigned to the Secretary of the Treasury for conversion, but such assignment need not be witnessed. On conversion of registered bonds registered bonds only will be delivered, neither change of ownership nor change into coupon bonds being permitted.

Coupon bonds, however, may be converted into registered bonds upon request. Coupon bonds must have the May 15 or June 15 coupons detached and all subsequent coupons attached. Coupon bonds issued from conversion will have only four interest coupons attached, and later must be exchanged for new bonds with the full number of coupons attached.

Broadway Association Petitions the Mayor.

AT a recent meeting of the board of directors of the Broadway Association the following resolution was unanimously adopted, and the secretary, E. W. Estes, directed to send a copy to Mayor Hylan, which was done this week:

WHEREAS, There are pending many violations upon real estate in the city of New York, and many of such violations have grown out of changes in street plans and through new interpretations of old laws, and such violations do not hazard life or limb, but will cost large sums of money to eliminate; and

WHEREAS, The National Government has requested that we refrain from all unnecessary expense and use of material; therefore

RESOLVED, That the Broadway Association requests the city administration to refrain from enforcing the abatement of such violations during the progress of the war where there is no hazard to life or limb.

In his letter to the mayor Secretary Estes cites several cases where violations have been placed on buildings and where, if enforced, hardship and unnecessary expense entailed. One building near Forty-second street and Broadway has windows projecting four inches over the sidewalk. Their removal has been ordered, and the owner states that it will cost him nearly ten thousands dollars to do the work. The bottom of the window is eighteen feet above the sidewalk.

On the George M. Cohan Theatre building in Forty-third street there is a fire-escape ordered erected by the fire commissioner a few years ago, and it was constructed in accordance with plans approved by him and the building department. The owner has now been instructed to remove this fire-escape because it projects over the sidewalk. Not only will there be an expense of about \$1,500 for its removal, but it is probable that the fire commissioner will then order the theatre closed because of the removal of this fire-escape.

A property owner informed the secretary of the Broadway Association that she has been compelled to foreclose a mortgage on a piece of property and the total of such mortgage now amounts to \$7,500 upon a building assessed at \$8,000. She has offered the

property for sale for \$5,000, but can obtain no buyer. Part of the property consists of a one-story store, which was built eleven years ago. The building department, she states, is now insisting that said building was not constructed properly and orders her either to tear it down or reconstruct it.

The association asks that orders be issued by the mayor that orders of this kind be discontinued until after the war.

Chairman John P. Leo of the Board of Standards and Appeals said: "It is the policy of the board to consider every case on its merits, and when in the opinion of the members unnecessary hardship would result to take such action as will afford relief, but it would be impossible to adopt a general policy granting relief to every appellant because of war conditions.

"The Board of Standards and Appeals was created under an act of the Legislature, and its duties and powers defined in the act. It is not within the power of any city authority to order a discontinuance or modification of the law covering such cases. A special act of the Legislature alone could change the law as it now stands and under which the board works.

"There is either a violation or no violation, and we must hear every case and decide whether to grant the appeal or to deny it. We cannot hold such cases in abeyance for any fixed period, although we have the power, and frequently do when circumstances warrant, modify orders and grant appeals under conditions imposed by the board."

At its meeting on Tuesday the Board of Appeals served notice on all appellants that it will tolerate no misrepresentation on their part, and this was emphasized by the rescinding of the board's permission for the conversion of a public stable into a public garage in the case of the L. G. House Engineering Company, before the board on April 23 of this year.

The Zoning committee, through its secretary, notified Chairman Leo that certain statements were made in this case contrary to the conditions as they existed and not in accordance with the diagrams submitted to the board and a committee appointed by the chairman after an investigation confirmed the statement of the Zoning Committee.

FOR SALE OR LEASE

For long term, the buildings 370-372-374 East Houston Street. This site has been used by the old-established firm, "Altman Furniture Company," for more than forty years, and the buildings, which are practically new, are adapted for that purpose, or are suitable for manufacturing purposes or wholesale house.

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Successor to
Frederick A. Booth
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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

Mortgage Clause in Policy.

AN owner insured his interest in a property by a fire policy to which was attached a mortgage clause. He subsequently sold his interest in the property to another person, subject to the mortgage. Such other person insured the property in a second insurance company, and placed upon the policy a like mortgage clause in favor of the same mortgagee. There was no reference either expressly or by implication in the mortgage clause to the apportionment clause contained in the policy. The Pennsylvania Superior Court holds, *Reed v. St. Paul Fire & Marine Ins. Co.*, 67 Pa. Sup. Ct. 110, that the second insurance company in an action against it by the mortgagee cannot compel the latter to accept in full settlement only one-half of the mortgage debt.

Broker's Commissions.

A contract was made for the sale of property providing for payment by installments, and that the vendor's obligations thereunder should cease on the purchaser's default. An agreement was subsequently made between the vendor and a broker, providing for payment of the broker's commission when payments of \$5,000 and \$10,000 were made by the purchaser, and specifically providing that, if the purchaser failed to carry out his contract, the broker should not be entitled to commission beyond the amount due at the time of the purchaser's default. The purchaser was unable to make the payments of \$5,000 and \$10,000, and the vendor extended the time of payment on condition that if the payments were not made at the time as so extended the contract would lapse. The payments were never made. It was

held, *Prince v. Selby Smelting & Lead Co. (Cal.)*, 170 Pac. 1075, that the vendor was not liable to the broker for commissions because of the extension of time or because the broker had no notice thereof when the extension was made.

Agreement for Resale.

A conveyed land to B for an advancement of money with which to clear it of judgment. A term of the agreement was that when B sold the land he would give A half of the proceeds above the amount of the advancement. In an action by A for the cancellation of the agreement and the deed to B, and for a reconveyance, upon payment to B, of his advances, with interest, the California Supreme Court holds, *Campbell v. Kennedy*, 170 Pac. 1107, that the law implies, as one of the terms of the agreement, that the sale should be made within a reasonable time, or, at least, that B would make reasonable efforts to sell within such time. Between the date of the deed to B and the demand for a reconveyance seven or eight years had elapsed, notwithstanding offers of a fair price had been received. It was held that B had breached the agreement and judgment for A was affirmed.

Rescission Where Title Is Defective.

The Tennessee Supreme Court holds, *Cross v. Buskirk-Rutledge Lumber Co.*, 201 S. W. 141, that where title is defective, the delivery of a warranty deed to one who has gone into possession on representation of good title under contract of bargain and sale, but providing for "apt and proper deed with covenants of general warranty," does not render the contract an executory one, so as to prevent a rescission of the contract, in the absence of waiver.

Sale and Lease on Fifth Avenue.

The property of Black, Starr & Frost, at 592-594 Fifth avenue, southwest corner of 48th street, has been sold by the jewelry concern to the Oceanic Investing Company, represented by Masten & Nicholls, attorneys. The new owners have leased the property back to the jewelers for a period of twenty-one years. No figures were mentioned in connection with the deal, which was arranged on a cash basis. The property is assessed by the city for taxation purposes at \$1,265,000, of which \$1,010,000 represents land value. The Douglas Robinson, Charles S. Brown Company made the deal. The Starr & Frost building is a five-story structure, with an exterior of marble and bronze, and is from plans by Carrere & Hastings. It is classed among the finest pieces of commercial architecture in the country. The property has a frontage of 45.5 feet on Fifth avenue and 125 feet on 48th street. In the rear there is an "L" with a depth of 100.5 feet. The building occupies the site of the residence of the late Charles T. Cook, who for many years was president of Tiffany & Company. Black, Starr & Frost are probably the oldest jewelry concern in this country. The business was established by Isaac Marquard in 1810 at 166 Broadway, where Erastus Barton, William Black and Henry Ball served their apprenticeships.

Hirsh, Sonn Brothers, Gutwillig Bros. and others who also own the adjoining northwest corner of Broadway and 67th street.

Buy on Fifth Avenue.

Markham Realty Company has sold to Titus, Blatter & Company, cotton goods, for occupancy, the two-story building now being completed at 162 Fifth avenue, just north of the northwest corner of 21st street. The property fronts 25 feet on Fifth avenue and is 120 feet in depth. The property was formerly the home of the Andrews family. M. & L. Hess, Inc., were the brokers in the sale of the property, which was sold free and clear and for all cash. The Markham Company acquired the property last January.

Apartment House Sale.

Frederick Brown sold to William F. Kenny, a large holder of investment properties in this city, the modern five-story apartment house at the southeast corner of Sherman avenue and 165th street, accommodating twenty families and occupying a plot 72 x 56 x 61 x 79. In part payment the buyer gave 1998 Madison avenue, near 127th street, a four-story and basement dwelling, 20 x 35, and 448 Hancock street, Brooklyn, a three-story and basement dwelling, 20 x 100, near Sumner avenue.

Sell Office Building.

Douglas Robinson, Charles S. Brown Company, has sold for William H. Sage, executor of the Ronalds Estate, to a client of the Charles F. Noyes Company, 12 Platt street, a four-story and basement office building covering a lot about 20x85. The building is one of the few individual office buildings in the downtown district, and is located within a few hundred feet of Maiden Lane and William street. In announcing the sale the brokers state that the purchaser bought the property on account of the big demand for office space in the district. The building is value at \$30,000 and there was no exchange involved in the deal.

Sell Broadway Lot.

A vacant lot on Broadway, probably the only one in that condition between 23d and 72d streets, was sold yesterday to the 1991 Broadway Company, composed of people owning property in the vicinity who are organizing a holding company preparatory to the improvement of the site with a four or a five-story business building. The property involved is 1991 Broadway, 27x130.2x25x117.4, between 67th and 68th streets, and was sold by Francis B. Robert for a price near the holding price of \$100,000 for the 67th Street and Broadway Corporation, which is composed of Jacob

REAL ESTATE REVIEW OF THE WEEK

Bronx Apartments Figure Largely in Sales of the Week
Sale and Lease in Midtown Section. Other Leasing.

APARTMENT houses figured largely in the sales of the week, and in the Bronx especially there was more than the usual activity in this class of dealing. A sale of particular importance was that of the six-story apartment house, known as "The President," at the northeast corner of Creston avenue and 188th street, and known as 2450 Creston avenue.

The Creston Realty Company, acting for Irving Judis and Lewine & Kemper, sold the property to the Nason Realty Company, Max N. Nathanson, president.

Another Bronx transaction involved two five-story apartment houses at 2056 to 2062 Grand avenue, bought by Stark & Spitzer from the Freybell Realty Company. These buildings house twenty-one families each and are fully rented. They were sold for cash. M. J. Henschel was the broker in the transaction.

A deal in which a Bronx apartment and a four-story private dwelling in Brooklyn figured was a factor in the week's market. Frederick Brown, the operator, sold to William F. Kenny, a large holder of investment properties in this city, the modern five-story apartment house at the southeast corner of Sherman avenue and 165th street, taking in part payment a four-story and basement dwelling at 448 Hancock street, Brooklyn.

A sale in the midtown section and a lease for a long term of the property to the sellers was consummated this week when the property of Black, Starr & Frost at 592-594 Fifth avenue, southwest corner of 48th street, was sold to the Oceanic Investing Company, owners of several choice parcels of land in Manhattan, including the new twenty-story Astor Trust Building at Fifth avenue and 42d street, part of the site of the Rogers-Peet Building on Fifth avenue, 1 and 3 East 42d street, 4 East 43d street, the leasehold 561 Fifth avenue, 536 Fifth avenue, the Waterman Building at Broadway and Dey street, and the Metropolitan apartment house at the southwest corner of Broadway and 88th street. This deal involved over one million and a quarter, and was negotiated by the Douglas Robinson-Charles S. Brown Company. The buyers immediately leased the property back to the Black, Starr & Frost Company for a period of twenty-one years.

Evidencing the demand for large space in and about that portion of the downtown section in the neighborhood of Broadway and Cortlandt Alley is manifested in the leasing this week by H. L. Moxley & Company, for Douglas Robinson-Charles S. Brown Company, of the entire building at 408 and 410 Broadway, through to Cortlandt Alley, containing 68,000 square feet, to Butler Brothers, general merchandise. This property has been vacant for several years, and was formerly occupied by Calhoun, Robbins & Company prior to their removal to the midtown section. There are few available buildings to rent in this section, is the report of brokers who have had little property there on their books of late.

Leasing of apartments and private dwellings was more or less slow this week, and few leases for business purposes were reported in comparison to other weeks recently.

Enemy Aliens and Titles.

Under the proclamation of President Wilson, issued May 31, difficulties have been established which necessitate the sanction of the War Trade Board before a title can be given to real property in which enemy aliens are concerned. The Title Guarantee & Trust Company, in instructions covering this situation to conveyancers of that company, says that no title must be closed unless the person from whom the title is taken is per-

sonally present unless proof by affidavit is furnished that such person is not a citizen or subject of any nation with which the United States is at war. If such affidavit cannot be furnished because of the fact, proof of nationality of the person tendering the title and his or her residence during all of the time since August 4, 1914, must be furnished and considered by counsel before title is closed. No title will be closed from any of the persons above indicated or from a fiduciary acting for the benefit of any such person unless the transaction has been or shall be licensed by the War Trade Board.

The proclamation by the President, said Mr. Lindner yesterday, has greatly extended the classes of persons designated as enemies under the Trading With the Enemy Act.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 23 as against 29 last week and 15 a year ago.

The number of sales south of 59th street was 14 as compared with 15 last week and 7 a year ago.

The sales north of 59th street aggregate 9 as compared with 14 last week and 8 a year ago.

From the Bronx 14 sales at private contract were reported as against 16 last week and 11 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 822 of this issue.

Buy Clubhouse Site.

The Progressive Workers' Home Association, of which Joseph L. Sugar, manager of the "Hungarian Daily," is the treasurer, has practically completed arrangements for the purchase of the

What did Experience Teach You?

Have you forgotten those days and nights of suffering last winter when coal was unobtainable, and the bins were empty?

What preparations, if any, have you made to provide heat and hot water for your tenants next winter?

Take Care of Your Gas Pipes Now

Especially those that caused you so much trouble last winter. See that your Building is "Piped for Gas" wherever you will want heat, or hot water supply.

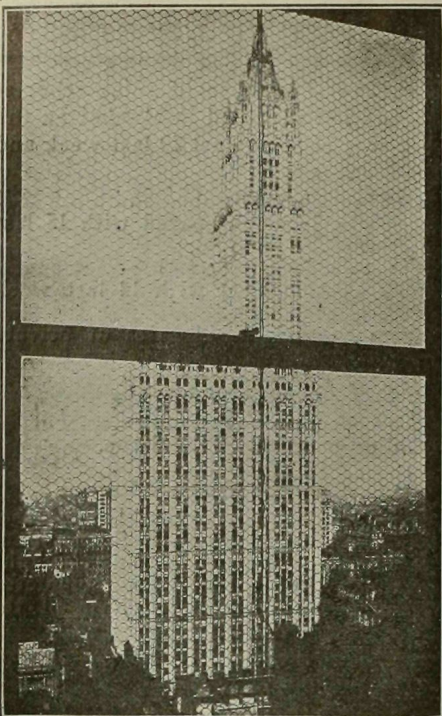
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Newsboys' Club property, at the southeast corner of Second avenue and 11th street, a two-story building. The property was bought several years ago with the intention of developing it with a home for the city's newsboys, but the plan did not materialize, and the premises have remained idle. The present deal hinges on the acceptance by the Building Department of the plans, filed yesterday, for alterations, estimated to cost \$75,000. The changes, which are expected to be sanctioned, call for an additional story and interior improvements. The Workers' Association is a fraternal organization, whose membership is mostly Hungarian. The basement of the building will be used for a printing shop for the publication of a Hungarian paper; the first floor for a restaurant; the second floor for meeting rooms and offices, and the additional floor for dance hall and auditorium.

Buy Bronx Apartments.

The Creston Realty Company, acting for Irving Judis and Lewine & Kempner, sold to the Nason Realty Company, Max N. Natanson, president, the six-story apartment house at the northeast corner of Creston avenue and 188th street, and known as 2450 Creston avenue. The house, which covers a plot 54 by 91 by irregular, contains five stores and thirty apartments, all of which are rented. The property has been held at \$110,000. Byrne & Baumann were the brokers in the transaction. The Creston company has been actively operating in the immediate neighborhood, having recently sold among other properties, the adjoining house at the Grand Boulevard and Concourse and 188th street to the Henry Morgenthau Company, which later resold it. Another Bronx transaction concerned the two five-story apartment houses at 2056 to 2062 Grand avenue, on a plot 113 by 90, which were bought by Stark & Spitzer from the Freybell Realty Company. These buildings, which house twenty-one families each and are entirely rented, were also sold for cash. M. J. Henschel was the broker in the deal. Abraham Leichter represented the purchasers as attorney.

Manhattan.

South—of 59th Street.

CHRISTIE ST.—Lawyers Mortgage Co. sold to Joseph de Cristine 124 and 126 Chrystie st, two 5-sty tenements, with stores, on plot 50x62.6, adjoining a similar house at the northeast corner of Broome st. S. Pasquale negotiated both deals.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold for Greenwich Savings Bank 132 and 134 Greene st, two 5-sty buildings.

MERCER ST.—Charles F. Noyes Co. sold 153 Mercer st, a 5-sty building, on lot 25x100, to Leonard Herrmann for occupancy. The property was valued at \$30,000. The sellers were clients of Stoddard & Mark, and the purchaser was represented by Taylor, Jackson, Brophy & Nash.

WATER ST.—Wm. A. White & Sons sold for Daniel Birdsall the 4-sty building, on plot 28.4 x55.8, at 44 Water st to Frank P. Wood & Co.

16TH ST.—Maurice Wertheim sold for Joseph F. Kennedy to a client of the H. M. Weill Co. the two 5-sty, 20-fam. tenements at 417 and 419 West 16th st, on plot 49.9x92. Title to the property has just been taken by Jennie Intermonte. It is understood the present buildings are to be wrecked and a garage erected.

29TH ST.—Frederick Brown resold the 5-sty, 20-fam. flat at 319-321 East 29th st, 35x98.9, to William N. Wagner. Mr. Brown acquired the property, together with 534 East 135th st, ten days ago in a trade for the apartment 554-558 West 148th st.

35TH ST.—For the site of a new building to be added to their department store Oppenheim, Collins & Co. bought 46 West 35th st, a 4-sty building on plot 20x68, between 5th and 6th aves, through Clark T. Chambers. The property abuts the buyers' 34th st property, in which they conduct their business. The purchase will give them about 26,000 sq. ft. to a floor.

38TH ST.—Pease & Elliman sold for Mrs. Helen R. Anthony 145 East 38th st, a 3-sty dwelling, on lot 16x60x98.9.

49TH ST.—The old 1 and 3-sty frame buildings at 605 West 49th st, on lot 25x108, have been sold by Anna I. Maguire to a client of Charles G. Keller. This is the first transfer of the property in about sixty years.

58TH ST.—William B. May & Co. sold 227 and 229 East 58th st for B. VonderHorst, consisting of two 3½-sty brick and stone private residences.

North—of 59th Street.

65TH ST.—William B. May & Co. sold the private residence at 9 East 65th st for Mrs. Mary Duane Humphreys, executrix. The property has been held at \$110,000, and is assessed at \$88,000.

83D ST.—William R. Ware and Emily L. Landon sold for James M. Bell estate 16 West 83d st, a 3-sty dwelling with extension, on lot 18x102.2.

134TH ST.—O'Reilly & Dahn sold for Morris Aron 121 West 134th st, a 5-sty double flat, on plot 25x100.

142D ST.—Frank F. Tozzie sold his residence at 210 West 142d st, a 3-sty house on lot 16.5x98.11, near 7th av.

145TH ST.—Duff & Brown Co. sold for Tillie Peysler 414 West 145th st, a 4-sty dwelling, 16x100, to Dr. David A. Swick, who will occupy as his office and home.

CONVENT AV.—F. R. Wood, W. H. Dolson Co., represented by F. A. Wyckoff, sold the 5-sty Kenway apartment at 462 Convent av, northwest corner of 150th st, on plot 109x25x100x68.5. The property is fully tenanted and is assessed by the city at \$68,000. The purchaser is Nason Realty Co. (Max N. Natanson).

VERMILYEA AV.—The Marva Realty Co. sold to Frederick Brown, operator, 64 Vermilyea av, a 5-sty 20-fam. tenement, on a plot 50x100x irreg. The buyer gave in part payment 540 and 542 Van Cortlandt Park av, Yonkers, two private dwellings. The Dyckman property was held at \$70,000. M. I. Strunsky and H. F. Byrnes negotiated the trade.

2D AV.—George N. Bruno & Co. sold for Adriatic Realty Corp. 2081 2d av, a 4-sty tenement and stores, on lot 25x73, near 107th st. The house was held at \$15,000.

Bronx.

135TH ST.—Frederick Brown resold, through Samuel E. Cowen, 534 East 135th st, near Brook av, a 6-sty apartment house, having accommodations for 30 families, on plot 39x100. The building is fully tenanted. Mr. Brown recently acquired this property, together with the similar house at 319 East 29th st, from Ellen E. Wall in part trade for the apartments at 554 and 558 West 148th st.

141ST ST.—Frederick Brown resold to Mrs. Nellie Sullivan the 5-sty flat at 490 East 141st st, on plot 37.5x100, near Brook av. In part payment the buyer gave 2068 Daly av, a 4-sty flat, on plot 37.6x90, near 179th st.

147TH ST.—Dahnke Bros. and E. A. Polak sold for L. Batchis 466 East 147th st, a 5-sty flat, 25x100, through Leo Bryant, who gave in part trade the 4-sty dwelling, 20x17, at 1333 Dean st, Brooklyn.

147TH ST.—Henry Leerbruger sold through D. S. Gerstenfeld 462 East 147th st, a 5-sty flat, on lot 25x100, near Brook av.

169TH ST.—E. Loewenthal & Son bought from Barbara F. Herbst 580 and 582 East 169th st, two 2-sty frame dwellings, on plot 55x100, near Franklin av.

BOSTON RD.—Ames & Co. sold for Cornelia E. McCormack to Newat Realty Co. 2026 and 2028 Boston rd, a plot north of Tremont av. The plot is 48 ft. in frontage and runs through to Bronx River. The property is intersected by Bronx st, and immediately adjoins the West Farms yards of Interboro Rapid Transit Co. The part of the property front on Boston rd and Bronx st will be improved with a modern garage. B. Rosenblatt was associated as broker.

CRESTON AV.—Nason Realty Co. (Max N. Natanson) bought from Creston Realty Corp. for cash the northeast corner of Creston av and 188th st, a 6-sty new-law apartment, with four stores and accommodations for 25 families. The building is fully rented at \$13,000 annually, and was held at \$110,000. Byrne & Baumann negotiated the deal.

GRAND AV.—Freybell Realty Co. sold to Stark & Spitzer 2056 to 2062 Grand av, two 5-sty, 21-fam. houses, on plot 113x90.

NELSON AV.—Alexander Selkin and David Mintz resold for Harry Aronson 1674 Nelson av, a 2-sty frame dwelling, on lot 25x89, near the 174th st subway station.

PROSPECT AV.—Andreas Hux sold to Christopher J. Doody 1402 Prospect av, a 3-sty frame dwelling, 20x74.6, adjoining the northeast corner of Jennings st.

UNIVERSITY AV.—James J. McCabe bought from John Fleming the plot, 98.4x113.2, on the east side of University av, 551.4 ft. north of 183d st.

Brooklyn.

AMERSFORT PL.—Tutino & Cerny sold for Margaret Peterson to an investor 125 Amersfort pl, a 2-fam. house.

DECATUR ST.—Friday & Lehmann sold 687 Decatur st, a 2-sty frame 2-fam. dwelling, for William F. Laramee.

EAST 3D ST.—J. D. Ranck and Samuel Galitzka sold for Anna A. Weiss 1100 East 3d st, a 2-sty, 2-fam. house, on plot 38x100.

EAST 26TH ST.—McInerney-Klinck Realty Co. sold the 2-family. apartment house at 248 East 26th st for Charles H. Hoag.

MADISON ST.—R. A. Schlesing sold for Louis Weber the 6-fam. tenement, on lot 27½x100, at 1880 Madison st to Niculai Marcus and wife and Charles Popowitz.

1ST ST.—A. Pease & Son sold the 4-sty apartment house at 445 1st st for J. C. Kearney.

2D ST. A. Pease & Son sold the 3-sty private house at 460 2d st for R. Drummond.

7TH ST.—J. D. Ranck and Samuel Galitzka as brokers sold for Leahy Bros. to a builder, who will at once improve, a plot, 40x100, in the west side of East 7th st, 100 ft. south of Av J.

50TH ST.—I. Salzberg sold for L. Freucht to N. Kantor the 2-fam. cottage, on plot 30x100, at 1215 50th st; also for K. Lashein to M. Landow the 1-fam. 9-room cottage, on a plot 40x100, known as 1527 53d st.

61ST ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. brick dwelling at 2011 61st st, Mapleton Park, to Rose Katz for occupancy.

62D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam. dwelling at 1843 62d st.

67TH ST.—Walter S. Ross and C. C. Gret-singer sold for Harris Berry the 1-fam. house at 148 67th st.

AV J.—B. Trubenback sold for Frederick L. Ostergren the dwelling 2823 Av J to Alice Fuchs.

SHORE RD.—Frank A. Seaver & Co. sold the 3-sty frame house at the corner of Shore rd and 70th st, for D. Conlan.

5TH AV.—Tutino & Cenry, with John H. Bahrenburg, sold for Mrs. Ellen B. McDevitt to Louis Reisman for occupancy the 3-sty brick store and apartments at 5704 5th av.

6TH AV.—John Pelham Real Estate Co. sold 198 6th av, a 3-sty brownstone dwelling, on lot 20x100, for Louis E. Janivier to Edward Non-derleith.

6TH AV.—Walter S. Ross and C. C. Gret-singer sold for estate of Peter S. Bogart the plot, 100x100, at the northwest corner of 6th av and 80th st; also plot, 220x100, in the north side of 80th st, 100 ft. west of 6th av.

12TH AV.—Charles A. Erickson sold for John B. Bradley Co. the detached house and garage, 100x100, at the corner of 12th av and 74th st.

14TH AV.—B. J. Sforza sold for the Calgah Realty Co. to Antonio Ferraro, the new 4-sty brick store and tenement house on lot 20x100, at 6722 14th av.

Queens.

BEECHURST.—Shore Acres Realty Co. sold to a buyer for occupancy the 11-room detached dwelling, on plot 60x100, on the north side of the boulevard, overlooking the sound.

JAMAICA.—W. J. Boucher sold to J. Benning-ton the dwelling and plot, 55x120, at the north-west corner of Henley rd and Kingston rd.

LYNBROOK.—Nason Realty Co (Max N. Natanson) sold to Ambeck Realty Co. 16 acres in exchange earlier in the year for the apart-ment houses at 160-164 Sherman av from K. & R. Construction Co. D. Sylvan Crakow was the broker in the transaction.

MALBA.—Malba Estates Corp., associated with Realty Trust, sold the residence with plot of ground on block 10, facing Malba dr, and bay front, to Alleyne H. Weiss, of Manhattan.

MASSAPEQUA.—James H. Cruikshank sold to the Providential Realty Investing Co., Inc., the new 8-room residence at the northeast cor-ner of Central and Pennsylvania avs.

MORRIS PARK.—M. Drus sold to Van Balt Realty Corp. a plot, 50x115, in the west side of Spruce st, 200 ft. south of Stewart av.

NEWTOWN.—A. Keim sold to F. Mattoni a plot 111x139 at the northwest corner of Jackson blvd and Maple av.

ROSEDALE.—M. Patterson sold to E. N. Leeder a plot, 75x100, in the north side of Presi-dent st, 100 ft. west of Union av.

Richmond.

GREAT KILLS.—Cornelius G. Kolff resold, together with W. P. Merrell, for Carl F. Grieshaber property recently purchased by him on Wiman av, Great Kills, to P. Schimmel, of Staten Island.

ST. GEORGE.—Cornelius G. Kolff sold for Emma Hulse to Peter Larsen a large plot of ground on St. Marks pl. The property consists of a plot 172 ft. on St. Marks pl, 100 ft. deep and will be immediately improved by Mr. Larsen with modern houses. It is within walking dis-tance of St. George Ferry.

Westchester.

TARRYTOWN.—Robert E. Farley Organiza-tion sold for Estates of Tappan Zee, Inc., a plot on Farrington av, at Philipse Manor, to A. Stewart, of that place.

TARRYTOWN.—Robert E. Farley Organiza-tion sold for Estates of Tappan Zee, Inc., a plot facing Broadway in the bungalow section of Philipse Manor to David Konrad.

RECENT LEASES.

Manhattan.

AMES & CO. leased for L. Napoleon Levy the building at 193 Lexington av to Vacuum High Suction Cleaning System.

AMES & CO. leased parlor store at 136 West 34th st to J. Lewis, and the store 153 West 34th st to Edward Margolies; also apartments at 25 West 56th st to Ira A. Kip and Alvin Wortham.

EDWIN J. BIRLEY of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the large cor-ner store and 1st loft of 38 6th av to Philip Locavara, for retail drug business.

BRETT & GOODE CO. leased the store and basement at 146 Wooster st to the General Mer-chandise Warehouse Co., and to Antonio Fea space at 8-12 East 16th st.

DUFF & BROWN CO. rented for estate of L. S. Quackenbush to Thomas Wallace 454 West 145th st, a 4-sty dwelling.

DUROSS CO. leased the buildings at 544 Greenwich st and 523 Washington st for Mrs. L. G. Lawrence to Joseph C. Fater, Inc.; also the store and basement at 536 Pearl st for William C. Walker Sons to Wynkoop, Hallen-beck, Crawford Co.

DUROSS CO. leased the store and basement at 443 West 13th st to J. J. Kelly; also the building 120 West 17th st to Louis Miller; the store and basement 16 East 13th st to Graphic Press, Inc.; and the store 543 West 30th st to Benton Holliday Co.

DOUGLAS L. ELLIMAN & CO. leased for estate of Mrs. Richard Irvin the duplex apart-ment at 969 Park av and secured a renewal of the lease from the owner to Eben B. Knowlton; also an apartment at 122 East 82d st to Charles Chambers; also an apartment at 55 West 55th st to R. A. C. Smith for his daughter; have sublet an apartment at 780 Madison av for Mrs. Harriett Chesebrough; and an apartment at 157 East 81st st to Robert E. Miller.

HOUGHTON COMPANY leased to Helen E. Johnson the 5-sty dwelling at 341 West 71st st for Margaretta R. Eidlitz.

J. ARTHUR FISCHER leased to Wah Jin the top loft at 259 West 42d st.

HOUGHTON COMPANY leased for U. S. Con-gressman Frederick C. Hicks the furnished dwelling at 303 West 88th st, a 4-sty house, ad-joining the northwest corner of West End av, to Jean A. Theslof.

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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 and Plumbing Work—New Toilet and Bathrooms for Kitchen and Laundry Building and South Dormitory at the Quarantine Station, Hoffman Island, N. Y., will be received by Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., until 12 o'clock noon, Wednesday, July 10, 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 the contract, within thirty (30) days from date of official notice of award of contract and in accordance with the terms of Specifications Nos. 3033 and 3035. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the office of Dr. L. E. Cofer, Health Officer, Port of New York, Rosebank, Staten Island, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.
Dated: June 26, 1918.

LEGAL NOTICES

STATE OF NEW YORK
OFFICE OF THE SECRETARY } SS.:
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the Qualité Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.
A. B. PARKER,
Deputy Secretary of State.

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SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 54 Edgecombe av to Mary Roach for 3 years.

half a block, to George Roberts.
West 11th st, a 3-sty private house, on lot 20x
tion with Goodale, Perry & Dwight, leased 25
DOUGLAS L. ELLIMAN & CO. in conjunc-

DOUGLAS L. ELLIMAN & CO. leased 111 East 70th st, a 5-sty house, furnished, to William G. Borland.

DOUGLAS L. ELLIMAN & CO. leased for Robert L. Burton his apartment, furnished, at 156 East 79th st to Mrs. William S. Seamans for next year; at 103 East 84th st to Mrs. Katherine Carter; and at 68 East 86th st for the Roosevelt estate to Mrs. L. R. James.

DOUGLAS L. ELLIMAN & CO. leased for Rosale Kirchner to the Professional Women's League, Inc., the parlor floor and basement at 64 West 48th st.

M. & L. HESS, INC., leased the fifth floor at 138-40 West 14th st to Merit Shrinking & Sponging Works; also part 10th floor at 30 Irving pl to I. Sekine & Co., Inc.; also the 8th floor at 821-3 Broadway to S. Joseph; also store and basement at 131 West 30th st to Landesman & Gross.

HOUGHTON COMPANY, in conjunction with Jones Sullivan, leased for Mary Patten the 4-sty dwelling at 143 West 64th st to James Flatley.

J. S. MAXWELL leased for Seamens Bank of Savings, through Douglas Robinson, Charles S. Brown Co., to Manhattan Republican Club the private house at 474 West 141st st.

H. L. MOXLEY & CO. leased for Douglas Robinson and Charles S. Brown Co. the building at 408-10 Broadway through to Cortlandt ally, containing 68,000 sq. ft., to Butler Brothers. This property has been vacant several years.

CHARLES F. NOYES CO. leased the store and basement at 89 Fulton st for City Real Estate Co. to Abraham Zarembowitz at an aggregate rental of about \$15,000; and sub-leased a portion of the fifth floor at 161-167 Maiden la to International Commercial Corp.

CHARLES F. NOYES CO. leased a floor at 50 Lispenard st to Economy Sample Card Co.; a floor at 12-16 John st for E. V. R. Ketchum to New York & New Jersey Port and Harbor Development Co.; and for E. A. Tredwell, agent, space at 41 Park Row to Warner & McGrath.

CHARLES F. NOYES CO. leased space at 37-39 Maiden la to the Observer Circulating Co.; at 102-104 Fulton st to Creccenzo & Florindo Mazza; and in connection with Charles G. Keller space at 71 West 23d st to Durst & Fader.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased an apartment at 36 Gramercy Park to John M. Bruce, vice-president of the Remington Typewriter Co.

CHARLES F. NOYES CO. leased for 46th Street and Broadway Realty Co., Jacob Wertheim, president, the store at 1543 Broadway. The rental is \$5,000 per annum for a term of years, and as the store is without basement and has a gross area of less than 200 sq. ft., the rental is in excess of \$25 per sq. ft. The tenant is J. H. Rosen, proprietor of the International Millinery Co., conducting a chain of 24 retail millinery stores. Herbert Hecht & Co. and Alexander, Cohen & Sondheim, attorneys, represented the landlord.

THOMAS J. O'REILLY rented for Norman Realty Co. 503 West 121st st to Samuel J. Leslie, Rowena Spencer, Cora M. Hill; for Memphis Realty Co. 526 West 113th st to Rudolph Oblatt, S. C. Sugarman, Moses Hirsch; for M. Elizabeth Geoffroy 510 West 113th st to W. Lay, S. H. Ditchett, Joseph Doyle; for M. Bayard Brown 562 West 164th st to Rebecca Wolf, Nathan Jaffa, Herman Meyer; for Imperial Property Co., Inc., 99 Claremont av to L. H. LaMotte, A. C. Gildersleeve, Geo. C. Lay.

PEASE & ELLIMAN leased two floors at 243 West 55th st for Mrs. A. D. Creveling to Herbert A. Berliner, of Berliner Phonograph Co. of Montreal; and for Frank L. Polk, counsellor of the State Department at Washington, to George Nichols, son-in-law of J. P. Morgan, the 4-sty dwelling at 129 East 36th st.

PEASE & ELLIMAN leased for Mrs. George E. Marcus to Mrs. Warren Kinney the 5-sty dwelling at 30 East 74th st, at the southwest corner of Madison av; also a loft, 50x100, at 31-33 East 32d st to B. N. C. Waist Co.; also an apartment at 150 West 80th st to George S. Kaufman; one at 65 West 68th st to Professor Young Berryman Smith of Columbia University; one at 345 West 88th st for Klein & Jackson to Dr. Abraham J. Rongy; one at 305 West 72d st for Switzerland Realty Co. to Mrs. E. S. W. Bergh; one at 67 Riverside dr, furnished, for J. J. Jackson to Arthur Hough; and one at 454 Riverside dr for B. Crystal & Son to Miss C. Fessenden.

PEASE & ELLIMAN subleased for C. S. Reed large office space at 19 West 44th st to the Triplex Safety Glass Corp.; renewed for James D. Livingston, as executor, the lease of dwelling at 54 West 11th st held by Miss Louise Hazard; leased for David H. Taylor to W. B. Simonds the 3-sty dwelling at 229 West 70th st; and leased for A. Leo Everett to W. Woods Plankington the 4-sty dwelling at 134 East 70th st.

JOHN PETERS leased for the Urban Securities to Simon Boyajian the 3d loft at 216 East 14th st.

L. J. PHILLIPS & CO. leased through their West Side office at 67 Riverside dr for J. J. Jackson to Wade Robinson; at 2786 Broadway for William Mitchell the 1st loft to Stein & Sussman; at 246 West End av for A. G. M. Realty Co. to R. Herstadt; at 808 West End av for F. R. Wood, W. H. Dolson Co. to Paul Oppenheim; at 955 Park av for Bing & Bing to Mrs. L. W. Kidd; at 40 West 84th st for H. Liebes to H. Zimmerman; at 244 West 70th st for Helen C. Dick a private dwelling to J. B. Elwell; at 318 West 91st st for Rosalie B. Meany the 5-sty dwelling to Frank I. Hecht; and for Addie Stix Oppenheim the 5-sty double flat at 138 West 112th st.

SHAW & CO. rented for Charles Putzel 26 West 127th st, a 3-sty frame dwelling, on plot 25x100, to Mary Sullivan.

E. K. VAN WINKLE rented the following apartments: for I. Randolph Jacobs at 230 West 70th st to Mrs. J. W. Wupperman; for W. S. Dennison at 201 West 78th st to Mrs. Helen S. Hardy; for Harry Cort, furnished, at 215 West 88th st to Mrs. J. S. Going; for A. L. Mordecai & Son at 161 West 86th st to Jos. S. Kaufman; for Ralph Townsend at 640 West End av to Edwin F. Raynor; for Pease & Elliman at 150 West 80th st to Geo. S. Kaufman; for Mrs. G. Harrison, furnished, at 255 West 84th st to Edwin B. Hirschberg; and for H. E. Vehslage, furnished, at 345 West 70th st to John M. Wheeler.

WILLIAM R. WARE leased for Pullman Holding Co., in conjunction with Maxwell Moser, the store at 2275 Broadway to Daniel Reeves, Inc.

WHITE-GOODMAN leased the 4th loft at 134-6 West 25th st to Rival Dress Co.; the 3d

loft at 1237-9 Broadway to Sparber Bros.; and with Ogden & Clarkson store at 29 East 10th st to Champion Motor Delivery Corp.

WM. A. WHITE & SONS leased the 4th loft at 321 East 3d st to Benjamin Weintraub for the manufacture of clothing, and the store at 386 1/2 Broadway to Adolph Greenberg for the sale of dairy products.

WM. A. WHITE & SONS leased an apartment at 44 West 10th st to Sydney R. Russel; at 200 West 52d st to Philip T. Hillman; and a duplex apartment at 71 Washington pl to Helen D. Hunt; also negotiated for J. Archibald Murray a cancellation of his lease with American Trading Co. on the building at 49 Water st and leased the premises to Melchior, Armstrong & Dessau for a term at a 50 per cent. increase in rent.

D. ZUCKERMAN CO. rented 5,000 ft. of space at 40 West 22d st to Leipzig Bros; space at 37 West 32d st to Uluis Bros., and at 132 West 22d st to Charles Shkulnick.

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Queens.

M. & L. HESS, INC., leased for Albert T. Otto & Sons Co., Inc., the building at Anable av and Creek st to American Can Co., who will occupy the building for manufacturing use. The building covers a plot 200x245 and contains about 80,000 sq. ft. of floor space. The lease is for a term of years at an aggregate rental of \$350,000.

Nassau.

BROOKVILLE.—Elbert H. Gary, steel magnate, leased, through Clifford van Schurman, the estate of Mrs. Gwendolyn Burden Dows, at a rental of about \$25,000. The place consists of 100 acres, with a Georgian house of brick and stone, and numerous outbuildings.

Suffolk.

ALFRED E. SCHERMERHORN leased at Southampton for Adrien H. Larkin his cottage south side of Dune rd to George F. Baker, Jr.; for Mrs. J. Metcalfe Thomas her cottage east side of Dune rd to Charles A. Dana; for Mrs. Alfred Nelson her "Ingleside" in the Fair Lee Grounds to Major Robert D. L. Wrenn; for Mrs. Jetur R. Rogers her cottage west side of Main st to James Punnett; for John R. Abney his "Abney Peek" on the Shinnecock Hills to Mrs. F. Norton Goddard; for Ansell H. Ball his "Meadowview" at Vetter Hill to Henry T. Sloane; and for the season 1919 Mrs. C. Culiver's cottage to Mrs. Cornelius N. Bliss, Sr.

Westchester.

RYE.—Fish & Marvin leased for Mrs. J. Jerome her property known as "Fair Ledge," at Brevoort Farm, to Leon B. Lowenstein, of New York City.

Out of Town.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. John King, of Tuxedo, N. Y., her 5-sty house at 111 East 70th st, on a lot 20x100, furnished, to William G. Borland.

FISH & MARVIN rented for Frederick H. Page his property at Chappaqua, known as "Ontoera Farm," to J. Victor Ontavia of this city. The place has been leased for the summer, furnished, and comprises ten acres, large residence and other buildings.

PEASE & ELLIMAN leased for W. H. Carroll & Co., as agents, to John S. Cravens of Pasadena, Cal., a furnished dwelling at the corner of Monmouth and Beach sts, Atlantic City, N. J., for the season.

Real Estate Notes will be found on Inside Back Cover.

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
	June 21 to 27	June 22 to 28
Total No.	104	156
Assessed Value.	\$3,975,100	\$8,134,900
No. with consideration.	22	20
Consideration.	\$574,000	\$681,500
Assessed Value.	\$638,500	\$567,500
Jan. 1 to June 27 Jan. 1 to June 28		
Total No.	3,125	4,161
Assessed Value.	\$177,897,580	\$291,138,925
No. with Consideration	509	536
Consideration	\$24,427,413	\$23,403,509
Assessed Value.	\$27,435,400	\$31,533,550
Mortgages.		
	1918	1917
	June 21 to 27	June 22 to 28
Total No.	50	55
Amount	\$1,157,234	\$2,428,370
To Banks & Ins. Cos.	8	12
Amount	\$424,000	\$602,000
No. at 6%.	22	15
Amount	\$144,194	\$395,120
No. at 5 1/2%.	2	6
Amount	\$245,000	\$381,000
No. at 5%.	15	13
Amount	\$443,800	\$1,223,250
No. at 4 1/2%.		3
Amount		\$134,000
No. at 4%.		
Amount		
Unusual Rates		
Amount		
Interest not given.	11	18
Amount	\$324,240	\$295,000
Jan. 1 to June 27 Jan. 1 to June 28		
Total No.	1,234	1,852
Amount	\$32,630,501	\$71,064,219
To Banks & Ins. Cos.	224	411
Amount	\$17,020,043	\$38,454,050
Mortgage Extensions.		
	1918	1917
	June 21 to 27	June 22 to 28
Total No.	20	45
Amount	\$898,000	\$3,918,500
To Banks & Ins. Cos.	6	29
Amount	\$412,500	\$3,529,500
Jan 1 to June 27 Jan. 1 to June 28		
Total No.	655	1,121
Amount	\$48,609,032	\$79,030,100
To Banks & Ins. Cos.	248	573
Amount	\$26,705,857	\$60,678,350
Building Permits.		
	1918	1917
	June 22 to 28	June 23 to 29
New Buildings	7	3
Cost	\$605,000	\$315,000
Alterations	\$189,450	\$199,785

Jan. 1 to June 28 Jan. 1 to June 29		
New Buildings	101	195
Cost	\$6,572,650	\$21,766,825
Alterations	\$5,021,392	\$7,061,438
BRONX.		
Conveyances.		
	1918	1917
	June 21 to 27	June 22 to 28
Total No.	76	104
No. with consideration.	6	23
Consideration	\$64,100	\$264,350
Jan. 1 to June 27 Jan. 1 to June 28		
Total No.	2,290	2,812
No. with consideration.	304	341
Consideration	\$3,020,859	\$3,779,338
Mortgages.		
	1918	1917
	June 21 to 27	June 22 to 28
Total No.	21	43
Amount	\$155,875	\$340,834
To Banks & Ins Cos		3
Amount		\$31,000
No. at 6%.	11	18
Amount	\$89,100	\$159,070
No. at 5 1/2%.	3	1
Amount	\$37,000	\$4,000
No. at 5%.	3	4
Amount	\$14,225	\$15,214
No. at 4 1/2%.		
Amount		
Unusual rates		
Amount		
Interest not given.	4	20
Amount	\$15,550	\$162,550
Jan. 1 to June 27 Jan. 1 to June 28		
Total No.	944	1,208
Amount	\$5,530,485	\$9,140,295
To Banks & Ins. Cos.	44	107
Amount	\$797,692	\$1,571,250
Mortgage Extensions.		
	1918	1917
	June 21 to 27	June 22 to 28
Total No.	6	6
Amount	\$88,000	\$211,800
To Banks & Ins. Cos.	1	
Amount	\$3,000	
Jan. 1 to June 27 Jan. 1 to June 28		
Total No.	190	371
Amount	\$3,978,362	\$7,165,449
To Banks & Ins. Cos.	45	98
Amount	\$1,165,250	\$2,451,500
Building Permits.		
	1918	1917
	June 21 to 27	June 22 to 28
New Buildings	6	12
Cost	\$23,200	\$271,600
Alterations	\$12,000	\$102,900
Jan. 1 to June 27 Jan. 1 to June 28		
New Buildings	134	349
Cost	\$4,619,500	\$5,714,325
Alterations	\$1,080,621	\$736,050
BROOKLYN.		
Conveyances.		
	1918	1917
	June 20 to 26	June 21 to 27
Total No.	450	415
No. with consideration.	35	29
Consideration	\$232,590	\$181,213
Jan. 1 to June 26 Jan. 1 to June 27		
Total No.	10,717	11,260
No. with consideration	784	998
Consideration	\$6,183,578	\$11,890,922
Mortgages.		
	1918	1917
	June 20 to 26	June 21 to 27
Total No.	263	209
Amount	\$682,029	\$859,559
To Banks & Ins. Cos.	17	55
Amount	\$49,400	\$440,275
No. at 6%.	195	110
Amount	\$420,179	\$335,206
No. at 5 1/2%.	47	55
Amount	\$206,900	\$341,875
No. at 5%.	11	13
Amount	\$34,400	\$76,550
Unusual rates	1	1
Amount	\$6,000	\$296
Interest not given.	9	30
Amount	\$14,550	\$105,632
Jan. 1 to June 26 Jan 1 to June 28		
Total No.	6,077	7,347
Amount	\$21,155,893	\$31,830,280
To Banks & Ins. Cos.	670	1,434
Amount	\$3,405,540	\$11,646,569
Building Permits.		
	1918	1917
	June 21 to 27	June 21 to 27
New Buildings	62	46
Cost	\$324,750	\$373,800
Alterations	\$72,725	\$136,580
Jan. 1 to June 27 Jan. 1 to June 27		
New Buildings	1,620	1,602
Cost	\$11,149,701	\$15,221,450
Alterations	\$2,137,529	\$2,566,604
QUEENS.		
Building Permits.		
	1918	1917
	June 21 to 27	June 21 to 27
New Buildings	55	76
Cost	\$149,730	\$153,280
Alterations	\$46,545	\$26,412
Jan 1 to June 27 Jan. 1 to June 27		
New Buildings	1,232	2,000
Cost	\$4,093,026	\$7,114,261
Alterations	\$773,606	\$655,767
RICHMOND.		
Building Permits.		
	1918	1917
	June 21 to 27	June 21 to 27
New Buildings	10	12
Cost	\$49,540	\$13,125
Alterations		\$4,450
Jan. 1 to June 27 Jan 1 to June 27		
New Buildings	294	64
Cost	\$700,878	\$914,690
Alterations	\$247,153	\$186,021

Portland Cement Production Equals Demand

No Surplus Stocks on Hand—Government Work Requires About 23 Per Cent. of Total Output

IN order to get the latest authentic information about material prices, availability of supply and similar topics, the Record and Guide has just completed a thorough investigation into the manufacture of one of the most essential structural materials—cement—to find out what the producing situation is, how the war has effected manufacturing supply and cost, and the length of time that existing economic conditions might prove a detriment to the progress of building construction.

It has been reported in the newspapers that the Government has issued priority certificates for Portland cement. A dispatch to the Record and Guide from its Washington representative shows, however, that such is not the fact. The authorities have agreed to give cement manufacturers a degree of preferential treatment, in order to assure a reasonably full supply. This was made conditional upon the manufacturers curtailing their productions sufficiently to meet the demands of war requirements and other needs of national or exceptional importance. This plan, it is estimated in Washington, means a curtailing of the normal output by about thirty per cent.

Investigation into the conditions surrounding the production of Portland cement in the Lehigh Valley indicates that although the war has created an abnormal situation in many respects, the cement industry is operating upon a sound basis, producing and shipping material to the maximum permitted by the Fuel Administration, making every effort to conserve the resources of the industry, serve its customers to the best of its ability, and patriotically "do its bit" for the Government in its hour of need.

The producing capacity of the Lehigh Valley Portland cement manufacturing district is approximately 30,000,000 barrels annually, but during the past three or four years the average annual output has been in the neighborhood of 23,000,000 barrels a year. This amount is approximately 36 per cent. of the entire cement production of the country.

Early this year the National Fuel Administration decided that for 1918 the cement industry should be furnished with coal sufficient to manufacture 75 per cent. of the average output of the past three years. Owing to the difficulty in obtaining fuel during the first three or four months of this year, which prevented the operation of the majority of the cement plants in the Valley during that time, it is doubtful, even if the mills operate to their full capacity for the balance of the year, whether they will be able to produce 75 per cent. of their output of previous years. There has been considerable curtailment in production this season, but manufacturers are not willing to give out definite figures at this time.

Notwithstanding the lack of construction of a private nature it is extremely doubtful if there has been a time in the history of the Portland cement industry when manufacturers have had a smaller stock of the finished product in reserve. Almost all of the storage bins in the Lehigh district are cleaned out nightly and the finished product loaded upon cars for shipment. Many of the makers are shipping their entire daily output as it is made, and as the demand is steady there is little likelihood of any great reserve being piled up at mill points.

At present there is a negligible amount of Portland cement being exported to foreign ports, practically the entire mill output is going to supply the jobbers or into war construction and the other types of building requirements in the United States. The railroads of the nation formerly were prominent among the cement users, but these interests are now taking a small quantity as they are only making road repairs of the most essential character.

Manufacturers are agreed that there is, and will be, a sufficient supply of cement for all building purposes and that there cannot be a famine in this important material line. Cement, tributary to the New York market, is readily available and in volume sufficient to take care of any ordinary demand, unless the Government materially increases its present requirements. An official of one of the prominent producing companies in the Lehigh district stated that during the past month about 23 per cent. of the shipments from their mills were forwarded direct to Federal building projects. As all orders for materials to be used in Government work are pro rated among the manufacturers according to the capacity

of their respective plants, this figure can be taken as indicating the amount of Portland cement the Government is now taking out of the market.

It is believed that Federal requisitions of cement are likely to become much larger than at present and that the demands upon the industry will grow in volume as the war progresses and the Governmental program of construction is expanded to its maximum. Producers will not be surprised if the Government announces that it will require the entire output of the cement mills for a limited period, possibly for three or four months. The Portland Cement Association pledged 100 per cent. of their output, if necessary, at any time the Government should have need of it.

Cement manufacturers are paying higher wages today for common labor employed in their plants than ever before, yet they are experiencing great difficulties in holding their forces together. Producers are paying at the rate of 32c. to 35c. per hour for a ten-hour day, with time and one-half for overtime, and double time for Sundays and holidays, which is about 100 per cent. above the scale in force prior to the war. Yet they lose men to other plants in the district who offer wages considerably higher than the scale paid in the cement mills. The Bethlehem Steel Company, located in the heart of the cement producing district, and other foundry and manufacturing corporations have immense war contracts, are steadily draining the cement industry of its man power by offering work at the rate of 44c. and 45c. per hour for common labor. These concerns have been offering as high as \$8.50 per day for skilled mechanics, carpenters, masons, plumbers and other trades.

Military enlistments and the selective draft have also added to the labor difficulties of the cement manufacturing industry. A large percentage of the men employed in these plants were of military or draft age, and the number of draftees added to the high percentage of voluntary enlistments from this district has resulted in intensifying the labor shortage.

At present, and for some time past, there has been practically no difficulty in obtaining all the coal required to operate cement plants in the Lehigh Valley. Fuel shipments are now coming through in excellent volume and reasonable time and without the assistance of Federal priority orders. Some of the manufacturers using a slag anthracite are even able to store up considerable tonnage against the time when freight, transportation and mining problems might again interfere with their obtaining the required supply. Users of high gas bituminous coal are unable to store supplies in any great quantity, owing to the inflammability of high gas coal, which is a constant menace to the plant. These producers depend upon a steady supply of fuel from the mines.

The mounting cost of fuel has been one of the principal reasons for the steady advance in price of Portland cement. Before the war, slag anthracite was selling at the mine mouth for 75c. a ton and plus the freight and handling brought the delivered cost up to about \$2.50 a ton. At present the same quality of coal is costing, delivered, in the neighborhood of \$6.00 a ton and this price is likely to increase. As it requires about 160 pounds of coal to produce a barrel of Portland cement it can be readily seen how this increase has effected cement prices.

Packing costs have also been prominent among the influences that have advanced the cost of cement to the consumer. Prior to 1914 the cost of bags made from seven-ounce cotton duck, generally used in cement bags, was 8c. or 8½c. each per bag. Now bags made of the same quality of material cost about 30c. each. The rebate that manufacturers allow for returned bags is 10c. each.

Paper bags of a quality strong enough to stand the strain required before the war cost about 2½c. each. At the present time producers pay \$60 a thousand or 6c. each for bags so poor in quality as to make the safe arrival of cement at its destination problematical.

According to the present outlook producers of Portland cement predict that the price of their commodity will not recede from its present high level for a long time to come. Production, packing and shipping expenses are steadily mounting, as are wages, and the producers expect to pass these additional costs along to the jobbers and the ultimate consumers.

CURRENT BUILDING OPERATIONS

CONFIDENCE and funds are the principal factors in structural activity lacking today rather than the more concrete essentials of construction. There is apparently a sufficient supply of building commodities available for the erection of hundreds of buildings other than monumental edifices or large fire-proof office and loft structures that would require large tonnages of fabricated steel, but money to start them is scarce, and the problem generally confronting builders contemplating improvements is that of financing their operations.

If it were possible somehow to renew the confidence of the building public and to make prospective builders realize the advantage of undertaking contemplated operations at the earliest moment, and if the money markets as applied to building projects were to ease up somewhat and release funds for this essential work, building activity would almost immediately take on the semblance of a boom, as the demand for new structures of the type that can now be erected without undue hindrance is acknowledged.

The tendency toward a renewal of speculative activity continues, but there is not yet sufficient work of this character actually placed under construction to effect the building situation other than to create the feeling of better times in prospect for all phases of the industry. The past week brought additional evidences of the awakening life in speculative building fields, and there is now no doubt but that this form of activity will grow steadily in volume and importance.

New Government operations have again become prominent in the reports of the week. There had been a slight falling off during the past week or so, but the situation has been changed with the federal announcement of a number of large projects scheduled for an early start in the territory adjacent to New York City. Among these projects are included a large hospital group to be built for the Ordnance Department at a site on the Raritan River, which will cost about \$400,000. Snare & Triest Company, 8 West 40th street New York, have the contract for this work. The Emerson Building Company, 103 Park avenue, has been announced as the contractor for the swimming pool, to cost \$125,000, to be

erected at Pelham Park, and to be used by the men in training at the naval station. William Crawford, 7 East 42d street, obtained a contract for work involving the expenditure of \$100,000 for additional buildings, to be located at Base Hospital No. 1 in New York City, and the John K. Turton Corporation, 101 Park avenue, has the contract for the extension to the naval air station, costing approximately \$185,000, at Rockaway, L. I. In the neighborhood of \$300,000 will be expended for a similar project at Elizabeth, N. J. The plans for this work have been prepared and the contract will be let on the cost plus basis within a short time. Working plans have also been completed for a large group of structures, including barracks, mess halls and dispensary buildings, to cost in total \$1,250,000, and to be located on the Shore Road, between 65th street and Fort Hamilton, Brooklyn. About \$2,000,000 will be expended for additional cantonment buildings at Tenafly, N. J., for the National Army.

The markets for building materials and supplies are almost uniformly quiet, but prices are firm in those lines that are not advancing from the levels that have recently maintained. In some in-

stances the demand is seemingly picking up, and manufacturers and dealers are of the opinion that increased activity is in store for all within the coming months.

Common Brick.—Conditions in the wholesale market for Hudson River common brick are similar to those maintaining last week. The demand is quiet and about keeping pace with the arrivals of new brick from up-river points. Arrivals have been scant owing to the difficulty of obtaining labor to load the barges and the extremely high wages demanded for this work. Prices are firm at \$11.50 a thousand, and there is a tendency toward a further stiffening to \$12. As a matter of fact some barges are being held at this figure today, and it is anticipated that the price will shortly be obtained. Production this year will be on a most limited scale, and if the present rate is continued it is doubtful if more than 5 per cent. of the output of last year will be made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, June 28, 1918. Condition of market: Demand fair; prices firm. Quotations: Hudson Rivers, \$11.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 11. Distribution: Manhattan, 1; Brooklyn, 3; Bronx, 1; New Jersey points, 5; outside, 1.

BUILDING COMMODITY 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.....\$11.50@

Raritan common.....No quotation

Second hand common, per load of 1,500.....\$6.00@

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....2.60@

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@

Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal).....\$2.00@

¾ in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (Nominal).....\$2.00@

Trap rock, ¾ in. (Nominal).....1.95@

Crushed limestone, 1½ in.1.70@

Crushed limestone, ¾ in.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.):

Eastern common, dealers' price.....\$3.25@

Eastern finishing, dealers' price.....3.45@

Hydrated common (per ton).....15.20@

Hydrated finishing (per ton).....17.20@

Linseed Oil—

City brands, oiled, 5 bbl. lots..\$1.60@

Less than 5 bbls.....1.65@

Turpentine:

Spot in yard, N. Y., per gal....\$0.70@ \$0.75

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REPUTATION

MATERIALS AND SUPPLIES

Lumber.—Conditions in the lumber markets, both wholesale and retail, remain practically unchanged, with a demand that is fairly active in commercial lines, but with considerable lethargy in the building situation. The latter phase of the market indicates signs of improvement, however, and with the steadily growing number of new building projects, in which wood will largely enter as a material of construction, the outlook for the future is more hopeful. There has been some improvement in the transportation situation, and supplies of timber and lumber are coming in from the mills in less time than they did some weeks ago, but there remains much room for betterments in the service rendered lumber interests by the freight lines. Lumber prices are firm in all lines, and with the tendency toward further advances.

Structural Steel.—Although the past week has brought with it announcements of a considerable tonnage of fabricated material to be used in large building and engineering projects they are all for the railroads of the country or for structures required by the Government. Private interests are out of the market for the present time as they

cannot obtain steel for their contemplated buildings, while the federal requirements maintain their present urgency. The commitments of the week were all for work to be located at considerable distance from this city.

Wire Products.—During the past week there have been no large orders from federal sources, but there are indications that an order for 7,500 tons of annealed wire for shipment to France will be placed within a short time. Private consumers are in the market in considerable force, but owing to the fact that priority orders are required for all shipments the consuming trades are likely to be forced to operate on short rations of wire products until the Government requirements are entirely filled. The supplies in the hands of the jobbers are relatively small, and there is likely to be a scarcity for a while. Government prices are in force until September 1 for large lots.

Tin Plate.—The War Industries Board last week reaffirmed all present prices on tin and for delivery in the last half of this year. It is stated that a plan is being worked out by which manufacturers of tin plate will be assured of a supply and at a maximum price of 75

cents per pound. At the same time the War Industries Board is working out a plan to conserve the supply of tin wherever possible, and calls for the cooperation of all manufacturers using this commodity to assist in assuring a full supply for all essential usages by curtailing consumption in every channel where possible and substituting other materials for tin where equal results may be obtained.

Window Glass.—Conditions in the market for plate and window glass grow steadily worse, and the manufacturers are increasingly hampered by the difficulties of shipping their product. Licenses must be obtained for all rail shipments. Production has slowed down materially owing to the increasing cost of raw materials and the wages of the operatives in the plants. At the present writing the schedule of manufacturers' discounts remains unchanged.

Linseed Oil.—The scarcity of this commodity grows daily, and there is no immediate possibility of a renewal of supply. The domestic seed crop will not be available for some months, and owing to the scarcity of bottoms for ocean transportation a supply from South America is doubtful. Meanwhile the crushers are slowing down in their production and are delayed in deliveries. The demand is fairly active and prices are strong, with no prospect of a recession.

Crushed Limestone.—The market is picking up and considerable new activity has been noticeable during the past week. At the present time the demand is strong and prices are firm, owing to the large quantities of this material now being required for Government building operations. The producers are most optimistic and their only present difficulty is in combating the scarcity of labor that hinders production.

Lime.—The lime producers of the country and representatives of the War Industries Board held a conference at Washington last Saturday. The purpose of this meeting was to plan for a survey of the industry and to study and recommend as to possibilities of curtailing production and directing the product into essential uses. It has been agreed that large savings in fuel can be accomplished. The possibilities are great since approximately one ton of fuel is required to produce 2½ tons of lime.

IN LOCAL WHOLESALE MARKETS

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 car-
 goes, 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 33.00@ —
 N. C. Pine, flooring, Norfolk. 40.00@ —

Plaster—(Basic prices to dealers at
 yard, Manhattan):
 Mason's finishing in 100 lbs.
 bags, per ton. \$17.00@ —
 Dry Mortar, in bags, return-
 able at 15c. each, per ton. 8.25@ 8.75
 Block, 2 in. (solid), per sq. ft. \$0.08
 Block, 2-in. (hollow), per sq. ft.09
 Boards, ¼ in. x 8 ft.12½
 Boards, ⅜ in. x 8 ft.15½
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. 3.245@ —
 Beams & channels over 14 in. 3.245@ —
 Angles, 3x2 up to 6x8. 3.245@ —
 Zees and tees. 3.245@ —
 Steel bars, half extras. 3.245@ —
Window Glass. Official discounts from
 manufacturers' lists:
 Single strength, A quality, first three
 brackets 80%
 B grade, single strength, first three
 brackets 82%
 Grades A and B, larger than the first
 three brackets, single thick. 79%
 Double strength, A quality. 80%
 Double strength, B quality. 82%

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BUILDING PROJECTS OF THE PAST WEEK

Analysis of Statistical Tables

Compiled by the F. W. Dodge Co.

NEW building projects in New York State and Northern New Jersey for the week, June 17 to 22 inclusive, aggregate \$107,407,000, of which Government work amounts to \$101,875,000, according to statistics compiled by F. W. Dodge & Company. The analysis includes the classification of the proposed construction and the number and cost of each. No duplicates are contained in the tables which follow:

New Building Projects, June 17-22.		
Projects.	Number of Reports.	Total Cost.
Apartments	16	\$345,000
Banks	1	30,000
Barge Canal	1	50,000
Barn	1	10,000
Churches	7	88,000
Dwellings	52	1,924,000
Factories	13	237,000
Garages	16	720,000
Garbage incinerators	3	500,000
Government mobilization	12	101,875,000
Gymnasiums	1	10,000
Hospitals	3	200,000
Hotel	1	5,000
Ice house	1	52,000
Institutions	1	6,000
Libraries	1	25,000
Lofts	3	17,000
Office buildings	2	40,000
Police stations	1	28,000
Round House	1	5,000
Schools	9	468,000
Sewers	2	200,000
Stables	2	12,000
Storage	1	50,000
Stores	8	48,000
Street improvement	4	37,000
Theatres	2	65,000
Warehouse	1	75,000
Water works	1	10,000
Y. M. C. A.	2	275,000
Totals	169	\$107,407,000

During the same week bids were taken on the following jobs, Government work aggregating almost one-half of the total of \$8,289,500:

Taking Bids.		
Project.	Number of Reports.	Total Cost.
Apartments	10	\$288,000
Banks	1	10,000
Bridges	2	40,000
Canals	3	93,000
Churches	5	220,000
Dwellings	33	398,000
Factories	12	209,000
Fire stations	1	2,000
Freight shed	1	15,000
Garages	6	174,000
Government mobilization	17	3,594,000
Institutions	12	178,000
Jails	1	1,000,000
Libraries	1	25,000
Laboratories	1	10,000
Lofts	1	7,000
Mausoleums	1	10,000
Museums	3	300,000
Office buildings	4	43,000
Pavilions	1	20,000
Piers	1	7,500
Railroad buildings	1	8,000
Restaurants	2	19,500
Schools	14	397,000
Sewers	2	110,000
Stables	1	3,000
Stores & apartments	6	133,500
Street improvements	15	715,000
Theatre	1	45,000
Warehouses	4	100,000
Water works	8	115,000
Totals	171	\$8,289,500

The total amount of "figuring" is divided as follows:
Federal Government construction 43%
State and municipal..... 36%
Private 20%

Contracts actually awarded for the week amount to \$5,750,718, the principal jobs, after Government construction, being dwelling houses, schools and factories. These follow:

Contract Let.		
Project.	Number of Reports.	Total Cost.
Apartments	5	\$98,500
Banks	1	70,000
Barge Canal	5	305,650
Barns	1	5,000
Bridges	1	3,000
Churches	6	127,500
Clubs	1	8,000
Dwellings	28	229,000
Factories	15	998,000
Garages	7	100,000
Government mobilization	12	1,457,134
Hospitals	2	56,000
Institutions	1	450
Libraries	1	15,000
Lodges	1	30,000
Lofts	1	3,500
Markets	1	48,800
Museums	1	50,000
Office buildings	3	82,500
Pavilions	1	3,000
Police stations	1	3,000
Restaurants	4	21,000
Schools	15	296,200
Sewers	3	7,870
Stores	2	11,000
Street improvements	15	1,562,699
Warehouses	8	151,500
Water supply	1	6,415
Totals	143	\$5,750,718

The total amount of contracts let is divided as follows:
State and municipal..... 41%
Private 33%
Federal Government construction 26%

The private construction is divided as follows:
Industrial plants 51%
Business buildings 22%
Residential buildings 17%
Religious buildings 6%
Social buildings 1%

Interesting facts are disclosed by a study of the table of comparative statistics compiled by the F. W. Dodge Company, which shows the totals of contracts awarded from January 1 to June 1 for the past nine years. The figures are for building and engineering projects in the States north of the Ohio River and east of the Missouri River, including New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Missouri and Eastern Kansas.

During the first five months of this year the total of the contracts awarded for building and engineering operations amounted to \$663,516,000. These figures indicate that building operations for the first five months of 1918 exceeded any similar period for the past nine years. In 1917, for the same time, the total commitment for new construction reached the sum of \$624,861,000, and in no previous year did the sum of the contracts awarded reach the sum of \$500,000,000.

The figures for the five months from January 1 to June 1 for the last nine years follow:

1918	\$663,516,000
1917	624,861,000
1916	456,101,500
1915	321,241,100
1914	300,721,000
1913	379,001,500
1912	327,015,000
1911	339,167,813
1910	366,037,505

In the local territory, including New York State and Northern New Jersey,

there has been a noticeable reduction in the gross amount of money placed in structural projects. The total of contracts awarded in this territory for the first five months of the current year amounted to \$113,449,000, as compared to \$127,894,000 for 1917. The figures for the present year, however, have only been exceeded twice in the past nine years and in view of the conditions governing building operations may be considered hopeful. A large percentage of the totals of the past year include Federal projects, but as the building trades have been called upon to perform the major portion of the work involved, the situation is not altered thereby.

The figures for the five months from January 1 to June 1 for the last nine years follow:

1918.....	\$113,449,000
1917.....	127,894,000
1916.....	59,526,500
1915.....	59,493,500
1914.....	56,036,000
1913.....	134,307,500
1912.....	98,730,000
1911.....	100,787,000
1910.....	110,603,000

The figures indicate that notwithstanding the adverse comment upon the building situation locally, as well as nationally, there is a favorable volume of building work under construction with infinitely more to follow and that the building trades of the country have at hand practically all of the work they are able to handle with efficiency and dispatch.

Road Construction Contracts.

A test case brought by the State Road Builders' Association in an attempt to force Edwin Duffey State Highway Commissioner, to cancel all contracts for road construction, the work on which was not completed when the United States entered the war, failed today. Supreme Court Justice Chester denied an application for a peremptory writ of mandamus. The association argued that the Walters law of 1918, giving the highway commissioner power to cancel contracts during war time, was mandatory. Justice Chester upheld the contention of Attorney-General Lewis that the powers conveyed under the Walters law were merely discretionary.

PERSONAL AND TRADE NOTES.

Otto E. Goldschmidt, consulting engineer, New York, announces the removal of his offices to 116 West 39th street.

George Backer Construction Company and its allied companies have removed their offices from 20 East 32d street to the fifth floor in 729 Seventh avenue.

Harry E. Donnell, Warrington G. Lawrence and Frank E. Perkins, architects, formerly located at 225 Fifth avenue, have moved their offices to 37 East 28th street.

Goldner & Goldberg, architects, 391 East 149th street, will discontinue their offices after July 1, and will enter the employ of the Government. They will be located at Washington.

J. Percy Hanford, architect, will continue the practice of the late Frank E. Esterbrook, of Newburgh, N. Y. Mr. Hanford had been associated with Mr. Esterbrook for the past twelve years.

Arthur H. Young, director of the American Museum of Safety, 14 West 24th street, New York, will relinquish his present duties July 1 to organize and become director of a department of industrial relations of the International Harvester Co., Chicago. His efforts will be directed to overcome the tendency toward diminished personal interest and contact between workmen and the management.

GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

LAKE DENMARK, N. J.—George Colou & Co., 81 East 125th st, Manhattan, has the general contract for ten 2-sty concrete, steel and brick or hollow tile and stucco magazine bldgs, 50x190, 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, \$300,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
86TH ST.—Histania Holding Co., owner, is having plans prepared privately for alteration of the 4-sty brick dwelling, 20x56, at 108 West 86th st, into an apart-

ment house. Silberman-Champain Co., 104 West 42d st, has the general contract. Cost, \$15,000.

72D ST.—George and Edward Blum, 505 5th av, completed new plans for the alteration of the 4-sty brick dwelling, 22x100, at 265 West 72d st, into an apartment house, for Mrs. Marin K. Clark, 230 5th av, owner. Cost, \$7,000.

DWELLINGS.

71ST ST.—Harry Allen Jacobs, 320 5th av, has plans in progress for alterations to the 4-sty brick dwelling, 25x60, at 17 East 71st st, for Dr. Stafford McLean, 776 Madison av, owner. Cost, \$30,000.

68TH ST.—Taylor & Levi, 105 West 40th st, have plans in progress for alterations to the 5-sty brick and stone dwelling, 45x65, at 40 East 68th st, for Alfred S. Rossin, 15 East 62d st, owner. Cost, \$5,000.

STABLES AND GARAGES.

46TH ST.—John H. Knubel, 305 West 43d st, completed plans for a 1 and 2-sty brick stable and milk station, 50x95, at 514 West 46th st, for John H. Muller, 617 West 46th st, owner. Cost, \$10,000.

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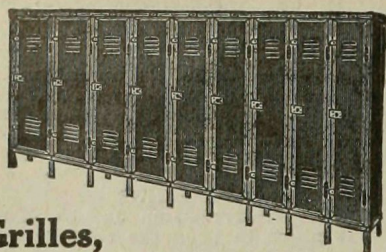
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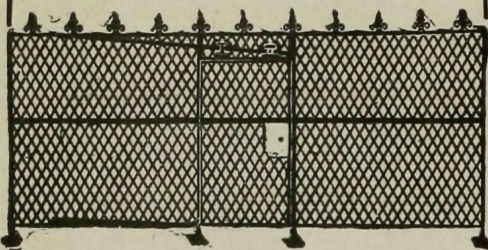
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WEST BROADWAY—Frank Vitola, 56 West 45th st, completed plans for a 5-sty brick garage, 100x129, at 541-551 West Broadway, for Cuneo & Podesta, 73 Washington sq, owner. Cost, \$100,000.

9TH ST.—Charles B. Meyers, 1 Union sq, completed plans for a 4-sty brick garage, 34x92, at 325-7 East 9th st, for the Delancy Realty Co., 114 East Broadway, owner. Cost, \$30,000.

HOTELS.

94TH ST.—B. H. & C. N. Whinston, 509 Willis av, Bronx, completed plans for interior alterations to the brick and stone Hotel Monterey at the northeast cor of 94th st and Broadway, for the West 82d St. Realty Co., 2520 Broadway, Harry Schiff, prop. Hotel Monterey, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Herman Lee Meader, 2 West 33d st, completed plans for alterations to the 21-sty fireproof office bldg, 84x85, at 100 Broadway, for the American Surety Co., 100 Broadway, owner. Cost, \$25,000.

55TH ST.—David Mahoney, 101 Park av, owner, has had plans completed privately for alterations and extension to the 4-sty brick and stone restaurant, at 13 East 55th st. George F. Brown, 42 5th av, is the lessee. N. H. Hunt, 101 Park av, is the engineer. Cost, \$10,000.

Bronx.

DWELLINGS.

GIRARD AV.—Charles S. Clar, 441 Tremont av, completed plans for alterations to the two 2-sty frame dwellings, on the east side of Girard av, 100 ft north of 161st st, for Charles Meyer, 872 Girard av, owner. Cost, \$5,000.

GREYSTONE AV.—W. O. Tait, 476 Rossmore av, Bronxville, N. Y., completed plans for a 2-sty tile dwelling, 25x43, on the east side of Greystone av, 59 ft north of Waldo av, for C. M. Doyle, 485 East 180th st, owner. Cost, \$6,500.

SHORE RD.—Arthur J. Benline, 401 East Tremont av, completed plans for a 2½-sty brick and stucco dwelling, 22x50, on Shore rd, for Frank Orth, 250 East 124th st, owner. Harry C. Benline Co., 401 Tremont av, has the general contract and desires bids on subs. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Cohn Bros., 361 Stone av, have plans in progress for two 4-sty brick and stone tenements, 50x100 and 60x88, in the east side of Powell st, 100 ft south of Riverdale av, for Barnett Baltowsky, 528 Chester st, owner and builder. Total cost, \$120,000.

HOOPER ST.—Shampan & Shampan, 772 Broadway, have plans in progress for interior alterations to the 3-sty brick apartment at 208 Hooper st, for Philip Warshaw, on premises, owner and builder. Cost, \$4,000.

DWELLINGS.

79TH ST.—M. A. Cantor, 373 Fulton st, completed plans for a 2-sty brick dwelling, 20x62, in the south side of 79th st, 80 ft west of 5th av, for the L. & S. Building Corp., 44 Court st, owner and builder. Cost, \$7,000.

VAN SINDEREN AV.—Morris Perlstein, 49 Fulton av, Middle Village, completed plans for a 1-sty brick dwelling and stable, 95x24, at the northeast cor of Van Sinderen and Vienna avs, for Benjamin Wisch, 645 Georgia av, owner and builder. Cost, \$5,000.

WEST 36TH ST.—George H. Suess, 2920 Railroad av, Bklyn, completed plans for six 1-sty frame dwellings, 13x21, in the west side of West 36th st, 180 ft south of Neptune av, for Robert Cluess, 2031 Clarendon rd, owner and builder. Total cost, \$3,500.

48TH ST.—F. W. Eisenla, 650 68th st, completed plans for two 2-sty frame dwellings, 24x48, in the north side of 48th st, 280 ft east of 16th av, for the Rabny Building Co., 1323 46th st, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

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.

STEBEN ST.—Max Hirsch, 215 Montague st, completed plans for an extension to the 7-sty concrete factory and loft bldg in the east side of Steuben st, 100 ft north of Park av, for Kollmorgen Optical Co., 35 Steuben st, owner. The Metropolitan Cornice & Sheet Metal Works, Flushing and Metropolitan avs, has the general contract. Consists of erecting a metal pent house, 38x19, and 25 ft high. Cost, \$5,000.

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STABLES AND GARAGES.

DE KALB AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and store, 71x130, on the north side of De Kalb av, 63 ft west of Bushwick av, for Morris Ginsberg and Simon Mann, 122 Livingston st, owners and builders. Cost, \$35,000.

MONTROSE AV.—Shampan & Shampan, 772 Broadway, are revising plans for a 2-sty brick and steel public garage and service station, 100x100, at the southeast cor of Montrose and Leonard st, for the Lasky Motor Car Corp., 17 Graham av, owner. Cost, \$75,000.

UNION AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Union av and Powers st, for Isaac Schnitzer, 154 Union av, owner. Owner will take bids. Cost, \$16,000.

RUSSELL ST.—Gustave Erda, 826 Manhattan av, completed plans for a 1-sty brick garage, 109x200, in the east side of Russell st, 75 ft north of Calyer st, for the Motor Truck Drage Co., on premises, owner. Cost, \$15,000.

3D AV.—Raphael Caporale, 1129 63d st, completed plans for an extension to the 2-sty brick garage in the north side of 3d av, 28 ft north of 7th st, for George Carrizzo & Co., 424 3d av, owner. Cost, \$4,500.

WEST 16TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 1-sty brick garage, 30x80, in the west side of West 16th st, 200 ft north of Neptune av, for Enda Melani, 2811 West 16th st, owner and builder. Cost, \$5,000.

RUSSELL ST.—Gustave Erda, 826 Manhattan av, completed plans for a 1-sty brick garage, 109x220, in the east side of Russell st, 75 ft north of Calyer st, for the Motor Truck Drage Co., on premises, owner. Cost, \$15,000.

ROCKAWAY AV.—Max Hirsch, 215 Montague st, has plans in progress for a 1-sty brick garage, 75x100, on the west side of Rockaway av, 200 ft south of Newport av, for Harry Rosenthal, 1387 St. Marks av, owner and builder. Cost, \$25,000.

UNION AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Union av and Powers st, for Isaac Schnitzer, 154 Union av, owner. Cost, \$16,000.

STORES, OFFICES AND LOFTS.

PARKSIDE AV.—C. H. Richter, 39 Cortland st, Manhattan, completed plans for 1-sty brick stores, 36x216, at the southwest cor of Parkside and Flatbush avs, for Louisiana Brown, on premises, owner. Cost, \$10,000.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1 and 2-sty brick machine shop, 148x250, at Flushing and Wyckoff avs, for E. Behringer, owner. Cost, \$30,000.

THEATRES.

LEE AV.—Gronenberg & Leuchtag, 303 5th av, Manhattan, completed plans for a 2-sty brick theatre, 101x110, to seat 1,000, at the northeast cor of Lee av and Roebeling st, for Morris Solomon, 217 Havemeyer st, owner and builder. Owner is taking bids on subs. Cost, \$45,000.

FLATBUSH AV.—M. A. Cantor, 371 Fulton st, is revising 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. Cost, \$35,000.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, completed plans for a 1-sty brick moving picture theatre, 50x100, with a seating capacity of 600, on the west side of Manhattan av, 25 ft south of Eagle st, for the Miller-Weiss Amusement Co., on premises, owner and builder. Cost, \$30,000.

MISCELLANEOUS.

SNEDIKER AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 1½-sty brick cow barn, 82x188, to contain 242 stalls, at the northeast cor of Snediker and Vienna avs, for Benjamin Wisch, 645 Georgia av, owner and builder. Cost, \$10,000.

Queens.

DWELLINGS.

ARVERNE, L. I.—Albert C. Kunzi, 53 Eliot av, Middle Village, L. I., completed plans for a 2½-sty brick dwelling, 22x58, on the east side of Atlantic av, 350 ft south of the Boulevard, for Phillip Hartenstein, 81 2d av, Manhattan, owner. Cost, \$10,000.

ARVERNE, L. I.—Albert C. Kunzi, 52 Eliot av, Middle Village, completed plans for a 2½-sty brick dwelling, 22x58, on the east side of Atlantic av, 250 ft south of the Boulevard, for Emanuel Strumeyer, Arverne, L. I., owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Terry & Tench Co., 70 East 45th st, Manhattan, owner and builder, contemplates erecting a ship-building plant at Hunterspoint av and Orton st, from privately prepared plans. The Terry Ship Building Corp., 70 East 45th st, Manhattan, is the lessee. Details will be available later.

LONG ISLAND CITY.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for alterations and addition to the brick and limestone storage bldg on Van Alst av near Paynter av, for the Ravenswood Paper Mills Co., 21 East 40th st, Manhattan, and Astoria, L. I., owner. L. C. Smith Bridge Plaza, L. I. City, is consulting engineer. Cost, \$15,000.

STABLES AND GARAGES.

FLUSHING, L. I.—Hans Liebau, P. O. Bldg, Jamaica, L. I., is preparing plans for a 2-sty brick garbage destruction plant, 38x57, and a reinforced concrete ramp, 20x192, on 31st av, bet. 130th and 131st sts, for the City of New York, Bureau of Street Cleaning, John T. Featherston, Com'r, Fulton st, Jamaica, owner. Cost, \$100,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 3-sty brick apartment house, 80x26, at the southwest cor of Bergen av and Dwight st, for Andrew Daniel, 613 Garfield av, Jersey City, owner, and builder. Cost, \$20,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 3-sty brick apartment house, 26x80, at the southwest cor of Dwight st and Bergen av, for Andrew Daniels, 613 Garfield av, Jersey City, owner and builder. Cost, \$18,000.

PATERSON, N. J.—Elliott R. Coe, 136 Washington st, Paterson, completed plans for a 3-sty frame flat, 21x67, at 255 Lafayette st, for Isadore Yankelevsky, Paterson, owner. Cost, \$8,000.

DWELLINGS.

NEWARK, N. J.—M. Mancusi Ungard, 164 Market st, Newark, completed plans for a 2-sty cement block and stucco dwelling, 22x34, at 457 Chester av, for Michael Torsiello, 316 North 10th st, Newark, owner and builder. Cost, \$3,000.

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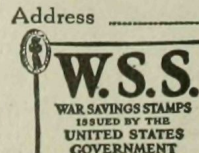
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June	4.17	Sept.	4.20
Oct.	\$4.21	Nov.	4.22
Dec.	4.23		

W. S. S. WORTH \$5.00 JANUARY 1, 1923

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—A. J. Robinson Co., 123 East 23d st, has the general contract for alterations to the 3-sty brick tenement, apartments and stores, 20x58, at 38-46 3d av, and 92-94 East 10th st, for the Petersfield Realty Corp., 14 Wall st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$12,000.

CHURCHES.

AV R.—Jardin Co., 507 5th av, Manhattan, has the general contract for a 1-sty brick synagogue, 42x95, on the north side of Av R, 90 ft west of East 17th st, for the Temple of Ahavath Fholon, on premises, owner, from plans by Block & Hesse, 18 East 41st st, Manhattan, architects. Cost, \$20,000.

PATERSON, N. J. (SUBS)—Abram Verduin, 111 York av, and Barnet Kook, 49 North York st, both of Paterson, have the mason and carpentry contracts, respectively, for the 1-sty brick, stone and terra cotta church, about 60x80, with a seating capacity of 500, at 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, from plans by Van Vlandren & Culver, 140 Market st, Paterson, architects. Cost, \$35,000.

STABLES AND GARAGES.

MANHATTAN—Lorraine Contracting Co., 299 Broadway, has the general contract for the alteration of the stable at 621 East 12th st, for Max Halfstein, owner, from plans by Louis A. Sheinart, 192 Bowery, architect.

MANHATTAN.—John Tully, 305 East 166th st, has the general contract for a 1-sty brick garage, 45x60, at 374 Water st, for M. J. Sullivan, 111 Cliff st, owner, represented by Nicholas Walsh, 37 City Hall pl, from plans by William A. Kennedy, 5654 Newton av, architect. Cost, \$5,000.

CLIFTON, N. J. (SUBS).—William Glatt, on premises, and Reliable Building Co., 247 Franklin st, Paterson, have the mason and carpentry contracts respectively for the 2½-sty frame and shingle dwelling, 29x38, at Washington av and 3d st, for Max Imhoff, 71 Chadwick st, Paterson, owner, from plans by F. B. Grosso, 126 Market st, Paterson, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Rufus H. Brown, 350 Fulton st, has the general contract for an extension to the 4-sty brick factory at the northeast cor of Kent av and South 8th st for the Improved Appliances Co., 455 Kent av, William A. Platt, supt., owner, from plans by Walter B. Willis, 1181 Myrtle av, architect. Cost, \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

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

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending June 22.

MANHATTAN ORDERS SERVED.

Ann st, 50—Henry Allen.....ExS-Ex (R)
Bleecker st, 10-14—B O H Uniform Co. FA-EI
Bleecker st, 10-14—Silverman & Diamond, FA-EI-Rec
Bleecker st, 10-14—Dave Spiton.....FA-GE-Rec
Canal st, 364—A Garblik's Sons...FA-Rec-GE
Charles st, 165-7—Alexander Reid, ExS-Ex (R)-EI
9 st, 45 E—Charles Cohn.....GE
41 st, 22 E—Jacob Abrams.....DC
41 st, 22 E—Max Lynam.....DC
41 st, 22 E—Sam M Brotman.....DC
74 st, 101 E—101 East 74th St Co.....Stp (R)
Franklin st, 153—Fred G Sharper...GE-DC-Rec
Hudson st, 74—Rapid Stencil Works, FA-GE-Rec
Hudson st, 74—Klov & Co.....FA-GE-Rec
Murray st, 20—Austin & Magill.....EI-Rec
Murray st, 20—D Van Nostrand Co.....Rec
Murray st, 20—Current Printing Co.....EI-Rec
Park av, 1473—Sam Mitnitsky.....DC-EI
Park pl, 23—E E Yerg Co.....EI-FA-Rec
Spring st, 31—The Paris Store....FA-GE-Rec
6 av, 310-18—Columbia Corrugated Co, EI-D&R-Rec
6 av, 391-5—Modern Dyeing Works.....FA
Suffolk st, 30—Herle Realty Co 256 Bway, A (R)
South st, 276-80—Denniston M Bell, 209 W 76, Spr
South st, 276-80—Silas W Driggs.....D&R
Thomas st, 16—Est Martha C Coe, WSS (R)-St (R)-ExS-O
Thomas st, 16—I Bonnerwith Co...Ex-GE-Rec
3 av, 1059-61—American Cigar Exchange, FA-Rec-DC-Rec-Ex (R)-O
Washington st, 53—Petrus Saad.....DC
Washington st, 53—Abdoou Coury.....DC-Rec
Washington st, 53—Kahl Dalool...FA-DC-EI-Rec
Washington st, 53—Sorona Hayeck...GE-Rec
Washington st, 53—Julia A Doyle, 225 W 138, ExS
West End av, 879—Henry B Wesselman, 55 Liberty, FE (R)
West Houston st, 25-7—Henry Kopperl Co, Rec-O
18 st, 124 W—William J Dykes, West View Farm, Litchfield, Conn.....A-FD-ExS
27 st, 27 W—Sander Cloak & Suit Co.....Rec
27 st, 418-20 W—Louis F Winter.....GE-Rec
27 st, 418-20 W—Henry Kastens.....GE
27 st, 418-20 W—Dehart Mfg Co.....GE
27 st, 418-20 W—George Heger.....GE

30 st, 22 W—Elliot White, 1625 Locust, Philadelphia, Pa., Ex (R)-FP
31st st, 445-57 W—Knickerbocker Chocolate Co., Ex (R)-FP
33 st, 537-43 W—Louise M White, 556 W 34, FE-SA-ExS-Ex-WSS (R)
46 st, 16-18 W—Schneider & Anderson.....Rec
46 st, 16-18 W—Carrie Abraham.....Rec
46 st, 16-18 W—Edgar G Anthony.....Rec
46 st, 16-18 W—Max Pocker.....Rec
46 st, 16-18 W—Blanche Erlau.....Rec
46 st, 16-18 W—Bryant Embroidery Co.....Rec
46 st, 16-18 W—Delvina Boulanger.....Rec
46 st, 16-18 W—Stoutenburgh & Boyd.....Rec
46 st, 16-18 W—Henry Pistchal.....Rec
89 st, 216 W—Rookery Investing Co.....Stp
149 st, 522 W—Union Real Estate Co, c Walter T Stern, 60 Wall.....Misc
William st, 251—Palae-Cohen.....FA-Rec-O
Ann st, 61—Contract & Improve Co, 2 W 33...A
Bowery, 358—Catherine Jackson, 574 Ocean Pkway, B'klyn.....TD
Broome st, 303-5—Aaron Sarnoff, 133 Lenox av.....DC
Broome st, 442-4—Est Georganna H Rodman, c L Hepburn, 20 Broad.....St (R)-ExS-A
Chrystie st, 195-7—Minsker Realty Co, 111 E Houston.....FP (R)-Stp-St (R)-ExS
East Broadway, 124—Samuel Hirsch, 153 W 27.....Ex (R)-ExS-WSS (R)
16 st, 114-6 E—16th St Realty Co, c S S Terry, 66 Broadway.....Stp (R)
41 st, 237 E—Jennie E Gordon, c Joseph, Foot E 38.....FE (R)-St (R)-ExS-Ex (R)
43 st, 204-10 E—Margaret Brady, 212 E 49, Ex (R)
47 st, 231-41 E—Flintlock Realty Co, 23 Wall, ExS-St (R)-Ex (R)

BRONX ORDERS SERVED.

East Tremont av, 781-3—Woolworth Stores Co., Woolworth Bldg, Manhattan.....Rec

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.

HOURS OF MEETINGS.

During July and August, in accordance with action taken by the Board of Standards and Appeals on June 6, the weekly meetings will be as follows:

Board of Standards and Appeals, Tuesdays, at 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Call of Calendar, Tuesdays, at 3 p. m.

BOARD OF STANDARDS AND APPEALS.

Tuesday, July 2, 1918, at 10 a. m.

Public Hearing.

1218-18-S—Proposed Rules for the Construction of Fire Escapes. (See notice on another page.)

Petitions for Variations.

2017-17-S—62-64 Rutledge st, Brooklyn.
1280-17-S—15 West 45th st, Manhattan.
410-18-S—182-186 West Houston st and 3-9 Bedford st, Manhattan.
964-18-S—300-304 West 124th st, Manhattan.
195-18-S—555-557 West 22d st, Manhattan.
1583-17-S—620-622 Atlantic av, Brooklyn.
1867-17-S—40 Willoughby st, Brooklyn.
1682-17-S—32 Platt st, Manhattan.
2015-17-S—2-10 Church st, 105-109 Liberty st, Manhattan.
2023-17-S—44 West 34th st, Manhattan.
2024-17-S—44 West 34th st, Manhattan.
2315-17-S—18 West 36th st, Manhattan.
2336-17-S—622-640 West 57th st, Manhattan.
2468-17-S—622-640 West 57th st, Manhattan.
1192-18-S—246-248 West 125th st, Manhattan.
419-18-S—246-248 West 125th st, Manhattan.
2460-17-S—507-509 Grand st, Manhattan.
284-18-S—150 Nassau st, Manhattan.
2294-17-S—34 West 13th st, Manhattan.

BOARD OF APPEALS.

Tuesday, July 2 1918, at 1.30 p. m.

Under Building Zone Resolutions.

309-18-BZ—1057-1059 68th st, Brooklyn.

1201-18-BZ—Kingsland av, s s, 269 ft. west of Hampton st, Elmhurst.

618-18-BZ—South side Robinson st, 7 ft. 3½ in. w of Nostrand av, Brooklyn.

948-18-BZ—472-482 Sterling pl, Brooklyn.

1190-18-BZ—351-361 Troy av, Brooklyn.

909-18-BZ—2019 Grove st, Ridgewood, Queens.

Appeals from Administrative Orders.

467-18-A—672 Water st, Manhattan.

1165-18-A—28-34 Allen st, Manhattan.

835-18-A—9 East 52d st, Manhattan.

242-16-A—637 Broadway & 202-204 Mercer st, Manhattan.

1183-18-A—4820 14th av, Brooklyn.

1213-18-A—1507 Bushwick av, Brooklyn.

1216-18-A—78-92 10th av, 429-59 West 15th st, 448-60 West 16th st, Manhattan.

1220-18-A—308 Nassau av, Brooklyn.

1245-18-A—300 East 7th st, Manhattan.

1247-18-A—1302-1310 Av I, Brooklyn.

1248-18-A—461-467 Broadway, & 114 Grand st, Manhattan.

1249-18-A—76 Wall st, Manhattan.

1250-18-A—2400-2406 7th av, Manhattan.

1251-18-A—205-209 West 103d st, Manhattan.

1252-18-A—241-243 West 101st st, Manhattan.

1253-18-A—195 Herzl st, Brooklyn.

1882-17-A—2019 Grove st, Ridgewood, Queens.

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