

REAL ESTATE RECORD AND BUILDERS GUIDE.

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ORGANIZATION TO FURTHER THE ADVANCEMENT OF THE BUILDING INDUSTRY FORMED

Will Cooperate With Existing Associations

AT the rooms of the Building Material Exchange, Woolworth Building, last Monday, a permanent organization was formed, having as its purpose the advancement of the building industry, for the general welfare of New York City. The work of the association will be wide in scope, and will cover a field not hitherto attempted, except spasmodically, by various individuals and associations identified with building. It is not the purpose of the new association to interfere in any way with individual organizations, but it has been felt for some time that if these various interests could cooperate, to a far greater extent than is at present possible, much good would result.

Various Organizations Included.

With this idea in mind the membership of the new association will include representatives from various organizations whose interests are in specific branches of the building industry, but without supplanting them. Through cooperation with similar organizations in other cities, and with the National, State and city government, improved conditions affecting materials, labor, transportation, mortgage loans, real estate and other subjects relating to building, can be obtained, and legislation suggested which should better conditions generally.

The temporarily depressed state of the building industry in Greater New York prompted a recent mass meeting in the office of the President of the Borough of Manhattan. Out of this meeting a general committee and various sub-committees were appointed to study the subject from the several important angles of supply and demand of housing and other buildings, supply and demand of building loan and permanent mortgage money, supply and demand of labor, supply and cost of materials, and the bearing which the building laws and ordinances may have on the subject.

Sub-Committees in Accord.

The various sub-committees as of one accord have realized that their studies, conclusions and recommendations would be in vain unless a well-planned, modern and permanent association was immediately formed to carry out the suggestions and findings, through a whole-hearted cooperation between all the interests engaged in this great industry, be they builders, financial institutions, capitalists, architects, general contractors, sub-contractors, material manufacturers or others.

The business men in a trade can no more proceed intelligently without joint study, mutual education and united effort than an individual firm can progress without conferences between the members of the firm or the heads of departments. By the same token it is just as essential that an industry composed of a number of trades and interests be amalgamated and co-ordinated.

It is through a concerted study of problems bringing about a well balanced perspective of the relationship of one trade and interest to the other, and a standing together of all trades and interests for the adoption and carrying out of wise recommendations and policies, that a true economic progress is to be made in the building industry.

AS the outcome of the mass meeting held several weeks ago in the office of Borough President Marks, a permanent organization was formed this week, having as its object the general welfare of the building industry. Cooperation with existing associations and individuals is the desire of those back of the project and in no way will the new association conflict with the older organizations, but rather it is designed that help be given in those matters which are really beyond their scope and province. As already announced in the Record and Guide similar movements have been started in several cities throughout the country. The ultimate object is to create a national organization which will be in touch with conditions throughout the country and be of service not only to those interested in every branch of the building trade, but also to the federal authorities, should occasions arise.

Important as were the disclosures brought to light in the recent mass meeting and in the deliberations of the respective committees regarding the present times upon which we have fallen, these serve merely to accent the outstanding fact that each one of the various conditions now somewhat a-kilter is sure to return to normal and then we shall be confronted by the question as to whether or not this great building industry will be in shape to meet the demands that will be made upon it.

If there had been in past years and still existed an amalgamated association such as has just been formed, there would not have been need for the recent mass meeting; there would have been no confusing and dissimilar beliefs as to the causes of the momentarily depressed state; there would have been no placing, by respective groups, of the entire blame, one on the prices of materials, one on the high wages demanded by labor, one on the disinclination of the money interests to advance loans, one on transportation congestion, or on Government priority demands.

Function of Organization.

On the contrary, the organization, through its respective committees, bureaus and experts, would have known the true situation with respect to each stage of the past years. It would have recorded and would have published correct statements regarding the true facts and all interests including the special buying public of the building trades, would have maintained a true conception of the inter-related conditions. Each trade would have been assigned its proper station in the business battle, would have been told what course to pursue, over-supply of construction in some directions would have been controlled and the under-supply in other directions would have been brought up to standard.

The fundamental ills in the building business existed long before the pres-

ent war and have only been made more graphic and more unbearable by the war. Many other industries within past years have gone through just such experience and each year has seen some new great industry added to those which have organized and formed permanent organizations, each with a wonderful machinery for the upbuilding of the trade.

"From experience and observation in organizing other trades," said Franz Neilson at the meeting, "it is fundamental that the new association should have as its keynote the object of selling the building idea. The more people understand the building idea, the more the timid capitalist learns of the true economy of building now as against waiting for the future, the more help he knows he can get from an organization in working out his building policies and plans, the more intelligent investors there will be in our field and the more intelligent will be the extension of our activities."

Maintain Public Confidence.

"If we can foster legitimate increase in demand for our output, if we can develop cooperative planning and execution of various methods leading to this result and if we can encourage the harmonious and intelligent relations between the various interests, we will indeed go a long way towards establishing the industry in the highest confidence of the public and maintaining it as a vehicle for our future solidity and prosperity."

"We should be an intensively active organization with executive and active heads in our various bureaus. We should reach the buying public with building facts, we should reach supplying industries with a true knowledge of our demands, both present and prospective, and we should give to our own several divisions true pictures of what each can profitably do and what it would be unprofitable or unwise to undertake."

Qualifications of Officers.

"Our organization should have a president who is disinterested, or perhaps we should say who is interested intensely but commanding the confidence of the greatest number. We should have vice-presidents representing the largest interests. There should be a general manager and bureau secretaries; an executive committee should be made up of preferably a small compact set of men of ability and resourcefulness who can work in effective teamwork and without being cumbersome; a board of directors or representatives from each of all the interests, no matter how small, yet with interests represented by members of the board in proportion to the number of individuals and firms engaged in the interests, due regard to be had to the importance of the respective interests."

"The association should engage in research work and should collect and disseminate accurate building information, getting it officially, authoritatively and interestingly before the public and the trades and interests taking up the industry."

Many of the leading industries were represented at the meeting last Monday, including building material supplies,

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NATIONAL PROSPERITY DEPENDS
UPON POOLING OF RESOURCES

Necessary Building Construction Should
Be Encouraged Throughout The Country

THE optimistic feature of the building outlook is the growing realization that many forms of building and construction work are and must be recognized as absolutely essential to the industrial efficiency of the nation. The leaders of the country state in straightforward terms that upon the production of American industry depends the ultimate success of our country in the war. Everywhere the word is being passed to "speed up necessary production."

Naturally the possibilities of increased production are limited by the available "plant." Construction of the tools of industry must continue if the output of industry is to be increased. Gradually the country is awakening to the vital fact that without construction production cannot be "speeded up" to its fullest capacity; nor can this increased production be maintained after the war unless adequate construction takes place in the meantime.

The movement, which is gaining headway for the temporary mobilization of construction interests, has the same objects in view that are common to other war-time measures for the "pooling of resources," such as have been accomplished by the copper, steel, coal, lumber, and other vital war-time industries. American business today is directed toward one single aim, namely, to win the war. This war has taught business the world over that without organization and cooperation nothing can be accomplished.

It is therefore highly desirable that the building and construction interests should mobilize their forces, and through an organized identity in Washington, consisting of a small national advisory board, to suggest, advise and direct these forces along the lines that will help most in the war, and prepare best for the restoration subsequent to the war.

The building business, if temporarily organized, can do a great service to this country in preventing the condition which befell England and which now threatens this country. Having allowed her building industry to become disorganized during the war, England is at last obliged to attempt to provide, through governmental action, proper housing accommodations for about two millions of her population. Her housing shortage is impairing England's industrial efficiency at a time when in all her history she can least afford to have it impaired. Had England not made the mistake of regarding the whole building industry as non-essential she would have saved millions of dollars and a great amount of industrial discontent. Had England mobilized her construction interests as she did her other industries at the beginning of the war attention would long ago have been drawn to the need of increased housing and factory construction, and effective steps long since taken to meet the situation.

A recent survey made showed that from nearly every important center comes a demand for more factories, warehouses, workmen's homes and apartment houses. The shortage of workmen's homes is too well known to be stated again. And yet because of apparent high costs, uncertainty, timidity, and sometimes a mistaken idea that building is unnecessary to the conduct of the war, private enterprise, uncoordinated as it is, is unable or unwilling to perform the full measure of construction which conditions demand.

Factory building has been fairly well maintained, to be sure; but still the supply is far below the need in most manufacturing centers. But factories employ workmen, and workmen must live in houses. Since employees flock into the industrial centers to work in

the new factories there must also be dwelling houses where they can live decently. With this thought in mind the following figures on the types of buildings started this year and last become very significant. It will be seen that the building of factories, mills and plant extensions shows an average increase of 63 per cent. over last year (for a territory covering the northern, central and eastern section of the country, containing 45 per cent. of the population of the country):

Manufacturing Buildings Started.

	1916.	1917.	% over 1916.
January.	\$8,742,000	\$14,535,000	66 inc.
February.	7,340,500	14,305,000	94 inc.
March.	11,650,500	12,050,000	3 inc.
April.	11,234,500	24,336,000	116 inc.
May.	14,681,000	22,864,000	55 inc.
June.	13,763,000	16,826,000	22 inc.
July.	9,341,314	19,593,000	109 inc.
August.	11,398,301	23,295,500	104 inc.
September.	10,846,474	10,623,000	2 dec.
October.	18,046,000	.....	.....
November.	17,652,000	.....	.....
December.	14,081,000	.....	.....

On the other hand, residential building has shown a steady reduction since our entrance into the war. Since May,

1917, the average monthly reduction as compared with last year is about 28 per cent:

Residences Actually Started.

	1916.	1917.	% over 1916.
January.	\$24,983,500	\$22,383,044	10 inc.
February.	22,783,000	39,674,000	73 inc.
March.	31,286,000	32,413,000	4 inc.
April.	33,140,500	43,505,000	31 inc.
May.	43,122,000	39,029,000	9 dec.
June.	46,119,845	31,933,000	31 dec.
July.	32,843,000	22,828,000	30 dec.
August.	34,003,000	26,658,700	22 dec.
September.	39,087,200	19,558,000	50 dec.
October.	51,043,000	.....	.....
November.	39,656,000	.....	.....
December.	34,362,000	.....	.....

While it is conceivable that high-grade residential building might feel some hesitation in these times, there is no excuse for a complete unsettling of the necessary balance between industrial and residential work of all types. If the building interests fail to provide dwellings for the employees in these tremendously expanded factories, then all the evils of overcrowding will occur in this country that have occurred abroad, with the same or even greater impairment to our industrial efficiency.

Concentration and centralization of the building interests of the country to gather data and study the national building problems would tend to act as a balance wheel to the industry, and intelligently direct its efforts so as best to serve the nation in the present crisis.

ACCIDENTS IN THE MACHINE INDUSTRY

Report by Bureau of Labor Statistics
Supplies Detailed Information of Value

DURING the past few years there has been widespread interest in the subject of industrial accidents and their prevention, and important safety campaigns have been carried on by many employers and by many private and public organizations. No doubt these efforts have been successful in reducing the huge toll of death and suffering which modern industry levies upon its workers. But the effectiveness of all such efforts has been seriously handicapped by the general lack of information regarding the prevalence, causes and effects of accidents in the industries of the country.

A recent report (Bulletin 216) of the Bureau of Labor Statistics of the United States Department of Labor supplies this detailed information for a large group of plants engaged in the building of different kinds of machines. The character of the machines built by these plants varied greatly, from mammoth locomotives and ships to delicate electrical apparatus, but it is of interest to note that they are all of a type for which the war has made enormous demands. Therefore, although the present study was made prior to the war, the information regarding accident hazards in the industry is now of particular pertinence.

A notable feature of the report is the measurement of accidents according to their severity. Previous studies have been chiefly concerned with the frequency of accident occurrence, and have counted all accidents as of the same value. A broken finger and a broken back have been counted alike in computing accident rates, although clearly the latter is immeasurably more serious. The method offered in this report is to measure each accident according to the resulting amount of time lost. To do this it is necessary, of course, to express fatal and permanent injuries as well as temporary disabilities, in terms of work-days lost. This is done by valuing a fatal injury, on the basis of life insurance experience, as equivalent to the loss of 30 years of a man's working life, while total permanent disability was rated at 35 years. Other injuries are credited with lower time losses in proportion to their probable effect upon earning capacity.

A striking method of showing the effect of a good safety system in accident prevention is to compare the accident rates in plants having, with those in

plants not having, well-organized systems. This is done for three important groups of plants. In every case the plants not having a good safety organization show accident frequency rates three or four times as high as those having a well developed system.

The report presents a careful study of the important subject of accident causes. For the industry as a whole "falling objects" stands out as the most frequent cause of accidents, the frequency rate being 14 cases per 1,000 300-day workers. As measured by severity, "cranes and hoists" assume first place, the severity rate varying from 1.2 to 2.3 days lost per 300-day worker in different groups of plants.

In discussing the question of safety in the machine-building industry it is important to remember that that industry not only uses machinery which needs to be safeguarded, but that its work consists of the production of machines for use in other industries. The extent to which the machines thus manufactured will later be a source of danger to the workers in those other industries depends in considerable measure upon the character of their original construction. The subject of machine design—of building a machine in such a way as to offer the minimum of hazard to its future operators—thus becomes of very great significance. This subject is covered in considerable detail in the report.

Governmental Regulation.

Recently a circular letter was sent to several thousand banks and business men throughout the country, asking opinions as to whether or not the Government should extend its regulation of prices to include all articles which have importance in basic industries as well as in war and which enter into the necessities of life. The American Exchange National Bank sent the letter, and it is stated that 51 per cent of the replies were unqualifiedly in favor of price regulation by the Government during the war, 9 per cent favored such regulation under certain restriction, and 7 per cent were unwilling to give an opinion, while 33 per cent were opposed to Government action. In commenting on this, the "Evening Mail" says: "It is interesting to find so large a number of business men realizing that the old law of unrestricted competition, the charter of modern business, no longer suffices."

LEGAL NOTES AFFECTING REALTY

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

Lease by Unauthorized Agent.

THE principle is well established that persons accepting a lease of real property executed by the owner's agent are bound to ascertain whether he has authority to execute such a lease. The knowledge of the agent that he has overstepped the bounds of his authority cannot be imputed to the principal. If a lease is executed by one acting as agent not actually authorized by the owner to enter into such contract the instrument is ineffective, even as a contract to make a lease, and is not enforceable against the owner. Generally a ratification by the principal of the act of an agent not authorized in the manner and form required by statute must be by action of the character required to confer authority originally; and if an agent be not authorized in the manner and form required by statute to execute a lease of real property, knowledge of his principal that the tenant is in possession and paying rent is held not in and of itself sufficient to work either a ratification or estoppel. Possession taken and rents paid under a defectively executed lease creates a tenancy from year to year or month to month, dependent upon the terms as to payment of rentals, and the lessor, by instituting an action for accrued rentals or for the purpose of ejecting the lessee for non-payment of rentals, is not thereby estopped to question the validity of the lease.—*Lithograph Building Co. v. Watt*, Ohio Supreme Court, 117 N. E. 25.

Garages in Residential Districts.

The Pennsylvania Supreme Court holds, *Prendergast v. Walls*, 101 Atl. 826, that the operation of a public service garage will be enjoined where it appears that the district was exclusively residential; that the garage was within a short distance of large church edifices, a parochial school and modern houses; that it will necessarily create noises, odors and dangers, interfere with church services, reduce the values of surrounding properties, increase the insurance rate, and end in the removal of persons living in the neighborhood.

Broker's Commission.

The Texas Court of Civil Appeals holds, *Masters v. Hunt*, 196 S. W. 219, that where the owner of land, after employing a broker to sell it, sold it through the medium of another broker, it was immaterial to the first broker's right to recover for his services that the owner did not have knowledge that the purchaser had been induced to buy through the first broker's efforts.

Mortgages—Right of Redemption.

The Arkansas Supreme Court holds, *Dalton v. Brown*, 197 S. W. 32, that a purchaser, at execution sale of the equity of redemption of real estate, succeeds to all the rights of the mortgagor, among which is the equitable right of redemption by paying the mortgage debt; that is, he succeeds to the right of the mortgagor. If he has the right to redeem from the mortgage there seems to be no good reason why he should not, by analogy, have the right to redeem from the sale under a senior judgment where he purchases at an execution sale under a junior judgment. In other words, if he succeeds to the right of the mortgagor to redeem from the mortgage he should also succeed to the mortgagor's right to redeem from sale under execution. If he does not his right to redeem from the mortgage might not avail him anything.

Action for Damages.

A lease stipulated that if the lessee surrendered or was dispossessed the amount of his deposit should belong to the lessor as stipulated damages, and that the parties stipulated to treat the

deposit as liquidated damages, but that if all terms of the lease were fully complied with the security should be returned to the lessee. The lessor, after dispossessing the lessee in summary proceedings, brought an action for actual damages, and presented proof on the issue. The New York Appellate Division holds, *Kreiger v. Nusbaum*, 166 N. Y. Supp. 729, that he could not in the same action raise the inconsistent claim that the parties had agreed that the damages for the breach should be stipulated, and then recover on both issues.

Joint Possession of Premises.

Under New York Code Civ. Proc. § 2233, providing that a person who holds possession of real property by force may be removed, and section 2235, prescribing who can maintain summary proceedings, where premises were leased to petitioner and defendants jointly for their joint use, and petitioner was in actual possession, and defendants wrongfully and unlawfully and by force and intimidation ejected petitioner from the premises, and con-

tinued to occupy them alone, petitioner was entitled to recover his joint possession in a summary proceeding.—*Marken v. Weckstein*, 166 N. Y. Supp. 736.

Binding Contract.

An owner agreed to pay a broker a commission if he could sell his property by noon on a fixed day. It was not the understanding that the broker should deliver a binding contract by noon. And when the parties on the day fixed met in the office of the owner's attorney the owner made no objection that a binding contract had not been offered, but refused to sell for other reasons. In an action for broker's commission the Massachusetts Supreme Judicial Court held, *Leland v. Barber*, 117 N. E. 33, that the broker could not be denied a commission because he did not produce the purchaser in person. The actual signature by the purchaser before noon of a binding obligation to buy was no part of the contract. The owner did not ask for that kind of a binding contract, nor suggest that he wanted it at the time when he might naturally have been expected to speak of it, if that was what he desired. It is not a universal principle that a binding contract must be actually executed before the broker is entitled to a commission. He need not deliver such a binding contract unless that is expressly stated or fairly implied in his agreement.

RECLAMATION OF BROADWAY
ENCOURAGES REALTY OWNERS

Buying and Renting Markets Show Improvement

SEVERAL years ago that section of Broadway south of Bleecker street and the adjacent side streets received a serious setback as the result of tenants of years standing moving out of the district into more modern structures further uptown.

When this movement occurred property owners were loud in their complaints, though in many instances the exodus was the result of their own faults and not due altogether to the willingness of the tenants to make the change. Many of the buildings were in bad repair, and the owners, though financially able to make improvements, thought that their position was strong enough so that the occupants would not dare make a change.

This condition, however, was not borne out by facts, for the moves were made, and the owners suffered more severe financial loss than if they had made the original outlay and maintained a high standard of building.

During the past year these owners have seen the error of their ways and have modernized their structures, with the result that concerns of standing are again coming into the section, though in many cases at rentals not up to the standard of past years. But the principal feature is that there is an important buying demand in the section today and rentable space is hard to obtain in well located sections.

Today this section of Broadway is in better condition than for many years, not only because the buildings are once again bringing in fair returns, but also because the property owners have learned their lesson and see the advantage of maintaining their properties in an up-to-date manner. Owners in other sections will do well to learn by the experience of those in the Broadway district, for what has happened there certainly can occur in other portions of the city.

In discussing neighborhood conditions, Charles F. Noyes stated: "Real estate has been and is being offered in many cases for much less than it is intrinsically worth in the Canal street section as far north as Prince street, and particularly on Broadway, Mercer, Green, Wooster and the side streets. Many bargains have been secured by shrewd investors and others can be had. Every building purchased during the past six months in this neighborhood is worth many thousands of dollars more

than was paid for it. The best bargains were secured by those who a year or six months ago purchased vacant buildings or buildings of the older type—but substantial, strong, usable structures—where leases were expiring, and where by modernizing them a handsome income yield is secured and at rents less than what one will ever be able to erect new buildings for and offer them at competing prices.

"Daniel P. Morse, president of the Parmelee Realty Corporation, has been an active buyer of properties of this type. His purchase of 118 and 120 Duane street, rebuilt and rented to Lazarus Fried & Sons, was followed by his buying 218 Church street, 49 Walker street, 50 Lispenard street, and only a week ago by the purchase of 80 and 82 Wooster street, which building will be modernized and offered for rental to one tenant on a net rental basis. This latter building is a good example of the opportunities offered in the district. Seven stories and basement in height—covering a plot 50x100, with automatic sprinklers, elevators and side light, this building, modern ten years ago, was valued at that time at \$175,000. It finally passed into the hands of the Postal Life Insurance Co. under a foreclosure cost of about \$130,000, and was sold by the Postal at that price to Clarence Payne.

"Rented at the present time to separate tenants at \$10,500 per annum, Mr. Payne did not fancy this type of investment, and it was recently sold to Mr. Morse at a reported price of about \$72,000, which is the assessed valuation of the property, reduced a year ago from \$94,000. Such a valuation represents far less than what the building itself could be erected for. The building contains about 450,000 cubic feet and could not be erected, with carrying charges, for less than \$100,000 exclusive of the value of the ground. It is certainly worth \$17,500 per lot or \$35,000, showing a reproduction value of at least \$135,000. Mr. Morse will electrify the elevator (now steam); discard a \$20,000 power plant (because this is the day of Edison electric service for small buildings); install low pressure heating; modernize the plumbing; paint the building inside and out, and within a very few weeks some fortunate tenant will rent the building (as good as new, and better than most buildings) at \$6,000 net, which, with taxes and interest added, will represent an annual rental

charge of \$8,000, or only 20c. per sq. ft. for 40,000 sq. ft. of gross space.

"This shows how, at the present low price level, buildings of this type can be purchased and leased at absurdly low rents. No investment can be as safe as this, because, to build a new building of similar type a rent of 35c. to 40c. per sq. ft. would have to be charged. Hence, it is easily seen that this is a good proposition for owner and for tenant. Many other such sales have been made by our company in the district. Nos. 43 and 45 Wooster street, a six-story and basement building, 50x100, with two elevators, was purchased from the Gray Estate in October, was immediately altered, and incidentally rented to a tenant worth several hundred thousand dollars, at \$6,500 per annum net to the owner except taxes. Costing with the improvements less than \$65,000, this building will pay 6 per cent. as if free and clear, on an \$85,000 valuation.

"One of the cheapest parcels that has been secured in the neighborhood is 54 Howard street, corner of Mercer street, valued at \$25,000, and immediately leased "as is" at \$2,500 per annum to a tenant heretofore occupying the ground floor only; 180 to 184 Wooster street, a plot 75x100, sold for occupancy and now being improved by the purchaser after having received several cash offers for his contract. At 489 to 493 Broome street, a five-story and basement building, 62x96, has just been purchased for occupancy by the Levett Sales Co.; 19 Mercer street has recently been sold to the Waterbury Company for occupancy, and other sales including 502 and 504 West Broadway, sold and resold, in addition to many scattering sales for occupancy and investment throughout the district."

Asked about the renting situation, and why these properties after lying dormant for so long a period in this neighborhood, were suddenly being in demand, and the reason for this activity Mr. Noyes said:

"It is surprising the little desirable space that is offered for rental in the section under discussion at the present time. While dozens of buildings and many stores and lofts were on the market only a few years ago, yet today there are only a very few large desirable buildings and stores available at any price, and there is a great scarcity of desirable lofts. The section is rented up, and there are fewer vacancies in this neighborhood than are normally found in even the better districts, and every building put in good, tenable condition is immediately rented. Our office is about to announce a very important lease with a dry goods house that was one of the first to migrate up-

town, but which has recently rented a building in their old neighborhood, and this location is even more southerly than their original downtown home. This firm is large enough to attract others who went uptown only to wish they were back.

"Many have commented on the fact that it was unfortunate that years ago owners did not see the wisdom of rebuilding and altering their buildings in this district. Had this been done the extreme drop in values would not have occurred, and many of the old established silk, woolen, dry goods and commission firms would not have moved out of the neighborhood. In regard to the reason for the activity I can only say that it is natural, normal and free from manipulation. As stated before, property in this neighborhood has been permitted to drop in value to much less than its intrinsic worth, and while cash buyers for real estate generally have been scarce on account of conditions, yet property in this neighborhood at the low quotations is attracting many wise investors, and it was quickly evidenced that as soon as these old but substantial and well timbered buildings were altered they were immediately rented and desirable tenants quickly realized the advantages of the district and the low rental conditions. This stimulated the demand by tenants for buildings and stores, particularly on account of the natural advantages of the district.

"In this connection it is interesting to note that within a week after 43 and 45 Wooster street was offered for rental, eight separate bids were made to rent the building, and at the present time among others now figuring on 80 and 82 Wooster street, is a prominent uptown firm willing to consider and who probably will move back into this old neighborhood of theirs. One of our clients tersely summed up the situation as follows: 'You can never go wrong in recommending substantial five or six-story buildings covering a plot of 50x100 at from \$50,000 to \$75,000 if located within five blocks of Canal street, north or south, and within a few blocks of any of the subway stations to be provided for on Canal street.'

"The importance of the transportation situation in Canal street has not yet been realized, and when it is generally realized that Canal street between Center and Varick is the only thoroughfare in New York where all four subways—present and proposed—will have stations, then the importance of this locality will be more greatly appreciated by investors, speculators and appraisers, and then these prices of today will look ridiculously cheap."

actually sustained by fire, etc., if not covered by insurance, and debts due but ascertained to be worthless and marked off as such during the year. Mr. Bloch told of a court decision in which it had been held that the owner of a tenement house had a right to deduct a reasonable percentage for depreciation and deterioration, and that a jury had decided three per cent. to be a just sum.

The Excess Profits Tax, Mr. Bloch explained, affected the small business man as well as the large one, and he briefly described the stamp tax, public utilities tax, occupational tax, etc., and exemptions.

Charles Eidt spoke on the budget and on new sources of revenue. He stated that many improvements had been effected by the city in the last few years and urged that the city should now go slow on the pay-as-you-go policy, and a committee was ordered appointed to take up the question of modification of that policy, the committee to cooperate with the United Real Estate Owners' Association. Mr. Eidt remarked that there is now a new source of revenue of which many people are unaware—the Mercantile Tax, provided for by the Mills Bill—and that it gives the city \$6,500,000. He stated that expenditures should be kept down to reduce the 2 per cent. tax rate to 1.50 plus the interest on funded debt, and in view of this new sources of revenue are needed.

REPORT FILED.

What Has Been Accomplished by the State Board for Registration of Architects.

THE Board of Examiners and Registration of Architects has filed its second annual report, which is as follows:

The act creating this Board became a law on April 28, 1915, and was reenacted May 4, 1917, with amendments affecting the name of the Board and term of office of the members, extending the time for registration without examination, and making certain minor changes. The Board was appointed by the Regents, and held its first meeting October 22, 1915.

The Board held thirty-one meetings during its first year, and twenty-five meetings during the second year to and including September 13, 1917. Ten of the twenty-five meetings occurring during the second year were held in Albany, fourteen in New York and one in Buffalo.

Total applications received during the first two years, since the law went into effect, number 1,991. Of those 175 were withdrawn, 1,367 have been approved, 358 have been disapproved, with the recommendation that they be not given certificates without examination, and 89 remain to be given final consideration.

No examinations have been held for the admittance of new practitioners. Only two applications as yet have been received for registration upon examination.

During the year the Board has approved 350 applications for registration, making the total registration, on September 13, 1917, 1,367. One hundred and eight applicants appeared before the Board during the past year for personal hearings, most of them in appeal from previous disapproval of their applications and some upon request of the Board to present proofs of qualifications. Eighteen appeals were granted, leaving the net total disapprovals for two years 358, as stated.

The rules for the conduct of the Board, which, including a syllabus of examinations submitted last year, were given further careful consideration by Chancellor Sexton and Dr. Downing, and finally adopted by the Regents May 31, 1917, will be printed shortly in booklet form.

The members of the Board being engaged in private practice and necessarily giving only a portion of their time to the work of the Board appreciate the privilege of cooperating with a department of the State University, which is charged with the duty of administering the Registration Law. The Board is under obligation to Dr. Downing and to other officials for wise counsel and to those in charge of records for efficient assistance rendered.

The Board of Examiners, after two years' experience with the operation of the Registration Law, and after examining the work of scores and hundreds of architects who are not a credit to their profession, is confirmed in its belief that the most important function of the Registration Law is its tendency to raise the standard of education and technical qualifications. The Registration Law does not prevent engineers and others doing building work, but it does forbid any new practitioner assuming the title of "architect" until permission is granted for reasons which in effect make "architect" a degree and the certificate a diploma of achievement. The law does not in any way compel the public to patronize architects, except as it may command respect by fixing high standards of ability and qualifications for those permitted to use the title. Your Board believes that it has evidence of a strong impulse toward higher education on the part of young men ambitious to practice, and, with the assistance of architectural schools willing to cooperate with the Board, has confidence that the law will justify its beneficent purpose.

MEETING HELD.

Real Estate Owners' Association Discusses Several Live Topics.

AT the recent meeting of the Real Estate Owners' Association of the 12th and 19th Wards a number of subjects of interest to real estate and business men were discussed.

Relative to the proposed moratorium on rents for sailors and soldiers it was suggested that some greater provision for protection of owners be made. Henry Bloch, who presided, said it would seem that if a moratorium on rents be established the movement should be extended to include other debts. He suggested that a committee of three be appointed to study the matter, and such a committee was ordered appointed.

Mr. Bloch briefly reviewed the War Income Tax Law, reciting the list of taxes, and pointed out that the old income tax law has not been repealed but is still on the statute books. The new tax law does not amend it but goes over it. He urged that it is extremely important for those affected by the tax to have their figures correct, and that business men must keep books. Mr. Bloch explained that gross income means all incomes except some gifts or presents, and that deductions include necessary expenses of running a business, losses

BUILDING MANAGEMENT

BATTLING WITH DIRT IN LARGE BUILDINGS

Some Practical Hints Which May Relieve the Manager from Some of His Ever-Present Annoyances

By WILLIAM F. HATCH

THE various cleaning supplies that are used in the large public buildings may be divided into three classes: first, toilet soap, for use in the lavatory; second, soap for cleaning the walls and woodwork; third, cleaning materials for the floors.

Practically all cleaning materials that are used in public buildings have soap as their base or as an important ingredient. It is well, therefore, to consider just what soap is and how it is made. To secure a fund of information from an unbiased source, we suggest the perusal of circular No. 62, published by the Bureau of Standards, Department of Commerce, under date of December 16, 1916, covering specification for, and methods for testing soaps; this is obtainable at 5 cents per copy from the Government Printing Office.

Speaking in a general way, soap is the result of combining fat or oils with strong caustic soda or potash. The oils or fats may be of many varieties, among which are tallow, olive oil, palm oil, coconut oil, cottonseed oil, corn oil, and soybean oil.

The method of combining these oils and alkalis (caustic) are three in number: either cold made, half boiled, or boiled. In the cold made process the oils or fats and the caustic are placed together in the receptacle and allowed to modify themselves. In the half boiled process the saponification is assisted in a measure by heating the materials, then placing them in the receptacle and allowing them to saponify as in the cold-made process. These two processes do not permit of the extraction of glycerine, which is a by-product of soap very valuable at the present time. Glycerine is present in all of the soap-making oils or fats, and the process of saponification releases the glycerine which is much more valuable out of soap than in.

The most common method of soap manufacture is the boiling process, where the oils or fats are put into a tank having a steam coil around the bottom and saponification is assisted by the boiling of the ingredients. This, naturally, assures complete saponification. Afterwards the glycerine, excess alkali, and other impurities are settled to the bottom by means of the introduction of salt into the boiling mass and the glycerine and alkali is drawn off. The remaining soap can then be run into barrels if sold in this form. If sold in cake form, it is run into frames where it is allowed to cool and harden. The sides of these frames are removed and the soap is run through what is called a slabber, which cuts it into large slabs, which in turn are cut into cakes. The cakes are then dried and pressed in the proper shape.

Building managers should be interested in knowing whether or not the soap they buy is manufactured by the boiled process or one of the other two, as the boiled process is the only one in which every step of manufacture can be controlled, and as the possibility of free alkali in the soap would render it unfit for your use, especially on your walls and woodwork, this important point should be well considered.

Another point it is well to inquire about is the percentage of moisture contained in soap. While water taxes are considered high by anyone who has to pay water tax bills, at the same time, water is cheaper than soap, and unless your soap manufacturer is willing to state the percentage of moisture in the product

If "cleanliness is next to Godliness," the materials necessary to produce that "Godliness" in an office building form an important item in every manager's operating schedule. Just what materials to use on given surfaces and how to determine whether you are getting what you pay for are clearly stated by Mr. Hatch in this article, which comprises the nucleus of his address before the Milwaukee Association of Building Managers at one of its recent meetings. Soap is rather a prosaic subject, but what soap accomplishes is most important in the management of buildings and, in consequence, is interesting to the building managers.

which he offers you, or better still, is ready to guarantee that the percentage is not over a certain amount, it would be better to deal with some one who is willing to do this.

The different departments of the Government have all adopted specifications which, while differing in some details, always specify that the soap shall not contain over a certain percentage of water. This percentage varying between 28 and 32 per cent.

I shall touch but lightly on the question of toilet soaps for lavatories, owing to the fact that this is generally a proposition that is so expensive that the building manager is forced to compel tenants to provide their own soap in their offices and to leave no soap in the public washrooms. Some buildings, however, whose tenants are of the class that do not abuse privileges, sometimes furnish soap in their public lavatories. I think the most economical and satisfactory soap for this purpose is a good liquid soap made from caustic potash, provided the dispenser is one that will make the soap available at any time and will not drip or get out of order easily. Cake soap is not only expensive, but as the predatory instinct in the mind of young America is strongly developed in this day and age, a good cake of soap does not stay in a public washroom very long. Furthermore, the common cake of soap is an unsanitary and unsatisfactory proposition, and I think there are few places where it is still in vogue.

Soaps for cleaning the floors, woodwork and walls must be what are known as neutral soaps, viz., they should contain no free alkali. In other words, saponification must be complete, else the free alkali will attack the basic oils in the paint or varnish and will ruin the finish. Such soaps should be made of oils that are extremely soluble, as they are generally used in conjunction with warm or lukewarm water, if not cold, and unless the soap is very soluble, it is liable to stay on the surface.

Perhaps it is well here to point out the solubility of soaps. This is determined entirely by the character of the oils that are used as the base. The more soluble oils are corn oil, soybean oil, cottonseed oil, linseed oil, and olive oil. Coconut oil, palm oil and tallow have a heavy body and are not as soluble in lukewarm or cold water as these other oils. To use a soap maker's technical term, the solubility of any oil is determined by its titer, which is the temperature at which such oils will congeal expressed in degrees of centigrade.

In washing woodwork a soft oil soap is the more desirable, but in the interest

of economy it is well to take this soft soap and dissolve it in water until a jelly solution is secured.

The character of the help which a building manager is able to secure for janitor service is of such a calibre that many building managers think the most economical policy to pursue is to buy the cheapest grade of supplies, figuring that a certain percentage of these supplies will be wasted anyway. This viewpoint may be questioned, however. If the right methods are pursued, the extravagance of the scrubwomen can be successfully overcome and the supplies handed to them in such a way as to insure their economical use.

For instance, the reduction of soft soap to a jelly form before giving it to the scrubwoman, not only increases its efficiency, but makes the eventual cost much less than where it is taken out of the original barrel and handed to the workers.

The question of a cleaning material for floors depends in a large measure upon the character of the surface to be cleansed. Where the floor has a wooden surface which is varnished, the use of a floor oil and occasional moppings with a neutral soft soap is recommended. Where a wooden floor is unvarnished we recommend the use of a soap powder in connection with mopping of the surface.

The question of cleaning marble, tile or mosaic floors is one that will evoke considerable discussion, as there are so many different methods of cleaning. As a general proposition, however, it will be found that a powder of an abrasive nature is best adapted for this purpose. Such a powder should contain a large percentage of some form of insoluble grit, a small percentage of soda ash or bicarbonate of soda and a still smaller percentage of soap. This class of powder cleans largely by its abrasive action, although the soap and soda ash are desirable to emulsify and loosen oil and grease that may get into the pores of the surface that is to be cleaned. However, unless plenty of friction is used in the operation of cleaning with such a powder, it loses a large part of its effectiveness. The fact that a large percentage of public buildings are cleaned with an abrasive powder is evidence of its popularity.

Many buildings, however, are cleaned with soap powder, a soluble mixture of soap and soda ash, which cleans by its chemical action alone, although the surface receives considerable friction action where the cleaning is done with a scrubbing brush. In the majority of cases where a soap powder is used the mopping method is prevalent, and where plenty of hot water is used and the surface thoroughly rinsed, the objection of a slippery surface is largely overcome.

To Hold Special Meeting.

Public Service Commissioner Travis H. Whitney has accepted the invitation of the Queens Chamber of Commerce to be its guest and speak at a special meeting, which will be held under the auspices of the Chamber and in cooperation with the Civic and Business Men's Association of the Third Ward, on Thursday evening, November 22, at 8 p. m., at the League Building, Sanford avenue, Flushing. It is expected that Borough President Maurice E. Connolly will be present and address the meeting. An invitation has also been extended to the officials of the Long Island Railroad.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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in the Metropolitan District

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The West Side inquiry will soon be commenced. It is to be hoped that the taxpayers will get some action, and that the usual long drawn out meetings will be shortened and a decision rendered at the earliest possible moment.

Electric display signs out at eleven o'clock. As a war measure the ruling is desirable. From the property owner's standpoint, it has drawbacks. The attitude of owners has been patriotic, but few objections having been registered. Coal is needed for heat, therefore light must be conserved. It has been estimated that 250,000 tons of coal will be saved and 100,000 people kept warm throughout the winter. This seems to be the conclusive argument.

The Queens Chamber of Commerce is responsible for the statement that 2,000,000 passengers a month utilize the Bridge Plaza station at Long Island City. Though only placed in operation a short time, the service established by the transit company is inadequate to meet the demands. This is a matter which the Public Service Commission should take up immediately as it affects not only the comfort and convenience of residents, but also will have a decided bearing on the future growth of the Borough.

"Building in Brooklyn Collapses and Several People Are Killed"—headline. All interested are playing the game of "passing the buck." Up to the present time no bureau has been found which should see that owners comply with the laws regarding overloading floors. P. J. Carlin, the Building Superintendent in Brooklyn, is quoted as saying that his decreased staff makes such a checking up impossible. It would be well to fix the responsibility, if for no other reason than to prevent a recurrence of such an accident.

The Administration's Opportunity.

Over-inspection and over-regulation have been the curses under which real estate owners have had to operate during the past few years, and while conditions are somewhat better since the passing of legislation at the last session, still much more can be done to remedy the existing evils. Real estate interests are looking forward with anxiety toward the new administration, which comes into power on January 1. Mayor-elect Hylan has stated: "From my investigations I am of the opinion that the administration of the Fire Prevention Law has been undertaken and carried out not only in an unscientific manner, but in a way that has brought much hardship to the small owner."

Judge Hylan further states that the Bureau will end hazardous conditions by constructive measures in accord with a consistent policy, and the work of the Fire Commissioner will be along these lines. If these ideas are carried out many friends for real estate will be created.

Property owners desire to control only safe buildings, and they are not apt to object to reasonable regulation, which will redound to the health and morale of the community. It is the unnecessary expenditures that they object to, and there is little doubt but there were hundreds of orders issued which well might have been dispensed with without injuring the safety of the tenants or the public at large.

It has been stated that \$40,000,000 has been taken out of the pockets of owners and tenants during the past few years through over-inspection and kindred evils.

One thing is certain—New York City real estate would never have been able to stand the drain were it not for the fact that it is one of the fastest growing communities in the country. The population has increased 2,330,422 since 1898, or a yearly average increase of 122,649 people. This yearly increase is equal to the entire population of several cities in the country.

The new administration will do well to conserve real estate values. It is practically the only revenue, and as such should be cared for and encouraged so that the investment public will buy freely. At the first sign by the new city fathers that any other than a conservative policy is to be adopted, prospective buyers will immediately withdraw from the market, and conditions will arise which will take years to overcome. Regulation is proper. Over-regulation is a hardship. Inspection is desired by all, but over-inspection, if continued, will raise such a storm of protest as will be heard for years to come.

Improved Building Outlook.

Although the exact reason for the condition is somewhat difficult to analyze, the fact still remains that the local building situation is evidencing signs of undergoing a decided improvement. Through a long period of dullness the structural interests have looked forward to the time when the adverse building conditions would be dissipated and the general outlook improve to an extent that would permit of a renewal of activities. Each time there seemed to be an actual possibility of making a definite start some entirely new condition would arise to prevent or hinder a resumption of work on a scale important enough to encourage the industry.

According to the signs of the past week, however, it seems as though the long anticipated and hoped for building movement were more imminent than it has been for many months. Now is the time for the building interests to cooperate in an effort to fan this latent spark into a flame of burning activity.

Unquestionably the recent actions of the Federal authorities in regard to the regulation of price and control of output of certain commodities essential to the building trades has exerted a most

beneficent effect upon the industry. Furthermore, there are promises of additional regulation from the same source, soon to be announced, that will surely increase the optimism of the building trades and assist in creating a still better condition.

At the present time the building material markets, which were lately in a chaotic state, have with few exceptions been stabilized. By virtue of this condition, architects, builders and owners are in a position to estimate with a certainty that was almost impossible but a few months ago. As a natural result there has followed a revival of interest in building, with a greatly increased number of private operations out for estimates, and, during the past week a further evidence of better times in the volume of important work actually placed under contract.

Considered as a unit the building industry has not yet come to a realization of the fact that to-day the building situation is far better than it has been for a long time. Individuals, however, who have closely watched the situation during the long and tedious period of inactivity and stress acknowledge that the outlook is improved and that from this time forth there is every reason to expect a steady flow of activity of a character that will have a tendency to hearten the allied building interests.

Zone Laws in Jersey.

Jersey City is appreciating the necessity of passing Zoning Laws and to that end is forming a "Committee of One Hundred" to look into the situation and prepare bills for the Assemblymen to introduce. The Real Estate Board of Hudson County is taking active interest in the movement, for it realizes that if values are to be conserved regulations must exist, so that improper improvements will not continue.

This movement is the direct result of the Zoning Laws passed in New York City during 1916. Careful analysis of conditions in this city have been made, and it was realized that unless drastic measures were taken across the river, no logical city development could be undertaken, therefore realty values would suffer.

The Zoning Resolution, as applied to New York City, has had a marked effect on realty in the outlying districts. One of the deterrent factors which worked against real estate was the uncertainty in the minds of prospective purchasers as to how neighboring properties would be improved. Many instances can be cited showing how whole neighborhoods have been seriously affected adversely through a single operation. Real estate interests in Jersey City are wise enough to appreciate this fact, and it is to be hoped that good judgment will be exercised in zoning off the city into districts which are logical, not only for to-day's needs, but also the requirements of the future.

Brokers' Commissions.

That real estate brokers in New York City are not receiving adequate commissions for their services in the sale of properties involving small sums of money, either from the standpoint of the work involved or that of the cost of conducting their business, has been pretty generally recognized by those who are familiar with existing conditions.

The definite point that has now been reached in the program to effect a remedy well may be expected to receive a fair measure of approval. Increased commissions have been introduced and successfully maintained in other cities, notably last year by the Chicago Real Estate Board, and more recently by the Pittsburgh Board of Brokers. That similar action here is desirable appears evident by reason of the large number of small transactions involving homes in the suburban sections.

Recently a committee composed of some of the leading brokers of the city deliberated on the advisability of estab-

George W. Campbell.

Editor of the RECORD AND GUIDE:

In the death of George W. Campbell, on November 12, real estate circles have experienced a great loss. Mr. Campbell entered the office of Ogden & Clark as office boy, when fifteen years old, and continued with Ogden & Clarkson when that firm consolidated the business of Ogden & Clark and T. S. Clarkson & Company.

His faithful service and devotion to the interests of his firm and clients insured his advancement, and, at his death, he was treasurer and director of the Ogden & Clarkson Corporation. He died after a long illness at the age of thirty-nine.

Mr. Campbell's genial nature endeared him to all who knew him, while his ability and knowledge of conditions made him an authority in real estate. His early death has brought much grief to his associates and many friends.

DAVID A. CLARKSON.

The New Administration.

Editor of the RECORD AND GUIDE:

The friends of good government have no cause to be disheartened at the outcome of the recent election. It is a fact, however, that the good work done by the present administration was disregarded by thousands of voters, who had received a false impression that the present city officials have not been in sympathy with the every-day needs and problems of the masses. A thoughtful analysis of the program adhered to by the administration should have destroyed this impression, and an earnest effort to that end was made during the campaign, but it did not succeed.

The public expects and will insist that the high standards in administration established in recent years be lived up to by the new administration. The Citizens' Union will be the first to give credit where credit is due, and will do all in its power to encourage honest and intelligent city government during the next four years. Some of the men elected to the new Board of Estimate, notably Messrs. Craig, Dowling and Smith, have done much in recent years to encourage a hope that their influence in the new Board will represent a sincere and honest effort to serve the people faithfully. Should this not be the outcome the voters will be quick to recognize it.

Joseph M. Price has recently severely criticized the management of the Fusion campaign. Mistakes were undoubtedly made, but they were made in a zealous effort to bring home to the voters the desirability of continuing in office an administration which has been recognized as a standard the country over, and to bring it home in the face of deep-seated prejudices against the personnel of the ticket. Such a task was not easy; it is much easier to criticize after the effort has failed.

Mr. Price suggests the formation of a City Party. No such party is likely to ever become an effective remedy for our municipal ills. He does, however, voice the real need, a need which the Citizens' Union has recognized and urged for years, and will now press with renewed vigor. This is the elimination in practice, as well as in theory, of political parties as such in municipal elections. Had there been no Republican primary for city offices this year the contention as to "party regularity" would not have been raised, and there could have been no deflection on that ground from the ranks of those who believed the present administration merited continuance. National political parties have no place in municipal elections. Men should be nominated and elected to city offices on merit alone. New York City will soon accept this, as other large cities have done and are now doing in increasing numbers every year. It is my belief that the women voters will take an important part in bringing about the necessary changes in the law.

Annually for a number of years the Citizens' Union has made a serious

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Ralney, real estate broker.
R. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 283.—Kindly advise me as to the most profitable way of getting rid of undesirable tenants in apartment houses? The rentals are from \$20 to \$27 a month, and I find that there is always one or two families who go out of the way to make themselves disagreeable to the janitor and other tenants. Has the proposition of raising the rent \$8 or \$10 a month been tried? Or is the only recourse to the dispossession proceeding? By raising the rent of a single tenant in a house could the owner be charged with discrimination, and in the event of a civil suit for rent unpaid could the owner sue for the increased rental?
J. P. K.

Answer No. 283.—It is assumed, in giving an answer, that the tenants referred to are monthly tenants. The landlord or his agent can, after collecting the rent for the current month, give a written notice, delivered to the tenant himself by one representing the landlord with a witness, notifying the tenants that his apartment is wanted at the end of the month.

The writing and the witness are necessary only as matters of proof and not as matters of law. To give a similar notice to tenants at above rentals of a raise of \$8 or \$10 would probably be equally efficacious. If the tenant stayed over after this was done, a City Marshal would get him out very cheaply. Raising the rent of a single tenant would have no legal effect as against the landlord and if the notice of the raise was given as above stated, the fact that the tenant stayed after the notice would be evidence of a consent to it and the increased rental could be made the subject of a successful suit.

effort to ascertain which of the candidates nominated for the less conspicuous offices have been really qualified for the places sought. This year its recommendations were placed in the hands of the voters in New York City. It is interesting to find that 18 of 20 candidates for the Municipal Court, 14 of 31 Aldermanic candidates and 12 of 23 Assembly candidates found qualified by the Citizens' Union were successful at the polls. This clearly indicates an increasing tendency on the part of voters to support men for office who have proved their fitness, regardless of party.
WM. JAY SCHIEFFELIN.

Commissions Adopted.

The Real Estate Board of New York, at a meeting of the Board of Governors, held this week, adopted the recommendation of the Ethics and Commissions Committee on the rates for sale and exchange of real estate, the new rate to apply to all contracts executed on or after January 1, 1918.

The resolution adopting the new rule is as follows:

That the commission for the sale or exchange of real estate in the boroughs of Manhattan, Bronx and Brooklyn be 2½ per cent. of the selling price up to \$40,000 and 1 per cent. of the excess of the selling price above \$40,000.

Important Decision.

The Appellate Division, Second Department, in a recent decision affirming a judgment of a city magistrate, holds that a machine shop, housed in the same building as a power plant, even though operated only for the repair, in cases of emergency, of small parts of the machinery of the plant, and, although the machinists employed therein also do other work about the power plant, is a factory within the meaning of the definition in Section 2 of the Labor Law.

lishing a more equitable rate of compensation for the sale of property, the result being a recommendation to the Real Estate Board of New York that such a change is desirable. The Board's Committee on Ethics and Commissions has given its approval to the proposal which has been accepted by the Board of Governors. The recent recommendation provides for the advancement of commissions to 2½ per cent. up to sales involving \$40,000, and 1 per cent. on all above that amount, instead of the present flat rate of 1 per cent. Only the sanction of the Board of Governors was needed to have the new rate adopted by all the members of that organization.

The rate of charges for the sale of real estate is one of the few things which has remained unchanged in the face of a general advance in so many other lines. The advance in salaries paid to clerks in brokerage offices and the general increase in the expense of doing business has been so serious that it is the broker who has been feeling the pinch of conditions, with no increase in income to counterbalance it. In view of this situation brokers urging the increased commission have felt the change to be not only opportune, but necessary.

Moreover, there is a phase of the question which furnishes another cogent reason for the proposed increase. The present commission rates are so low that it has been difficult to get many well organized brokerage offices to devote the effort necessary to close deals involving \$5,000 or \$10,000 and the desirability of revising conditions so as to attract the best men in the trade to this field is one of the reasons on which the proposition for a new scale of commissions is based. There is, generally speaking, as much labor attached to the negotiations for a \$5,000 sale as for one involving \$100,000 and often times more so, for in many instances the sale of a property valued at \$5,000 represents the owner's or investor's all and therefore he is cautious.

The reasons for the advocated increase appear to be good and the time propitious. There does not seem to be any element of force why the New York brokers should not now, like their professional brethren in Chicago and Pittsburgh, be enabled to obtain a compensation more consistent with the labor and expense involved.

East Side Express Service.

Editor of the RECORD AND GUIDE:

I notice that an all-day express service has been operated on the Third avenue railroad since Wednesday, November 7. This service is operated on all business days except Saturday, from Bronx Park station to City Hall station, the last express leaving Bronx Park at noon. Beginning at 12.40 P. M. express service is operated northbound from City Hall to Bronx Park station. On Saturday only the same operation is in effect until 11.22 A. M. from Bronx Park, and beginning at 12 P. M. from City Hall the regular Saturday express service is run northbound.

These trains stop at all stations between City Hall and 9th street and 125th street and Bronx Park and stop at all express stations at 23d street, 42d street and 106th street in both directions. The express stations at 23d and 42d streets are only nineteen blocks apart from one another.

The express stations between 42d and 106th streets are sixty-four blocks apart, or a distance considerably more than three miles. I do not believe that this stretch between 42d and 106th streets should be in the "zone of annoyance" of having express trains rush past every few minutes without receiving some benefit of this new service by having a station located between 42d street and 106th street. An express station should be built at 76th or 84th street. Preferably at the latter, as 84th street is one of the busy stations of the Third avenue route.

Will you kindly publish this suggestion in your columns.

LEON S. ALTMAYER.

REAL ESTATE NEWS OF THE WEEK

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Brokers Report Fair Volume of Business, Though Distinctive Deals Were Lacking

WHILE several interesting deals were closed during the week, nevertheless none had special significance. The market at the present time is suffering from the lack of financial support from the loaning institutions, and all those deals which are hinging on the obtaining of considerable sums for the erection of buildings are being held in abeyance.

The renting market has been the particular bright spot in the situation, but the scarcity of space is such that it is only with difficulty that prospective tenants can obtain suitable accommodations.

Among the interesting deals closed was that involving the northeast corner of Columbus avenue and 62d street, which was purchased by the B. F. Keith's New York Theatres Company. The Colonial Theatre will eventually be extended over the corner now acquired. It was held at \$135,000. A sale indicating the trend of high-class business was that of the private residence at 9 East 56th street to an art dealer, who will use it for his business. This property was assessed by the city at \$145,000. The desirability of high-class apartment houses on the West Side was shown in the sale of the new six-story building at 834 to 838 Riverside Drive, which had been held at \$135,000.

In the Yorkville district the sale of the southeast corner of Third avenue and 85th street, at present occupied by three old buildings, was reported. These will be demolished when the present leases expire, and the purchaser, the O. W. Wuertz Piano Company, will erect a modern business building. Interest attached to this transaction because one of the present buildings is one of the oldest in Yorkville and because the east block on Third avenue has recently been the scene of substantial improvement.

The most important transaction reported in the Bronx was the De La Vergne Machine Company's plant, extending from 137th to 138th street, and from the New York, New Haven and Hartford Railroad tracks to the East River. The plant occupies about 5½ acres and is one of the large industries in the Port Morris section. The reports stated the purchasers to be William Cramp & Sons, of Philadelphia, ship-builders. In Bronx residential property a notable sale was two five-story, new-law apartment houses, on a plot 182 x 110, on the west side of University avenue, at the intersection of 175th street. The buildings accommodate seventy families and are fully tenanted, returning an annual rent roll of \$35,000. The holding price was \$325,000.

Brooklyn sales of apartment houses and dwellings continued moderately active. An apartment house property that changed hands is Seymour Court, valued at \$100,000, at 415 9th street, marking demand for high-class property in the Park Slope section. This house occupies a plot 100 x 100, and is counted among the handsomest in the Park Slope section.

One of the larger transactions of the week was in Long Island City, Queens. A large factory property was sold for \$840,000. It has a frontage of 358 feet on Jackson avenue, 209¾ feet on a lane and 547 feet on one side of the Long Island City railroad tracks. The building, a six-story structure, will be completed in a few days, and is to be used for the manufacture of automobile accessories and Government work, and the sale marks the demand for large plants suitable for such work close to Manhattan.

A number of commercial leases figured prominently in the lease branch of the real estate business. Commercial leases included space in the former Simpson-Crawford building at Sixth avenue and 20th street to a firm of clothing manufacturers. Many leases of premises formerly occupied by large department stores in this immediate neighborhood have been made recently.

Another important deal was the lease to the Metropolitan Tobacco Company of the four-story building at 443 to 449 Lafayette street and running through to 22 to 34 Fourth avenue, formerly occupied by Brokaw Brothers. The lease is for a long term, and the company will occupy the building as its executive offices and main branch. This neighborhood has been unusually prominent in the realty market since the opening of the section of the Broadway subway that taps that section, and the completion of the third tracking of the Third avenue elevated railroad.

The block front on St. Nicholas avenue, between 110th and 111th streets, was leased by Mrs. Peter Cooper Hewitt, who bought it for \$300,000 for a site for a residence, to a company which will erect a two-story taxpayer building to contain stores and a garage. This indicates the advance being made by business in that neighborhood.

Wants Contract Deferred.

The following statement has been filed with the Board of Estimate by the Real Estate Board of New York in relation to the proposed appropriation of \$22,500,000 for the Schoharie extension of the water supply:

"The Real Estate Board of New York appears in favor of the resolution offered by President Connolly of Queens Borough, requesting the Board of Water Supply to defer the award of contract for the Shandaken tunnel extension of the Schoharie Creek extension. The reasons given by President Connolly are compelling.

"Under the terms of the proposed contract the contractor does not begin work until after notice from the Board of Water Supply and then is given seven years to complete the work. It is an undoubted fact that the price of labor and the price of materials is at present so high that any contract awarded now would be for a sum far in excess of the amount that would be bid for similar work in normal times.

"At the time the appropriation of \$22,500,000 corporate stock was made for this contemplated improvement the Real Estate Board called the attention of the Board of Estimate to the fact that no new source of water supply would be needed for twenty-five years. To award, therefore, a contract now at war prices for an improvement that will not be needed for twenty-five years seems a shameful waste of public money.

"Another reason given by President Connolly is an excellent one, and that is that all available labor is now needed for absolutely necessary work, and especially for work connected with national defense. No improvement of this character, unless immediately needed, should be entered into at the present time for this reason.

"The Real Estate Board therefore enters its hearty approval of the resolution and its opposition to any award at the present time for the building of the Shandaken tunnel."

Subway Bids Opened.

As another step toward the completion of the Pelham Bay Park branch of the Lexington avenue subway, the Public Service Commission has just opened bids for the construction of a duct line underneath the Bronx River on the route of this new rapid transit line. The duct line in question is to consist of thirty-two ducts extending under Westchester avenue and the river from Edgewater Road to Bronx River avenue. The lowest bidder upon this contract was the Underpinning & Foundation Company of 290 Broadway, at \$47,112.75. The Commission is planning at an early date to award the contract for the erection of the elevated structure, the steel for which is being fabricated and the foundations for which are approaching completion.

QUEENS "DOING ITS BIT."

Notable List of Products Manufactured for the Federal Government.

THE industrial and real estate business in Queens has been stimulated by the demands caused by the present war on its many factories," according to the current issue of Queensborough.

The following is a list of the industrial establishments in Queens which are now supplying the United States Government direct with their products or supplying materials to firms that have contracts with the Government. Thousands of employees are now at work in Queens on war supplies:

Ford Motor Company, Huddleston Marsh Company, Motormeter, Inc., Marcus Ward, Inc., Spear & Co., Welin Marine Company.

Hunterpoint Lumber & Supply Company, H. S. Johnston Drug Company, Joseph Elias, Irving Iron Works, James & Hawkins, Mayer & Lowenstein, Nathan Manufacturing Company, Norma Company of America, Jensen Creamery Machinery Company.

Texas Oil Company, Weisberg-Baer Company, Harrolds Motor Car Company, Neptune Meter Company, Prest-O-Lite Company, Rainier Motor Company, Cauldwell-Wingate Company, Rosenwasser Brothers, General Vehicle Company, L. W. F. Company, American Hard Rubber Company.

Rome Metallic Bedstead Company, National Bridge Works, Chilton Paint Company, Tiffany Studios, Imperial Paint Company, Defender Manufacturing Company, Loose-Wiles Biscuit Company, Empire Art Metal Company, La-Cour Iron Works. Chassis for ambulances and light trucks. Mahogany lumber. Radiator type motometers for ambulances and trucks; distance type motometers for aeroplanes and tractors. Furnishing writing "combinette." Contract for white "undress jumpers" for Navy. Life rafts for Navy and lifeboats to be used on U. S. transports. Furnishing Army and Navy with lumber. Cotton, bandages, plasters, drugs, chemicals. Window plate glass and mirrors. Steel framing. Furnishing tools and hardware supplies. Furnishing japans and enamels. Fuses for one-pound and six-pound naval shells and brass fittings for Russian, British and French locomotives for war. Ball bearings. Pasteurizers, heaters and coolers. Butter for United States Government manufactured by Jensen Creamery Machinery Company's pasteurizing equipment and process amounts to over one million pounds per annum. Fuel, oil, gasoline, kerosene, lubricating oil and greases. Window frames, sash and interior trim for Brooklyn Navy Yard.

Pierce-Arrow trucks. British primers. Acetylene gas for lighting, welding and cutting. Motor trucks. Building barracks at City Park, Flushing avenue, Brooklyn, for 3,000 men. Boots, shoes and leggings. Aeroplane engines. Aeroplanes and aeroplane parts.

Hard rubber submarine battery parts, handles for fire and side arms, buttons for Navy uniforms, combs for the Army and Navy, hard rubber syringes, iodiform boxes, vials and other hospital supplies, supplies for wireless and other electrical apparatus, pumps, pipes, fittings and other apparatus for handling chemicals. Cots for United States Government. Structural steel. Paints and varnishes for aeroplanes and warships. Bronze castings. Paints and varnishes. Sheets and pillow cases. Biscuits. Battleship doors and steel tubing and telephage systems and cranes.

Waterways Convention.

At the tenth annual convention of the Atlantic Deeper Waterways Association, to be held at Miami, Florida, November 27 to December 1 inclusive, and at which Governor Charles S. Whitman will be the principal speaker, the Bronx will be represented by a delegation from the Bronx Board of Trade, consisting of the following: Eugene H. Rosenquest, President; Hon. Douglas Mathewson, President of the Borough of the Bronx; Robert J.

Moorehead, William J. Gemeiner, J. R. Pollock, James Brackenridge, Albert Goldman, Louis H. Werner, Hon. Murray Hulbert, Hon. William S. Bennet, Alexander Haring, Harry B. Chambers, William M. Greer, John A. Steinmetz and Charles E. Reid, Secretary.

The Bronx delegation, which will constitute the escort to Governor Whitman, will urge before the convention the importance of improvements at the earliest possible date for local waterways, especially a more modern project for the Harlem River so as to provide a channel width of at least 400 feet, and a depth of water of at least twenty-five feet at mean low tide, as compared with the present project in force of a three hundred and fifty foot width and a fifteen-foot depth of water.

The immediate improvement of the Bronx Kills will be another project that will be strongly urged by the Bronx delegation.

Barge Canal traffic after May, 1918, will be much in evidence on both these important commercial arteries, and will increase in proportion as rapidly as the use of the Barge Canal becomes more general, so that the best interests of the Bronx demand that the Harlem River and the Bronx Kills be developed to take care of this increased traffic from the first.

As much on these improvements as on the deepening of the East River channel does the future commercial status of the Bronx depend, for if the Harlem River-Bronx Kills route is made attractive to Barge Canal traffic, since it is the natural connecting link between the Hudson and East Rivers, the establishment on the waterfront of great railroad and steamship freight and passenger terminals is but a matter of sequence.

The great Barge Canal terminal, now in course of erection at 138th street and the Harlem River, is but a forerunner of greater developments that will naturally follow local waterway improvements.

How to Save Coal.

In response to a request from a committee representing the Business Men's Trades Journals of the State, Governor Whitman recently made public suggestions to the people of the State aimed to save millions of tons of coal without interfering with the progress of industries. The suggestions follow:

1. Don't burn coal in an open grate, for in such a practice 75 per cent. or more of the heat goes up the chimney.

2. It isn't necessary to have every room heated. Most people would be healthier if they slept in cold bedrooms. Close off spare rooms.

3. Examine furnace and see that there are no cracks at floor line to permit air leakage into the ashpit. Make sure that all firing, ashpit, and clean-out doors are airtight when closed.

4. Endeavor to keep the entire fuel space of your range or furnace filled, heaping the coal slightly in the centre. Steam or hot-water boilers should be filled so that the coal is level with the bottom of the feed-door opening. Don't let the fuel bed burn down too low. Thin fires mean waste. Break lumps to about egg size.

5. Feed the fire and shake the grate at regular intervals. Two or three times daily is generally sufficient, unless the plant is inadequate for the service required. Frequent feeding and shaking are uneconomical. Shake down the ashes before adding fresh coal and stop shaking the moment the first bright spot appears under the grate. In mild weather let some ashes accumulate on top of the grate; in severe weather have only a very thin layer of ashes on it.

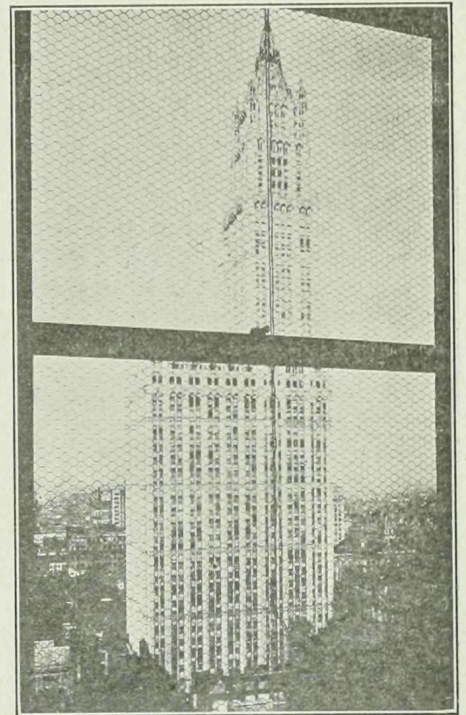
6. If, however, the fire has burned very low and more heat is desired, open the damper in the ashpit and add a small quantity of coal. In this particular case, do not shake the grate until this fresh coal is well ignited, then shake down the ashes and again add fuel.

7. Don't leave feed-door draughts open and admit cold air over a glowing fuel bed at any time. The feed-door damper should be opened only to admit

air over a fresh fire. Air for combustion should be drawn through the burning bed of coal and, as a general rule, all checking of draught should be accomplished by closing the ashpit damper and opening the check damper in the smoke pipe. The check damper should never be opened until the ashpit damper is closed. The shut-off damper in the smoke-pipe may be partially closed in the case of an unusually strong draught or to check the fire in mild weather; but, as a rule, this damper should be touched very seldom. Never check by leaving the firing door open.

8. Before feeding a furnace see that the shut-off damper in the pipe is open, and close the check damper. This prevents the escape of dust through the feed-door into the cellar.

9. Keep the ashpit empty. Ashes banked up under the grate prevent necessary air circulation, hinder combustion and tend to warp the grate bars. Remove ashes at least once daily, and be sure to sift all ashes to recover the



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good coal that has dropped through the grate.

10. Serious fuel wastes result from allowing soot and ashes to be deposited on the interior heating surfaces. This prevents utilization of the heat in the smoke and gases. Clean flues frequently; with soft coal, every other day is none too often to give the furnace a brushing down. One-eighth inch of ashes and soot on boiler surfaces retards heat transfer 25 per cent.

FORMS ORGANIZATION.

(Continued from page 635.)

brick, glass, cement, lime, terra cotta, investor and speculative builders, architects, real estate brokers and others. The resolution forming a permanent organization was passed unanimously and Elliott Smith, the chairman, was instructed to appoint a Committee on Organization, which will interest organizations and associations in the movement, so that a representative body will be formed.

The Committee on Demand, Price and Supply of Building Materials presented its final report, as did the Committee on the Demand for Buildings, and the Committee on Supply and Price of Mortgage Money. These reports were

accepted and filed for future reference.

Conditions which led up to the formation of this organization have appeared in the Record and Guide, but as the result of the investigations instituted by the various subcommittees the demand for a permanent association became more apparent. Much good can be accomplished toward coordinating the building industry throughout the country, which should produce results not only of benefit to local interests, but also to the nation at large and the federal authorities.

Commission for Obtaining Loan.

On an owner's application for a loan of \$60,000 with which to erect a building, the prospective lender offered to make the loan on condition that the owner added \$20,000 to the amount of the loan and erected a building costing \$80,000. The California Supreme Court holds, *Cameron v. Ayres*, 166 Pac. 801, that the owner's acceptance of this offer was necessarily tentative, and conditional upon her own ability to raise the additional money, and, where she was unable to do so she was not in default, so as to entitle a broker to commissions for procuring the loan.

\$45,000 for City's Corner.

Matthew V. O'Malley, whose offer of \$45,000 for the vacant plot at the northeast corner of Rockwell Place and Fulton street, Brooklyn, bought for subway construction purposes, caused that property to be offered at public sale by the Public Service Commission at an upset price of \$45,000, was secured today by Mr. O'Malley for that amount. Joseph P. Day auctioned it off for the city's account in the Brooklyn Exchange. The property is an irregular plot, fronting 46.10 feet on Fulton street, 56 feet on Rockwell Place and adjoins the Majestic theatre. Report had it that Mr. O'Malley bought the property in the interest of the Shuberts, who own the Majestic. It is located in the heart of the amusement and business centre of the borough.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 19, as against 16 last week and 27 a year ago.

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

The sales north of 59th street aggregated 14, as compared with 11 last week and 19 a year ago.

From the Bronx 13 sales at private contract were reported, as against 10 last week and 17 a year ago.

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

Mr. Gerard Sells Estate.

James W. Gerard, one-time ambassador to Germany, sold to William L. Burton, a New Orleans lumber man, the Convent property, a sixty-three-acre tract in Willett's Point Road, for \$99,000. Mr. Burton will erect on the property a house for his own occupancy. It was once owned by the Gardner family of Gardner's Island, who sold it to the St. Joseph's Sisters, who maintained a convent there.

Adds to Theatre Site.

Unless present plans miscarry, the Colonial Theatre at 53 to 57 West 62d street, will be extended over the adjoining northeast corner of Columbus avenue. The B. F. Keith's New York Theatres Company, owners of the theatre, this week took title to the two five-story buildings at 61 to 65 Columbus avenue and 59 to 61 West 62d street, having frontages of 75.5 and 40 feet respectively. Charles S. Kohler sold the properties for William Buchan and Sadie J. Wallenstein, to Harold M. Silverman, and title was taken in the name of Samuel Posner, who transferred his interest to the Keith's. The properties were held at \$135,000. With the purchases, the Theatre Company now controls a frontage of 100.5 feet on the avenue, 155 feet in the street and 28.11 feet on Broadway, adjoining the Empire Hotel, which is used as the entrance to the theatre. The Morewood Realty Company, representing Herbert Du Puy, which is a large holder of Manhattan real estate, was considering at one time buying the property. The extended theatre will seat about 2,800 people.

Philadelphia Shipbuilders Buy.

William Cramp & Sons, of Philadelphia, Pa., shipbuilders, purchased the property of the De La Berone Machine Company, of this city. The deal involved about \$1,500,000. The property includes three city blocks at 137th and 138th streets, and the East River, running west to the New York, New Haven & Hartford Railroad station, aggregating about five and one-half acres. While the shipbuilding concern has maintained an office at 100 Broadway, nevertheless, this purchase is its first actual invasion of New York, as constructors. The company will use the property for the construction of marine engines, Diesel engines and refrigerating machinery.

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Sale in the Warehouse Section.

William A. White & Sons have sold for the Gouverneur Mortgage Corporation to Baker & Williams, warehousemen, the southeast corner of Greenwich and Leroy streets, a plot 100x100, on which they contemplate erecting a fireproof warehouse to take the place of their present warehouse in Washington street, between Spring and Charlton streets, which has been acquired by the New York Central Railroad Company. About a year ago Baker & Williams purchased a plot of 12,000 square feet in Morton street, running from Greenwich to Washington streets, and erected a nine-story modern fireproof warehouse, which was rented by the United States Government upon its completion. This necessitated the firm acquiring this new site.

William E. Iselin Sells.

William B. May & Company sold for the Fireside Realty Company, William E. Iselin, president, 9 East 56th street, a five-story and basement private residence on a lot 25x100. The purchaser, formerly a partner of the firm of Charles, of London, will occupy the premises as an art gallery. The selling company acquired the property through the same brokerage concern in 1916, an exchange having been negotiated with the former owner, William Woodward, president of the Hanover National Bank, for a 52-foot plot at 9 and 11 East 86th street. The property is assessed by the city for taxation purposes at \$145,000.

Sale on Riverside Drive.

Nehring Brothers sold for the Gustavus Construction Company, Gustavus Schneider, president, to William McBride, the Gustavus Court, a six-story non-elevator apartment house, at 834 and 836 Riverside Drive, on plot 54.7x147, between 158th and 160th streets. The building has accommodations for thirty families, is fully rented, at about \$16,000 a year, and was held at \$135,000. Nehring Brothers have been appointed agents for the building.

Buys in Yorkville.

Leon S. Altmayer sold for Edward C. Sheehy 1505 Third avenue and 200 and 202 East 85th street, the southeast corner of Third avenue and 85th street, improved with three old buildings. The easterly frame building of these premises is one of the oldest buildings in Yorkville. The buildings on the premises will be demolished upon the expiration of present leases and a modern business building will be erected by the purchasers, the O. W. Wuertz Piano Company. Mr. Altmayer has also negotiated a loan at 4½ per cent. on this property for the purchasers. This property has only changed hands once since 1840.

Bronx Property in Exchange.

The Nason Realty Company, Max Natanson, president, purchased from the B. F. Construction Company, Charles Flaum, president, 1611 and 1615 University avenue, two five-story, new law, non-elevator apartment houses, occupying a combined plot, 182 x 110, on the west side of the thoroughfare, at the intersection of 175th street. The buildings have accommodations for seventy families, and are arranged in three and four room suites. The annual rent roll is reported as being \$35,000. The property was held at \$325,000. The Nason Company gave as part payment the plot, 50 x 100, on the west side of Edgecombe avenue, 25 feet south of 159th street, held free and clear. The company recently acquired the property from John Dreyer, Jr., Isma Dreyer and Gertrude Conlon. William S. Baker and S. Kantrowitz were the brokers. The University avenue houses are two of a row of four extending from 174th street to 175th street. They were recently completed by Mr. Flaum from plans by Charles B. Meyers. The site was bought earlier in the year from the Lees Tract Corporation, which advanced building loans aggregating \$253,000.

Buyer for Queens Factory.

Martin Taylor, of St. James, and Leander H. La Chance, of Chicago, administrators of the estate of John K. Stewart, late of Huntington, L. I., sold to Marion T. Brockway the big factory property in Long Island City, having a frontage of 358 feet on the south side of Jackson avenue, 511 feet north of Skillman place, 209 feet on the lane on the east side of the Goodyear Rubber Company's plant, and 547 feet on the north side of the Long Island Railroad. The building is to be used for the manufacture of automobile accessories and Government work. The structure, which is six stories in height, will be completed within a few days.

Large Brooklyn Sale Reported.

R. H. Bailey and Arthur N. Whitney sold Seymour Court, a five-story apartment house on a plot 100x100 at 415 Ninth street, between Sixth and Seventh avenues, Brooklyn. The structure was erected by Seymour Rosenberg and was held at \$100,000.

Manhattan.**South—of 59th Street.**

MONROE ST.—Jacob Blauner sold to the Elemco Realty Co. the 6-sty tenement, on plot 37.7x98, at 298 Monroe st, 223 ft. south of Corlears st.

12TH ST.—Horace S. Ely & Co. sold for Martin C. Stokes et al the 3-sty brick dwelling at 64 West 12th st, on plot 19.4x103.3. The purchaser will occupy.

WEST BROADWAY.—Charles J. McLester sold to James A. Turley and Jacob Laplasky the 3-sty building, on a plot 16.11x50, at 135 West Broadway, adjoining the northwest corner of Duane st.

North—of 59th Street.

93D ST.—Mrs. Lillian G. Johnson and J. B. Ikelheimer resold for Joseph Bittenweiser to William Beck the 4-sty dwelling, on a lot 19.7x100.8, at 19 West 93d st, near Central Park West.

119TH ST.—Mary N. Crosby sold a dwelling at 133 East 119th st, 18.9x100.11, between Park and Lexington avs.

120TH ST.—The 5-sty apartment house, on lot 25x100, at 308 West 120th st, 175 ft west of 8th av, has been sold by Max Jacoby to Albert Konselman.

120TH ST.—Lawyers' Mortgage Co. sold 52 East 120th st, a 5-sty flat on lot 19x100.

120TH ST.—Mrs. Mary Mercadante sold to a client of Ralph Russo the 3-sty house at 318 East 120th st, on lot 19.5x100.11, between 1st and 2d avs. The seller acquired the property in 1887.

ST. NICHOLAS AV.—Morris Randall sold for the Dumbia Realty Co., Isaac Cohen president, to Samuel E. Jacobs 1408 St. Nicholas av, with an "L" to 564 and 566 West 181st st, a 2-sty theatre, store and office building, with frontages of 19.6 ft. and 75 ft., respectively, surrounding a low building on the southeast corner of St. Nicholas av and 181st. The property, which is leasehold, was held at \$75,000. Mr. Jacobs controls the ice skating rink adjoining in 181st st and running to 180th st. He gave in exchange two flats at 114 to 122 Westchester av, corner of Wales av, 89.2x79.10x irregular. Morris Randall was the broker. The St. Nicholas av building was erected by the Dumbia Co. about four years ago. The site was leased from George Mulqueen for a long term.

131ST ST.—Bond and Mortgage Guarantee Co. sold to the Ideal Mortgage Corp. Co. the dwelling on a lot 17.6x100, at 254 West 131st st.

124TH ST.—Porter & Co. sold for the estate of Caroline M. Porter to Joseph Schaefer the 3-sty dwelling at 56 West 124th st, 18.9x55x100.

144TH ST.—Frederick Brown bought from the Dratue Realty Corporation an apartment at 520 West 144th st, between Broadway and Amsterdam av, 87.6x100.

144TH ST.—West 144th St. Realty Co. sold to the Non-Column Garage Co. a 1-sty garage on plot 100x99.11, at 56 to 62 West 144th st, near Lenox av.

7TH AV.—J. Edgar Leaycraft & Co. sold the 5-sty flat, with store, at 2246 7th av for the American Bible Society.

Bronx.

FAILE ST.—Samuel Cowen Agency sold two lots, 50x100, in the west side of Faile st, 100 ft. north of Spofford av, for L. Davis.

138TH ST.—Samuel Cowen Agency sold a 6-sty apartment, with stores, on plot 37x100, at 597 East 138th st, for Victor Chabot.

207TH ST.—Harry H. Cohen sold for I. Tetlebaum the vacant southeast corner of 207th st and Perry av.

BRYANT AV.—The Lawyers' Mortgage Co. sold through Cahn & Cahn the 2-fam. house, on plot 20x100, 1447 Bryant av, near Jennings st.

EAST FORDHAM RD.—Angelo L. Frumento sold for Catherine Hanna and another the 1-fam. house, on a plot 50x108, at 580 East Fordham rd.

GRAND BOULEVARD.—Cruikshank Co. sold the southeast corner of 202d st and Grand Boulevard and Concourse, measuring 44.38 ft. in 202d st and 100 ft. on the Boulevard. The purchaser intends to remodel the building.



Shot-gun —or RIFLE?

Last week I had something to say about fellows who load up with bird-shot and go gunning for big moose.

Fine sport, maybe—but mighty few dead moose.

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(No. 2 of a continued series)

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GRAND BOULEVARD.—Byrne & Baumann sold for Sohmer & Sonenthal an apartment house, 68x86x irreg., at 2385 Grand Boulevard and Concourse, 62 ft. north of 184th st, held at \$75,000, for P. J. Dwyer to Frederick Brown, who resold it to a Mr. Silver, who in turn disposed of it to Sohmer & Sonenthal.

GRAND BOULEVARD.—Henry Schwiabert sold for the Concourse 170th St. Co., Inc., Charles Richardson, president, the apartment dwelling, 1410 Grand blvd. The building is on a plot 80x105, and is arranged for 33 families. All the suites are leased at an average rental of \$10 per room.

LONGFELLOW AV.—Amelia De Martin sold to the Amo Realty and Construction Co. 75x100 ft. on the east side of Longfellow av, 200 ft. north of 172d st.

LONGWOOD AV.—Bond and Mortgage Guarantee Co. sold through George Schaefer the new law apartment house at 943 Longwood av, on a plot 38x106, 43 ft. west of Kelly st.

PROSPECT AV.—Harry H. Cohen sold for the Parkridge Realty Co. the southeast corner of Prospect av and 162d st, a 1-sty taxpayer, 25x100, leased to two tenants, valued at \$30,000. The new owner probably will improve the corner when its leases mature.

Brooklyn.

BALTIC ST.—Frank A. Seaver & Co. sold the 4-sty tenement at 570 Baltic st for Louis Brown.

HERZEL ST.—Meyer Levenson sold for Lazansky & Weinberger the two 3-sty brick tenements at 120 and 126 Herzel st, each on a lot 20x100.

RALPH ST.—R. A. Schlesing sold for Christian Zimmer the 2-fam. frame house at 1879 Ralph st to Joseph Pfeifer.

VAN BUREN ST.—Dr. S. J. Bernstein sold to the Chvat Realty Corp. the 4-sty apartment house at 477 and 479 Van Buren st, on a plot 50x100.

5TH ST.—T. Adler sold to a client of Joseph Metzger a 5-sty double tenement, on a plot 50x95, at 367 South 5th st.

19TH ST.—Samuel Galitzka of Brooklyn sold for Mabel Holmes to a client for occupancy the 2-sty, 1-fam. house, on a plot 25x100, in 19th st, between Avs S and T, Flatbush.

58TH ST, ETC.—Martin A. Ansbro sold the 2-fam. houses at 750 58th st for John Svenson and 640 61st st for Fred C. Johnson, and the dwelling at the southwest corner of Colonial rd and 76th st, for the Gustaf A. Johnson Realty Co.

83D ST.—Innovation Houses, Inc., sold, through James Watters, 426 83d st to Charles H. Noble.

BUSHWICK AV., ETC.—Friday & Lehmann sold a 3-fam. frame flat at 1188 Bushwick av for Charles S. Jonas; also the 2-sty frame, 1-fam. dwelling at 171A McDougal st for Samuel McConnell; also a 2-fam. frame dwelling at 41 Weirfield st for Hattie R. Baimbridge to Nellie Cordes.

GLENMORE AV, ETC.—William E. Goetter sold to Mrs. Tessie Schaefer the dwellings at 1025 Glenmore av; to Frank Catanzaro, 1021 Glenmore av; to Anthony Catanzaro, 1029 Glenmore av; to Salvatore Catanzaro, 1027 Glenmore av; to Chas. Crogan, 8812 Snediker av; to W. M. Post, 2802 Snediker av, and to Mrs. Biehler, 8816 Snediker av.

OVINGTON AV.—B. J. Sforza sold for Mary Roberts to Antonio Proto the 1-fam. brick house at 1348 Ovington av.

15TH AV.—Louis Kramer sold for M. J. Sage the northwest corner of 48th st and 15th av, Borough Park, a plot 100x100 to S. Blechman.

15TH AV.—I. Salzberg sold for M. Wolsk to D. Salwen, the 2-fam., 20-room stucco cottage, on a plot 50x100, at the northwest corner of 15th av and 51st st, now in the course of construction.

Queens.

ASTORIA.—Queens County Savings Bank sold to Minnie Evels four plots and buildings at Astoria about six blocks south of East River Pk. Three of the parcels consist of 4-sty brick apartments, two with a frontage of 40 ft. each and one with a frontage of 46 ft., all on the northwest side of Willow st southwest of Trowbridge st; one is a lot with a frontage of 20 ft. on the southeast side of Lebanon ter, 130½ ft. northeast of Trowbridge st.

BELLE HARBOR.—Lewis H. May Co. sold for Bridget McNamee 6 lots on the west side of Henley av, between Newport and Washington avs.

COLLEGE POINT.—O. Hewitt and S. Hughes sold to A. Lerner a plot, 50x100, on the west side of High st, 50 ft. east of Broadway.

DOUGLSTON.—E. W. Minter sold to J. P. Gaut the dwelling on plot 96x100, at the northeast corner of Richmond rd and West dr.

EDGEWARE.—The E. R. Wood Realty exchanged its plot, 90x127 ft., on the west side of 49th st, 388 ft. south of Rockaway Beach Boulevard, for a plot 90x100 on the east side of Beach 50th st, 200 ft. south of Rockaway Beach Boulevard, owned by L. Bacigalupo. The wood company also sold to J. M. Migone, a plot 90x104, on the southeast corner of Beach 50th st and Rockaway Beach Boulevard, Edgemere.

EDGEWARE.—G. Taus & Sons, Inc., sold for the S. & L. Construction Co. ten lots at the northeast corner of Ocean av and Beach 57th st; also for S. & L. Construction Co. to E. Stelges the northeast corner of Ocean av and Beach 57th st. The above lots will be improved with 1-sty cottages.

FLUSHING.—The Commercial Research Co. purchased from A. M. Ryon a plot, 248x315, on the south side of Myrtle av, adjoining the Miller property, the land to be used in connection with the Flushing laboratories of the company.

JAMAICA.—M. Schneider sold to H. Vollmer a plot, 50x100, in the north side of North st, 200 ft. east of Union pl.

LONG ISLAND CITY.—Twentieth Av Realty Corp. sold to Lena Rather a plot with a frontage of 25 ft. on the northwest side of Steinway av, 300 ft. northeast of Broadway.

LONG ISLAND CITY.—J. L. Dalton and L. E. Dalton sold to H. E. Bartley a plot, 50x160, on the north side of Newtown av, adjacent to the Mills property.

MORRIS PARK.—The Barlellan Realty Corp. sold to the Pincelium Co., 122 lots at Morris Park South, with a frontage of 1,247 ft. on the west side of South Vine st and 1,263 ft. on the east side of the same street, also 150 ft. on the north side of Metropolitan av and 150 ft. on the south side of the same highway, subject to a mortgage of \$18,000.

NEPONSET BEACH.—Neponsit Realty Co. sold to E. Gerdes the dwelling on a plot, 60x100, at the southwest side of Huron st, 360 ft. north of Newport av.

RICHMOND HILL.—Frank Rosen sold to Louis Levine 5 lots at Wyckoff Park, with a frontage of 90 ft. in the south side of Fulton st, 19 ft. west of Yarmouth st.

ROCKAWAY BEACH.—G. Taus & Sons, Inc., sold the brick corner on Kneer av and Boulevard, to an investor who gave in part payment a corner at Maywood, N. J.; also sold for Lewis C. Shaw, his premises at 20 South Pleasant av.

ROSEDALE.—The Franklin Madison Realty Co. purchased forty lots at Rosedale from A. Manger. The company at once transferred the property in addition to a plot 200x400 ft., on the northwest corner of Bryant and Belmont avs, Rosedale, to A. Kelly of Roseville, N. J.

Richmond.

MARINER'S HARBOR.—W. S. E. Hall and M. J. Hughes sold four cottages on Simonson av, to Frank G. Burger.

STAPLETON.—Moffatt & Schwab sold the 2-fam. dwelling at 36 Jackson st for Henry D. Kuck to Henry G. Otto.

Out of Town.

WILTON, CONN.—John Crawford sold for Samuel D. Pilsom to Miss Zelda Sears, the actress, more than 25 acres on a hill, and fronting 600 ft. in the Norwalk-Danbury State rd. On the property are a house, private gas plant, a stable, a garage, poultry plant, etc.

BRIGHTWATERS, L. I.—T. B. Ackerson sold for Frank Buckel a stucco house fronting on the yacht harbor and resold for Dr. William Love a plot of 110 ft. on the west side of the yacht harbor.

GREAT NECK, L. I.—Baker Crowell, Inc., sold the residence of Pauline Farnham on King's Point, having 430 ft. frontage along the Sound. The estate consists of 10½ acres, a dwelling and a garage.

PATHOGUE, L. I.—Irving H. Wolfe sold for the Patchogue Holding Co., August Eimer, president, to Norman Butler of New York, 7,500 lots, comprising the entire holdings of the selling company.

SHINNECOCK HILLS, L. I.—Alfred E. Schermerhorn sold for J. Romaine Brown 25 acres on the Shinnecock Hills to Mrs. Albert H. Ely, who will erect a residence.

MONTCLAIR, N. J.—Frank Hughes-Taylor Co. exchanged the property of William J. Carr, Jr., at 9 North Mountain av, a plot 100x200, running to Francis pl, with Grace H. Alford, who gave in part payment property at the corner of Irving st and Lexington av. The two properties were valued at \$25,000, and the latter was resold by the same brokers within twenty-four hours.

CRESTMOR, N. J.—Cahn & Pittman sold to Howard B. Tapscott a 110-acre farm with a stone dwelling.

HOBOKEN, N. J.—Morris Salzmann sold the 3-sty flat on lot 25x100, at 459 1st st, to Samuel and Abraham Bilus.

MOUNTAIN LAKES, N. J.—William H. Lewis, manager of the Susquehanna Coal Co., purchased a frontage of 150 ft. on Pollard rd, at Mountain Lakes.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. Minna Rudolf the 2-fam. frame and stucco house at 25 Morton st, on a lot 25 x60.

NEWARK, N. J.—Joseph L. Feibleman & Co. sold for Frederick A. Lisiewski his residence, on plot 100x123, at the southeast corner of South 11th st and Madison av, in the Clinton Hill section, to the Henton Co.

NEWARK, N. J.—Louis Schlesinger, Inc., sold to Eimer & Amend, chemists, the factory and land at 13 to 17 Margaretta st, to Mary st, between Av L and Amsterdam st. The building will be altered for the use of the firm; also sold for Florence and Albert Reineman, the property at 43 to 47 Halleck st, 86x190, to the American Color Type Co., which has a plant in Halleck st.

RAHWAY, N. J.—The National Pneumatic Co. bought from Sidney G. Johnson, 36 lots bounded by New Brunswick av, Albert, Iva and South Broad sts, as a site for a manufacturing plant.

PORTCHESTER, N. Y.—Austin & Merritt sold a tract of 18 acres in the Colonial Ridge section for the estate of Theodore C. Parker to John F. Gleason, and a 10-acre tract at the rear of the Portchester Country Club links to Dominick Carucci.

SCARSDALE, N. Y.—The Scarsdale Estates, Robert E. Farley, president, sold a plot adjoining on the north the home of Julian A. Rice, on Walworth av, in the Greenacres section of Scarsdale, to a New York broker, who will erect a Colonial residence.

SCARSDALE, N. Y.—R. K. MacLea sold for the Quaker Realty Co. two large acreage parcels in Fenimore rd and Kelwyn dr to Albert E. Burr, who will erect a \$100,000 residence.

YONKERS, N. Y.—Robert E. Farley Organization sold a plot on Wicks av, Nepperhan Heights, to Gaston Barre.

RECENT LEASES.

Old Brokaw Building Leased.

The Metropolitan Tobacco Company, for many years located in Grand street, leased for a long term of years, the four-story and basement building at 22 to 34 Fourth avenue, through to 443 to 449 Lafayette street, occupied for many years by Brokaw Brothers, prior to their removal to the Times Square section. The property, which is near the site of the old Astor Library, is owned by the Wilkes and Nottbeck Estates. It has a frontage of 105 feet in Lafayette street, 140 feet on Fourth avenue, and contains about 85,000 square feet. Buchman & Kahn are preparing plans for extensive alterations to the old building and upon completion, the lessee will occupy the premises as its executive offices and the main branch. The leasing company was represented by Douglas Robinson, Charles S. Brown Company, and the owners by Horace S. Ely & Company. There has been considerable activity lately in this vicinity, due to the opening of the Broadway Subway, which has a station at Astor place; also the third tracking of the Third avenue elevated structure, which has an express station at Ninth street. John Wanamaker recently completed the seven-story warehouse and garage at 418 to 426 Lafayette street, extending through to 726 to 730 Broadway, and the Hamilton Fish Corporation has announced the sale at auction of its large holdings in that section. The attorneys for the owners were Emmet & Parish, and Goldsmith, Cohen, Cole & Weiss acted for the lessee.

Sixth Avenue Leases.

Brett & Goode Company leased more than 100,000 square feet of manufacturing space in the former Simpson-Crawford Building, 311 to 319 Sixth avenue, southwest corner of 20th street to the American Uniform Co., contractors for government clothing equipment, to Siegel Bros. & Goodman, men's clothing specialists, and to Adelberg & Berman. Each of the tenants will occupy two floors, containing about 20,000 square feet a floor. The first mentioned concerns were represented in the negotiations by Spear & Company, and M. & L. Hess respectively. The leases call for total rentals of about \$200,000 during the terms, and an interesting feature is the depositing of "Liberty Bonds" in connection with some of the rental conditions.

Mrs. Peter Cooper Hewitt Leases.

Mrs. Peter Cooper Hewitt, who purchased the block front on St. Nicholas avenue, between 110th and 111th streets, from the Cram Estate, for \$300,000, as a site for a residence, has abandoned that idea, and leased the property for twenty-one years to the Stalwart Realty Company, of Newburg, Harry Marcus, president. The company will improve the property with a two-story taxpayer containing twenty stores on the avenue front, and a reinforced concrete garage at the rear. B. W. Levitan has drawn the designs, and estimates the cost at \$75,000. Abraham Saffir was the broker.

Lease on the Bowery.

A lease showing increased rentals obtainable for stores on the Bowery was effected by Jacob Finkelstein & Son, for Charles H. Shulman, who leased the stores, 50x100, at the southwest corner of the Bowery and Hester street to William and Leonard Isaac, haberdashers, who occupy the adjoining store at 86 Bowery. The lease is for ten years from March 1, 1919, at \$7,200 a year, which represents an increase of approximately \$900 a year as against the present rental obtained.

Deal in Leonard Street.

Charles F. Noyes Company leased for William Cruikshank's Sons, representing Woodbury G. Langdom, the five-story building at 80 and 82 Leonard street, between Broadway and Church

street, 50x100 feet, to the Bedford Mills, Inc., for five years. The lessee is one of the largest silk and cotton converters in the city and for the past twenty years has been located at the corner of Third and Mercer streets.

Lease in Old Drygoods Zone.

M. & L. Hess, Inc., leased about 35,000 square feet in the former Simpson-Crawford Building at the southwest corner of Sixth avenue and 20th street, to Siegel Brothers & Goodman, clothing manufacturers, who have establishments at 707 Broadway, 55 West 17th street, and 70 West 14th street. The lease is for a term of years at a reported rental aggregating about \$100,000.

Manhattan.

AMES & CO. leased the building at 450 11th av. to Emma Gerow; also a store at 328 West 125th st to Economini & Lidger; also a store at 723 7 av to Nicholas Papregeorgeon and a loft at 16 West 31st st to Greenwood & Rosenthal.

WILLIAM S. ANDERSON CO. leased an apartment at 955 Lexington av to Ernest Bloch.

ALBERT B. ASHFORTH, INC., leased space at 6 East 30th st to James S. Maher, Leo Kohler; at 469 4th av to Charles E. Ochs, also to S. A. Lawson, F. I. Buchard; also in the Acker, Merrill & Condit Building, 5th av and 35th st, to H. S. Heimerdinger and S. I. Leubrie; also in the Frances Building, southeast corner of 5th av and 53d st to Maison Violette, Inc., Menyhart Schatz; and in conjunction with Ogden & Clarkson space in the same building to Ichiro E. Hori.

BASTINE & CO. leased a floor at 238 4th av to the Clarence Skirt & Waist Co., Inc.; space at 112 East 19th st to the Inter-Borough Cigar Co.; a floor at 91 5th av to B. O. Wright & Co., and space at 112 East 19th st to Publicity Art Service.

EDWIN J. BIRLEY, OF N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the basement and two upper floors at 135 East 56th st to the Mayfair War Relief.

CAMMANN, VOORHEES & FLOYD leased in the Chronicle Building, 136 and 140 Front st, offices to Herzog & Sarley and Frame, Leaycraft & Co.; also in the Thames Building, 15 and 27 Thames st, offices to the Straight Line Manufacturing Co., the Liberty National Bank and Rataxa Computer Co. This completes the renting of the entire above buildings.

MRS. H. DINGELMAN rented furnished apartments at 2030 Broadway to John D. Hage; at 235 West 102d st to Ernest Drew; at 637 West End av a furnished house to E. Kleydorf; at 207 West 98th st to A. Anderson; at 300 West 109th st to B. J. Ferris; at 575 West End av to H. Brill; at 782 West End av to B. Cohn, and at 200 West 36th st to M. Codero.

DUFF & CONGER leased two lofts of 10,000 sq. ft. at 1510 Av A for Julius Bohm & Son to the Comfort Slipper Co.

DOUGLAS L. ELLIMAN & CO. leased 21 West 37th st, the former residence of Dr. V. H. Norrie to Mrs. Katherine Barrows; also a large apartment at 320 Park av, containing 14 rooms and 4 baths, furnished, for the winter season to Mrs. Ellis Hollingsworth; also an apartment at 772 Park av, furnished, for the winter season for Pierpont Davis to Mrs. James Cunningham; also an unfurnished apartment of 14 rooms and 4 baths in the Verona, 32 East 64th st to Albro Akin.

DOUGLAS L. ELLIMAN & CO. leased the American basement dwelling at 12 East 52d st for Mrs. Frank B. Keech, furnished, for the winter season to James A. Blair. They report that the house was held at a rental of \$18,000.

DOUGLAS L. ELLIMAN & CO. leased for William S. Edgar, furnished, for the winter season 127 East 70th st, on a lot 20x102.2, to Langdon K. Thorne.

J. ARTHUR FISCHER leased for Dr. John A. Leighton to Joseph H. Parker the building at 505 West 42d st, which will be used as a garage and distributing station; also to Duilio Lodovichetti the 4-sty dwelling at 204 West 40th st.

EDWARD S. FOLEY & CO. leased the dwellings at 144 West 11th st to Alice O'Connor; at 133 West 13th st to Giovanni Magazzi; at 135 West 13th st to Annie C. Wright; at 139 West 15th st to L. Ross; at 53 West 16th st to Sidney Colestock; at 3 West 74th st to Edward M. Stohlknecht; at 116 West 82d st to Mrs. Emma Blackmar, and at 29 West 82d st to Edward Davison.

M. & L. HESS, INC., leased the 3d floor at 28 to 32 West 36th st to Jacob Engle, millinery; also the 3d floor at 144 to 152 West 18th st to Kohler & Campbell, Inc.

M. & L. HESS, INC., leased the 3d floor at 12 and 14 West 32d st to the Simplex Cloak Co., Inc., the building being now entirely rented; also the 7th floor at 50 to 54 West 17th st to the Breslin Waist & Dress Co. M. E. Lipset represented both of the above lessees.

M. & L. HESS, INC., rented the westerly store and basement at 34 to 38 West 27th st to Nathan Bloom for the sale of woolen, silks and dress goods. Benjamin Englander represented the lessee.

HEIL & STERN leased for the Chas. Kaye Renting Co. the 9th floor in the Kaye Building, at 105 and 109 Madison av, at the southeast corner of 30th st, to the Newport Costume Co. for a long term at a total rental of \$55,000.

HENRY HOF leased the 5-sty fireproof stable building at 323 East 38th st for Edwin L. Keating to John J. Kilconnors; also to Mrs. Frances Higgins the 3-sty dwelling at 159 East 39th st.

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**SPECIAL ATTENTION GIVEN TO
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HOUGHTON COMPANY leased to Nora H. Stubbs the 4-sty dwelling at 108 West 78th st, on a lot 25x100, for Charles Siedler.

HOUGHTON COMPANY, in conjunction with L. J. Phillips & Co., leased the 5-sty American basement dwelling at 245 West 102d st for the Morewood Realty Holding Co. to Sarah E. Kelly.

HOUGHTON COMPANY leased for the estate of Sarah E. Mellen, Jane H. Pierce, executrix, the 4-sty dwelling at 61 Riverside dr, adjoining the north corner of 78th st, to Edwina A. Lewis.

JOHN J. KAVANAGH leased apartments at 762 Madison av, to Miss A. Hutchinson; at 922 Madison av to Mrs. C. Osborne; at 937 Madison av to Miss Florentine Gelle; at 963 Madison av to Mr. F. Thompson, and in the same building for Louis F. Leland his furnished apartment to A. L. Wangeman; also for the Packard Service Co., Charles Thomas and Edward Smith, the garage at 159 East 83d st, to Gilbert Boylston; also a store at 1090 Park av to Antony Mandala.

LAKIN & DINKELSPIEL leased for the English-American Realty Co. the building at 124 West 44th st to H. & E. Goebel; also for Walter J. Salmon the store at 827 6th av to Otto King, jeweler.

MICHAEL E. LIPSET leased for Lewis H. May & Co., as agents, the store and basement at 18 West 27th st to Elite Velvet & Silk Co.; the 6th loft at 18 West 27th st to Paris Dress Co.; the 10th loft at 134 and 140 West 26th st to Hamburger Bros.; the 5th loft at 118 and 120 West 27th st to R. Schwarz & Co.; the 2d loft at 12 and 14 West 32d st to Simplex Cloak Co.; the 6th loft at 90 and 54 West 17th st to Breslin Waist & Dress Co.; a loft at 127 to 131 West 25th st to Samuel Corn Co.; a loft at 37 and 39 West 28th st to Elm Costume Co., and a loft at 36 and 38 West 25th st to Louis Hirshowitz.

SAMUEL H. MARTIN leased for the Broadway & 67th St. Corp. the store and basement in the building at 1983 Broadway to Adolph Mayers, the entire 2d floor to Webster Employment Agency; also for the same owners the entire upper floors of the 4-sty building at 1985 Broadway to Tom Kee.

MCCOTTER & DAVIS leased to Mrs. Harry Payne Whitney the 4-sty residence at 147 West 4th st, between Washington Park West and 6th av. Mrs. Whitney has a studio at 8 West 8th st and plans to extend the art colony further south, occupying the property now leased as a studio.

MCDOWELL & McMAHON leased to Samuel Hausman store space in the subway arcade at northeast corner of 181st st and St. Nicholas av.

PAYSON McL. MERRILL CO., INC., leased for Cornelius W. Wickersham, a furnished apartment at 969 Park av to Frederick Muller Schall, and for Miss Mary Sharswood a furnished apartment at 116 East 66th st to Thomas Thacher.

PAYSON McL. MERRILL CO. INC., leased for Miss Katharine Ludington to Miss Mary Appleton the furnished dwelling at 56 West 10th st.

PAYSON McL. MERRILL CO. leased apartments in the Rodin Studios at the southwest corner of 7th av and 57th st to Mrs. J. W. Wainwright and Miss Marguerite Randolph; with Pease & Elliman an apartment in the same building to Demetrius J. Vlasto, and an apartment at 140 West 57th st to A. Paul de Saas.

GEORGE NEIMAN leased apartments at 103 East 84th st to Bryant McCampbell, Ethel Mills Love, Mrs. Vega Strain, George A. Sexton, Garrett Brownback, William P. Orr, Edmund Ellsworth, Mrs. J. C. Conway, R. L. Bigelow and Dr. Paul Aschner.

PEASE & ELLIMAN leased for the Harperly Hall Co. an apartment at the northwest corner of 64th st and Central Park West to C. S. Pratt; also rented, furnished, for George J. Hunson his apartment at 640 West End av to Marion B. Kohlman; and for Mrs. A. M. Fawcett her furnished apartment in the "Chatsworth," at 72d st and Riverside dr, to Mrs. J. Fleischmann; also rented, furnished, for Archer H. Brown his apartment at 601 West 115th st to F. B. Barrett; also leased the following apartments: at 56 West 11th st to Dr. B. Rosenbluth; at 815 Park av to H. P. Farrington; at 305 Lexington av to Miss Christine Willcox; at 106 East 85th st to Mrs. W. T. Sloper; at 103 East 75th st to Dr. Edgar Stillman; at 64 East 86th st to W. M. Sebring.

JOHN P. PEEL CO. leased for Henry Eggers & Co. to R. J. Mulligan the stable building at 450 West 15th st.

RICE & HILL leased for the Zabriskie Estate to the United Cigars Stores Co. for a long term the store at 140 William st, at the southeast corner of Fulton st. The store has been held at a rental of \$5,000 per annum. The new William st subway, which is expected to be running in a few months, is to have an entrance at this corner.

HIRAM RINALDO leased for Stephen Guardino the 2-sty stable, on plot 50x100, at 99 and 101 Sullivan st, north of Spring st, to Philip Spaldo & Bros. for 21 years at an aggregate rental of \$100,000. The building will be altered into a garage. The property was formerly used as a church.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Professor William M. Sloane 163 East 74th st, furnished, to Joseph Larocque, Jr.; also for Delano & Aldrich 310 Lexington av, furnished, to Phillip Boyer.

WILLIAM J. ROOME & CO., INC., rented for W. Seward Webb, Jr., the furnished house at 113 East 39th st to Henry G. Gray, of Zabriskie, Murray, Sage & Kerr.

M. ROSENTHAL CO. leased to the Riklan Feather Co. the 9th floor at 35 to 39 West 36th st.

ALEXANDER SELKIN AND LOUIS R. GOLD-SCHMIDT leased for Harbater & Goldstein to

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Herman & Goldman the 2-sty garage at 213 to 223 East 125th st, on a plot 100x100. The lease is for a term of years at a total rental of more than \$200,000.

SPEAR & CO. leased for the Department Stores Realty Corp., Robert E. Simon, president, three lofts, containing 30,000 sq. ft., at the northwest corner of 6th av and 18th st for a long term to Wertheimer Bros., who have for 24 years been located at 159 and 161 Greene st.

CHARLES B. VAN VALEN, INC., leased to Jones, Launt & Barrett offices at 95 William st. The lessee is a Philadelphia insurance agency having offices throughout the East. The present lease marks their entrance in this city. In order to consummate this lease the Van Valen Corp. rented space in Jersey City to the Syn Chem. Co. and offices at 95 William st to George H. Segal. Other space was subleased.

CHARLES B. WALKER leased the building at 370 and 372 Washington st, on a plot about 50x115, for the Rhinelander estate, through Robert R. Rainey. The tenant, the Exporters Warehouse Co., will use the building for warehouse purposes.

WM. A. WHITE & SONS leased an apartment in 200 West 52d st to M. Dreyfuss; at 158 Madison av an apartment to Miss M. L. Gray and at 77 Irving pl to Mrs. Jessie J. Spencer, and, in conjunction with B. Englander, leased the store and basement at 47 and 49 Greene st, south of Broome st, to the Knit Goods Exchange, Inc.

WM. A. WHITE & SONS leased the 4th loft at 136 Prince st to Bloom & Oberman; and the 2d loft at 325 to 331 Lafayette st to the Ford Mica Co.

WM. A. WHITE & SONS leased space at 100 Hudson st to Nowland Garretson, Inc., and Engelbert Vierhaus; and at 161 West 125th st to Samuel Dorfman.

WILLIAM H. WHITING & CO. and the Cross & Brown Co. rented the store at 141 5th av to Japanese Fan Co., china and glassware dealer.

WM. A. WHITE & SONS and Charles F. Noyes Co. leased the 12th floor of the Frankel Building, at 45 to 49 John st, beginning May 1, 1918, to the Merchants' Fire Assurance Corp., now at 1 Liberty st. The tenant was obliged to arrange for enlarged quarters to care for the increase in its business.

D. ZUCKERMAN CO. leased the 7th floor at 2 West 23d st to Marion Dress Co.; also the 10th floor at 30 West 21st st to Leading Dress Co.; also 2d floor at 132 East 23d st to G. Distefano; also the 6th floor at 12 East 32d st to Birnbaum Brothers; also the 8th floor at 3 West 18th st to Clariess & Co., Inc.; also the 4th floor at 155 West 34th st to Himan Wienberg and the 3d floor to Selkowitz & Wienberg; also the 5th floor at 31 East 31st st to Rothman, Pigeon, Inc.; also part of the 6th floor at 19 West 21st st to Albert B. Houseman; also the 2d floor at 105 East 29th st to Riviera Co.; also the 8th floor at 16 East 18th st to Excelsior Dress and Waist Co.; also 9th floor at 30 West 24th st to Samuel Printz; also the 12th floor at 36 West 25th st to Mitchell & Craemer; also the 10th floor at 132 West 22d st to Philip Kaufman; also part of the 10th floor at 135 West 26th st to Green & Kugelman.

Brooklyn.

CHAUNCEY REAL ESTATE CO. AND J. N. KALLEY & CO. leased a store at 466 Fulton st to the Butterick Publishing Co.

Queens.

WILLIAM L. BOWMAN AGENCY leased for Ralph Eisenberg his hotel property, Eisenberg's Wave Crest manor, in the Wave Crest section of Far Rockaway, to Mrs. A. Dessar; also for John O'Kane a cottage on Loretta pl to H. Halpin and for C. A. Tulley a cottage on Hollywood ct to Louis Schuman.

LEWIS H. MAY CO. rented for Mrs. Phyllis Rapellje a cottage in Beach 132d st, Belle Harbor, L. I., to Mrs. Major McKenny, and for Rose M. Halsted a cottage on South Columbus av, Rockaway Park, to William R. Pearsall.

Out of Town.

F. M. CRAWLEY & BROS. leased to Frederick S. Gassaway the property at 174 Walnut st, Montclair, N. J.; the residence at 158 Orange rd to Horace E. Treat; the Helena Robbins residence at 15 Duryea rd to A. E. Hinch; the residence of J. Lester Parsons in Madison av to Mrs. Ida M. Butler; the new Colonial residence at 142 Central av, Erwin Park, to Robert MacGregor.

ROBERT E. FARLEY ORGANIZATION leased for another year the Hammond house on Rossiter av, Nepperhan Heights, Yonkers, N. Y., to A. R. Schmelz.

ROBERT E. FARLEY ORGANIZATION leased for another year the Forsberg house on Fairview av, Nepperhan Heights, Yonkers, N. Y., to Bruno Lasker.

JOHN F. SCOTT and Pease & Elliman rented for Sellers McKee, 2d, the Philip L. Gill place on Wood la, Woodmere, L. I., to Miss Helen D. Nelson.

HERBERT A. SHERMAN rented for Lieut. Stuyvesant Wainwright of the Naval Reserve his house at Milton Point, Rye, N. Y., to Robert F. A. Banks.

GARDEN CITY CO. rented to Fred Stebbens at Pine st cottage, Freeport; to Charles Hardy and Mrs. N. Dalton two cottages in Roosevelt; to Augustus Hesley the Simonson house in Nassau Boulevard North; to John W. Scott the Bleecker house in 4th st; to John P. Tarbox the Blackburn house in Brook st; to Major Donovan the Hobbs house in Clinton rd; to W. A. Demorest the Harry Davenport house in Ash st; to Captain McAlister Miss Holland's house in Beech st; to Lieutenant Douglas the McKenna house in Garden City Estates, and to Lieutenant A. B. Mason the Hammond house in 6th st.

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REAL ESTATE NOTES.

WILLIAM S. ANDERSON CO. has been made agent of 435 East 71st st.

RICHARD B. WAYWORTH, for many years in the real estate business, is with Joseph P. Day.

EUGENE A. FEHRINGER was the buyer of the dwelling at 349 East 77th st, sold recently by Kurz & Uren.

WM. A. WHITE & SONS have been appointed agents for 9 to 13 Troutman st and 1158 and 1160 Myrtle av, Brooklyn.

LUTHER B. POLLARD, formerly with M. Morgenthau, Jr., Co., is now with the mortgage loan department of Charles B. Van Valen, Inc.

BAND REALTY Co., Irving Bachrach, treasurer, was the buyer of the 5-sty flat at 238 West 134th st, sold recently by the Sidenberg estate.

PEASE & ELLIMAN have been appointed by Mrs. E. Irving Huntington managing agents of the 3-sty, 20-ft. dwelling at 117 East 56th st, recently sold to her by this firm.

M. ROSENTHAL CO. was associated with Pease & Elliman in leasing the store and basement at 236 and 238 5th av to the Horn & Hardart Co. for twenty-one years for \$300,000 rent.

H. A. KEIBER, formerly of Keiber & Karlebach, announces that he has opened an office for the transaction of real estate and general insurance business at 2526 Webster av, at the southeast corner of Fordham rd.

TITLE GUARANTEE & TRUST CO. made a loan of \$425,000 on the property of the Oak Ridge Golf Club located at Tuckahoe, N. Y. The tract contains over 100 acres and has a large frontage on the White Plains rd. The clubhouse was recently completed and is one of the finest homes in that section.

CHARLES F. NOYES CO. has been appointed exclusive managing and renting agents for the buildings at 116 and 118 Wall st, 60, 62, 63, 64 and 65, 67 and 68 South st, and 97 and 99 Pine st, ten loft buildings sold by this company a few months ago to the Lawyers' Realty Co. The Noyes Co. announce that reports that this property is immediately going to be improved are in correct, and the brokers will negotiate renewals of many of the leases expiring May 1st next.

U. G. STOCKWELL and Ten Eyck T. Mosher, both of Albany, have been elected vice presidents of the Torrens Title League of the State of New York. J. Clarence Davies of New York is president. The object of the league is to amend the New York Torrens law to make it workable by procuring the passage of amendments that will shorten and cheapen the court procedure, make the examination of titles and all proceedings exclusively official, and put the public treasury back of the assurance fund.

QUINLAN & LELAND closed the following loans: \$115,000 on the two new buildings at Southern Boulevard, at the southwest corner of Fairmount pl, recently completed by the Benenson Realty Co.; \$64,000 on the southeast corner of Grand and Essex sts; \$32,000 on 908 Freeman st; \$30,000 on 1921 Morris av; \$28,000 on premises 261 East 201st st, owned by the John Fox Co.; \$14,000 on 50 Chrystie st; \$13,000 on 138 West 137th st; \$7,000 on 141 West 15th st, and \$4,500 on 1219 Hoe av.

JERE JOHNSON, JR., CO. conducted the auction sale at the Brooklyn Real Estate Exchange Salesroom, on Monday evening, of the remainder of the Bond and Mortgage Guarantee Co.'s holdings on Aves L and M and in East 58th and 59th sts, in the South Flatbush section of Brooklyn. In less than one hour Frederick Snow, auctioneer, disposed of a total of seventy lots and gores for a total of \$11,500, among eighteen purchasers. The greater part of the company's holdings were sold at an auction held last summer, and on Monday the prices averaged from \$40 to \$60 above the prices obtained at the previous session. Lots in East 58th st, between Aves L and M, were sold for an average of \$175. Corner parcels were sold for prices ranging from \$275 to \$325. Inside lots in Av L brought \$205 each, and lots in East 59th st were sold for \$135 to \$185 each. Among the buyers were Walter Krasslow, a builder, who purchased a total of 20 lots; also Nicholas Meyer, Mary McBride, Robert Sweeny, Joseph L. Thomas, William Knappmann, Addy Smith, Thomas Stokes, John Hanan, C. E. Blairs, C. H. Munt, F. J. Moran and William Ahearn.

REAL ESTATE STATISTICS

(Arranged with figures for the corresponding week of 1916. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	105	133
Assessed Value.....	\$6,936,600	\$6,811,900
No. with consideration.....	10	12
Consideration.....	\$143,106	\$232,910
Assessed Value.....	\$183,600	\$261,500
	Jan 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	6,486	6,317
Assessed Value.....	\$436,375,599	\$352,778,882
No. with Consideration.....	895	886
Consideration.....	\$36,470,467	\$36,348,387
Assessed Value.....	\$42,404,250	\$39,676,406

Mortgages.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	42	76
Amount.....	\$1,002,274	\$2,186,028
To Banks & Ins. Cos..	5	17
Amount.....	\$68,000	\$951,600
No. at 6%.....	22	25
Amount.....	\$155,850	\$800,772
No. at 5½%.....	1	2
Amount.....	\$3,000	\$282,500
No. at 5%.....	10	16
Amount.....	\$753,100	\$206,250
No. at 4½%.....	5	5
Amount.....	.....	\$86,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	9	28
Amount.....	\$90,324	\$810,506
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	2,881	3,097
Amount.....	\$109,201,893	\$94,237,339
To Banks & Ins. Cos..	568	700
Amount.....	\$61,972,340	\$41,608,409

Mortgage Extensions.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	25	35
Amount.....	\$1,669,150	\$4,598,000
To Banks & Ins. Cos..	12	18
Amount.....	\$1,471,500	\$3,930,500
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	1,590	1,553
Amount.....	\$104,885,675	\$89,446,024
To Banks & Ins. Cos..	783	909
Amount.....	\$79,733,750	\$67,009,900

Building Permits.

	1917	1916
	Nov. 10 to 16	Nov. 11 to 17
New Buildings.....	4	3
Cost.....	\$626,400	\$171,200
Alterations.....	\$143,040	\$175,756
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
New Buildings.....	352	533
Cost.....	\$27,384,200	\$103,998,295
Alterations.....	\$11,618,331	\$17,616,426

BRONX.

Conveyances.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	112	108
No. with consideration.....	16	6
Consideration.....	\$355,020	\$37,104
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	5,133	4,986
No. with consideration.....	900	714
Consideration.....	\$6,984,202	\$5,887,518

Mortgages.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	29	51
Amount.....	\$115,632	\$526,932
To Banks & Ins. Cos..	4	7
Amount.....	\$18,500	\$112,000
No. at 6%.....	12	18
Amount.....	\$43,550	\$65,265
No. at 5½%.....	1	6
Amount.....	\$1,500	\$243,500
No. at 5%.....	.....	8
Amount.....	.....	\$77,730
No. at 4½%.....	.....	1
Amount.....	.....	\$28,000
Unusual rates.....	7	1
Amount.....	\$19,567	\$606
Interest not given.....	9	17
Amount.....	\$51,015	\$111,831
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	2,466	2,842
Amount.....	\$14,911,226	\$26,249,119
To Banks & Ins. Cos..	161	247
Amount.....	\$2,295,115	\$5,018,177

Mortgage Extensions.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
Total No.....	7	19
Amount.....	\$222,000	\$517,600
To Banks & Ins. Cos..	4	12
Amount.....	\$185,500	\$378,600
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
Total No.....	539	640
Amount.....	\$10,832,038	\$13,000,904
To Banks & Ins. Cos..	189	195
Amount.....	\$3,887,800	\$5,969,614

Building Permits.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
New Buildings.....	5	10
Cost.....	\$35,725	\$231,050
Alterations.....	\$29,850	\$19,090
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
New Buildings.....	578	590
Cost.....	\$8,165,775	\$15,490,780
Alterations.....	\$1,060,625	\$1,274,582

BROOKLYN.

Conveyances.

	1917	1916
	Nov. 8 to 14	Nov. 9 to 15
Total No.....	440	427
No. with consideration.....	27	36
Consideration.....	\$145,117	\$208,677
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15
Total No.....	19,602	20,065
No. with consideration.....	1,648	1,809
Consideration.....	\$16,430,534	\$13,367,701

Mortgages.

	1917	1916
	Nov. 8 to 14	Nov. 9 to 15
Total No.....	231	353
Amount.....	\$1,279,104	\$1,358,068
To Banks & Ins. Cos..	28	94
Amount.....	\$387,850	\$587,900
No. at 6%.....	149	210
Amount.....	\$728,180	\$563,568
No. at 5½%.....	39	59
Amount.....	\$243,194	\$327,250
No. at 5%.....	23	50
Amount.....	\$114,395	\$285,700
Unusual rates.....	4	2
Amount.....	\$145,625	\$10,200
Interest not given.....	16	32
Amount.....	\$47,710	\$171,350
	Jan. 1 to Nov. 14	Jan. 1 to Nov. 15
Total No.....	12,390	15,144
Amount.....	\$49,886,496	\$64,684,724
To Banks & Ins. Cos..	2,136	3,542
Amount.....	\$16,453,410	\$25,883,879

Building Permits.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
New Buildings.....	55	94
Cost.....	\$477,100	\$822,600
Alterations.....	\$71,520	\$106,815
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
New Buildings.....	2,561	3,576
Cost.....	\$22,546,015	\$38,220,764
Alterations.....	\$4,324,327	\$4,935,510

QUEENS.

Building Permits.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
New Buildings.....	74	104
Cost.....	\$161,175	\$296,010
Alterations.....	\$20,519	\$12,183
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 9
New Buildings.....	3,163	4,687
Cost.....	\$10,413,639	\$17,539,488
Alterations.....	\$1,458,693	\$1,831,776

RICHMOND.

Building Permits.

	1917	1916
	Nov. 9 to 15	Nov. 10 to 16
New Buildings.....	17	13
Cost.....	\$30,205	\$11,590
Alterations.....	\$2,425	\$6,275
	Jan. 1 to Nov. 15	Jan. 1 to Nov. 16
New Buildings.....	529	750
Cost.....	\$1,424,460	\$1,567,995
Alterations.....	\$286,384	\$228,565

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

PROJECTS figuring and contracts awarded indicate an improved building situation. The number of operations out for estimates and the volume of work actually placed under contract during the past week should be a very hopeful sign to the builders and their allied interests. Not only within the bounds of Greater New York has the situation improved, but reports from the suburban sections and from some of the larger cities in the East and Middle West bear out the feeling that the worst of the storm has been successfully weathered, and from this time forth a steady improvement in structural activity will be noticeable.

Among the local contracts that were placed during the week was that obtained by John H. Deeves & Brother for the reconstruction of the Washburne Wire Company plant at 118th street and the Harlem River, recently destroyed by fire. The E. E. Paul Company received a contract for the construction of a handsome private residence at 14 East 78th street for Andrew J. Miller, to cost more than \$50,000; the William L. Crow Construction Company obtained the contract for the erection of a \$250,000 office building downtown for the New Jersey Zinc Company, and John Auer & Sons received a general contract to build the new \$100,000 bank structure in Brooklyn for the People's National Bank. Other contracts, but of lesser importance, brought the total volume of new business registered in this city up to a substantial figure.

The operations that are at present out for estimates or that are scheduled to be presented for figures within a short time are also a representative group, and indicate that the expected

movement is actually started. The bulk of the projects is for private, educational, religious or philanthropic interests, a decided change from the condition of a short time hence, when the major portion of the active work, as well as the contemplated operations, were for industrial and commercial structures, required for the manufacture and handling of materials and supplies for war purposes.

The markets for building materials and supplies have felt the effect of the new contracts awarded by a strengthening all along the line, and there are numerous inquiries emanating from those structures that are out for estimates. The prices are steady, and in particular instances are indicating a tendency toward further advances. One of the most disturbing features of the present situation is the condition of the labor market. This is far from satisfactory, not only on account of the scarcity of available supply, but also from the fact that recently there have been labor disturbances that have greatly affected the general situation. While the building trades have not experienced these disturbances to an alarming extent, the condition exerts a marked influence upon all labor bodies.

The freight transportation situation is also one of the factors that are effective in holding the building field from its maximum effort. The exercise of priority rights by the Government is being experienced in almost every line of industry, and as a consequence deliveries on private contracts are more uncertain than they recently were. In addition to this, the transportation facilities of this country are rapidly becoming taxed to a point where congestion again prevails upon shipments in certain directions.

tion of much of its depression and make building progress a more certain factor in the prosperity of the nation. In the Metropolitan District the most important steel commitment of the week was for 900 tons, to be used in the erection of a fifteen-story hotel in West 73d street. This contract was obtained by the Hinkle Iron Works. There have been a number of general contracts recently awarded, for which the structural steel will undoubtedly be let within a short time. Practically all of the other important bookings of the week were for projects outside of the local zone, and a large percentage of the work was for Federal structures or other projects made necessary by the war requirements. There has been a small amount of buying by the railroads for bridge construction and repairs, but this is only for immediate requirements. There has been no material change in the prices for fabricated shapes. The quotations are nominal at the Federal fixed price.

Window Glass.—Manufacturers have finally determined upon a wage scale for the coming blast with a general advance to workmen, beginning with 25 per cent. on B quality, 25 and 10 per cent. on A quality, and 25 and 10 and 7½ per cent. on AA for picture glass. According to the estimates of the trade these figures will represent an increase for labor alone of 27½ to 30 per cent. For the manufacturers who use coal as fuel instead of natural gas there is more or less uncertainty as to whether the Federal Government will release the necessary fuel. The trade as a unit anticipates that the manufacturers of plate and window glass will increase their prices from 30 to 50 per cent., and the new prices will undoubtedly soon become effective. The market condition is fairly active, and jobbers are experiencing considerable difficulty in

filling orders, as stocks are low, with no promise of an early repletion.

Wire Nails.—After a lengthy time the Government finally announced an official price of \$3.25 per hundred pounds for plain wire, f. o. b. Pittsburgh. With this figure as a basis the American Steel & Wire Company and the independent mills manufacturing wire products have adopted \$3.50 base per keg as the new price on wire nails. This figure indicates an advance of \$6 per ton over prices formerly quoted by the American Steel & Wire Company, and a reduction of \$10 per ton over prices quoted during the last four months by the independent manufacturers. In consideration of the fact that prices for wire products have been officially stabilized an important increase of buying interest is confidently expected by the industry. Consumers have been patiently waiting the Governmental announcement, feeling that they would gain considerably over the old prices.

Linseed Oil.—The market for this commodity is considerably stronger than it has been, owing to the higher flaxseed prices and the fact that the available supply of oil is none too large, although there is no actual shortage. The demand for linseed oil has improved materially, and prices have consequently advanced. The principal reason advanced for the stimulated buying movement is that the consuming buyer is doubtful of obtaining oil at prices lower than those which have now maintained for a long while. A shortage in the flaxseed crop in Canada, as well as the United States, presupposes a further advance in linseed oil prices.

Iron and Steel Bars.—Manufacturers of iron bars have not yet announced new prices on their product to put it on a basis with steel bars, but it is confidently expected that they will do so in the near future. New demand for both iron and steel bars has not been exceptionally brisk for some time. Quotations for steel bars in carload lots and larger, f. o. b. mill, are now at the Government official price of 2.90 cents. Nominal prices on refined iron bars are 4 cents to 4.50 cents for large lots, with small orders taking the usual advance.

Cast Iron Pipe.—The market for this commodity is practically inactive, with but little municipal buying and private consumers virtually out of the market. Sealed bids were opened during the week for approximately 2,000 tons of pipe for Government use, but up to the present writing the contract for delivery has not been awarded. There has been no change in price for cast iron pipe. Quotations for carload lots of 6 in., 8 in. and heavier are at \$56.50 per net ton, tidewater, and \$59.50 for 4 in.

Copper.—Sheet copper at mill is now quoted at 34-cent base per pound, with the usual advance for small lots out of New York stock. Bare copper wire for electrical use is quoted at 28½ cents per pound for mill shipments of cargo lots. Manufacturers of copper products have been experiencing considerable difficulty in obtaining ingot copper as a result of the enormous demands for national use, although this situation is likely to be relieved at an early date.

Portland Cement.—The market for this material has been fairly active, but with the bulk of the business orders for the coming season and immediate Government requirements. On account of the lack of private construction there is not a great volume of business from this source, although the prospects are improving. Cement prices are unchanged at the \$2.12 level.

Common Brick.—The Hudson River brick market has experienced rather a quiet week, and although there is an impression that the building situation is actually improved, the fact has not as yet resulted in increased sales or more numerous inquiries for futures. The price of Hudson River commons continues to range between \$7.75 and \$8 for standard loads. The price is somewhat firmer than it was a week ago, and it is within the range of possibility that the current selling prices will advance with the improved building conditions. The sales of the week, while comparatively light, were somewhat in excess of the arrivals. There has, however, been a large reserve accumulated that will take care of every possible contingency. The Raritan brick market is being effected in a manner similar to that for Hudson River brick. Raritan brick prices are somewhat weaker than they have been, prices now ranging from \$8.25 to \$8.75, with demand light and few inquiries.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, November 16, 1917: Condition of market: Demand, light; prices unchanged. Quotations: Hudson Rivers, \$7.75 to \$8.00, to dealers in cargo lots alongside dock. Number of cargoes arrived, 21. Sales, 23. Distribution: Manhattan, 8; Brooklyn, 5; Bronx, 2; New Jersey points, 7; Astoria, 1.

Structural Steel.—Although there has been a slight improvement in the matter of structural steel deliveries, there is still much to be accomplished before the condition is considered normal. The difficulties experienced through the steel situation are reflected in the minimum amount of building construction in progress that requires fabricated material in any quantity, and, furthermore, for the movement to substitute reinforced concrete construction wherever possible for steel. In some quarters this substitution is expected to relieve the building situa-

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
 North River common.....\$7.75 @ \$8.00
 Raritan common.....8.25 @ 8.75
 Second hand common, per load
 of 1,500.....8.50 @ —
 Red face brick, rough or
 smooth, car lots.....\$21.00 @ —
 Buff brick for light courts.....21.00 @ —
 Light colored for fronts.....25.00 @ —
 Special types.....36.00 @ —

CEMENT (wholesale, 500 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$2.12 @ —
 Rebate on bags, returned, 10c. bag.
 Rosendale Natural to dealers,
 wood or duck bags.....\$1.15 @ —
 Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):
 Trap rock, 1½ in. (nominal).....\$1.00 @ —
 Trap rock, ¾ in. (nominal).....1.20 @ —
 Bluestone flagging, per sq. ft. .17 @ 0.18
 Bluestone curbing, 5x16......40 @ —

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

Exterior—
 4x12x12 in., per 1,000.....\$87.50
 6x12x12 in., per 1,000.....122.50
 8x12x12 in., per 1,000.....148.75
 10x12x12 in., per 1,000.....175.00
 12x12x12 in., per 1,000.....218.75

Interior—
 3x12x12 in., per 1,000.....\$66.00
 4x12x12 in., per 1,000.....74.25
 6x12x12 in., per 1,000.....99.00
 8x12x12 in., per 1,000.....132.00

LIME (standard 300-lb. bbls., wholesale):
 Eastern common.....\$1.90 @ —
 Eastern finishing.....2.10 @ —
 Hydrated common (per ton).....12.00 @ —
 Hydrated finishing (per ton).....15.43 @ —

LINSEED OIL—
 City Brands, oiled, 5 bbl. lots.....\$1.18 @ —
 Less than 5 bbls.....1.19 @ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1½ in. (nominal).....\$1.10 @ —
 ¾ in.No quotation
 Paving gravel (nominal).....\$1.25 @ —
 P. S. C. gravel.....@ \$1.25
 Paving stone.....2.20 @ 2.40

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f. o. b. N. Y.):
 8 to 12 ins., 16 to 20 ft.....\$40.00 @ \$50.00
 14 to 16 ft.....55.00 @ 70.00
 Heart face siding, 4-4 & 5-4 34.00 @ 36.00
 Hemlock, Pa., f. o. b. N. Y.
 Base price, per M.....\$30.50 @ —
 Hemlock, W. Va., base price
 per M.....30.50 @ —

(To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random car
 goes, narrow (delivered) 6.....\$35.00 @ \$38.00
 Wide cargoes.....37.00 @ 45.00
 Add \$1.00 per M. for each inch in width
 over 12 ins. Add \$1.00 per M. for every 2
 ft. over 20 ft. in length. Add \$1.00 per M.
 for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab.....\$4.50 @ \$4.75
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in.....\$61.00 @ —
 Cypress shingles, 6x18, No. 1
 Hearts.....10.00 @ —
 Cypress shingles, 6x18, No. 1
 Prime.....8.50 @ —
 Quartered oak.....90.00 @ 95.00
 Plain oak.....68.00 @ 73.00
Flooring:
 White oak, quartered, select.....\$55.00 @ \$59.00
 Red oak, quartered, select.....55.00 @ 59.00
 Maple No. 1.....49.00 @ —
 Yellow pine, No. 1, common
 flat.....40.00 @ —
 N. C. Pine, flooring, Norfolk.....40.00 @ —

PLASTER—(Basic prices to dealers at
 yard, Manhattan):
 Masons' finishing in 100 lbs. — @ \$15.00
 bags, per ton.....
 Dry Mortar, in bags, return-
 able at 10c. each, per ton.....6.75 @ 7.25
 Block, 2 in. (solid), per sq. ft.....\$0.08
 Block, 2-in. (hollow), per sq. ft......09
 Boards, ¾ in. x 8 ft......12½
 Boards, ¾ in. x 8 ft......15½

SAND—
 Screened and washed Cow Bay,
 500 cu. yds. lots, wholesale.....\$0.50 @ \$0.55

STRUCTURAL STEEL (Plain material
 at tidewater, cents per lb.):
 Beams & channels up to 14 in. 3.195 @ —
 Beams & channels over 14 in. 3.195 @ —
 Angles 3x2 up to 6x8.....3.195 @ —
 Zees and tees.....3.195 @ —
 Steel bars, half extras.....3.195 @ —

TURPENTINE:
 Spot, in yard, N. Y., per gal.....\$0.52 @ \$0.53

WINDOW GLASS. Official discounts
 from jobbers' lists:

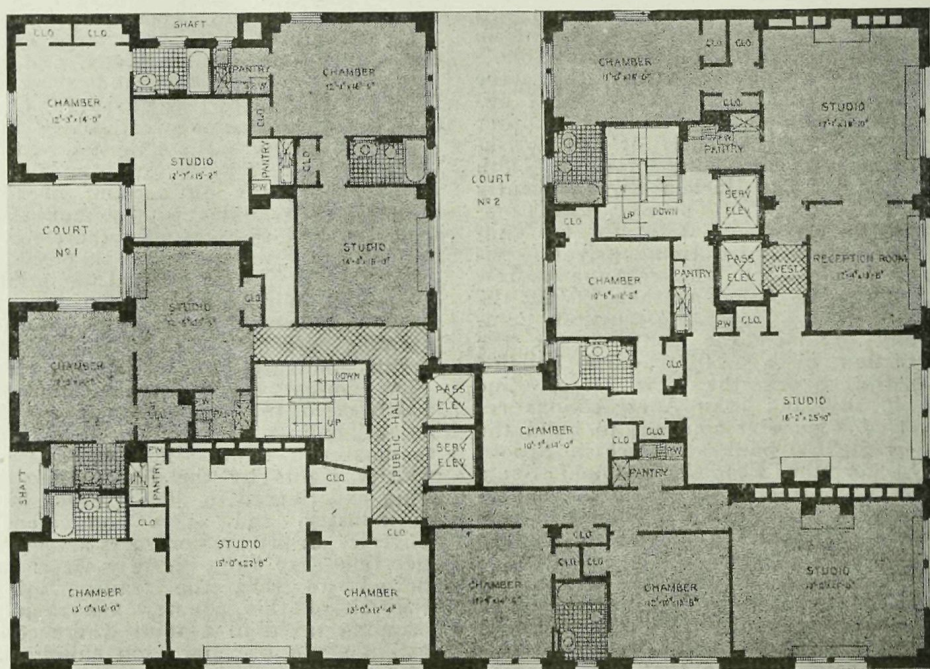
Single strength, A quality, first three
 brackets.....80%+20%
 B grade, single strength, first three
 brackets.....85%
 Grades A and B, larger than the first
 three brackets, single thick.....80%+10%
 Double strength, A quality.....80%+10%
 Double strength, B quality.....80%+20%

STUDIO APARTMENT, FACING PARK, NEARING COMPLETION

Project Involves About \$1,000,000

CONSTRUCTION work is well advanced on the fourteen-story studio and apartment building at the southeast corner of Sixth avenue and Central Park South. This operation, which embodies a number of unusual features in planning and construction, is owned by the 106 West 55th Street Corporation, John J. Hearn, president, and is being constructed from plans prepared by Schwartz & Gross, architects, 347 Fifth avenue. Including the value of the land, the project represents an expenditure of upward of \$1,000,000. Lawrence A. Ball, 25 East 24th street, is the engineer for structural steel, and

dor from Central Park South, and two suites especially designed and equipped as offices for physicians or surgeons. The second to tenth floor, inclusive, each contains seven studio apartments, consisting of two and three rooms, with bath and kitchenette. The eleventh, twelfth, thirteenth and fourteenth floors are duplex apartments, arranged in a most interesting manner. All the rooms in these suites are exceptionally large and well proportioned, and in the matter of conveniences for efficient housekeeping compare favorably with any structures of its class in the city. Ample closet room has been provided, and throughout each unit there are



Schwartz & Gross, Architects.
TYPICAL FLOOR PLAN OF NEW STUDIO APARTMENTS.

Chauncey Matlock, 30 East 42d street, is the engineer for steam heating and ventilating.

No general contract for this building was awarded. The owner has sublet the contracts for the various trades as the work progressed. Among the concerns that have obtained contracts for this operation are included the following: Hinkle Iron Works, 534 West 56th street, structural steel; A. B. See Electric Elevator Company, 220 Broadway, elevators and sidewalk lift; Claremont Iron Works, 12 West 143d street, ornamental iron and bronze work; Edward J. Davey, 292 Freeman street, Brooklyn, granite; South Amboy Terra Cotta Company, architectural terra cotta; John J. Kelly, 1147 Webster avenue, plumbing and gas fitting; G. Kresse Company, 52 Vanderbilt avenue, reinforced concrete arch construction; Robert Elkan, 15 Whitehall street, electrical installation; Weisberg-Baer Company, Boulevard, Long Island City, interior trim and cabinet work; George Colon & Company, 81 East 125th street, mason work; M. Harrison & Son, 214 East 52d street, roofing and sheet metal work; Brooklyn Fireproof Sash and Door Company, 101 Richardson street, Brooklyn, fireproof doors; Grassi Contracting Company, Inc., 103 Park avenue, plain and ornamental plastering; J. P. Zurla Tile Company, 157 East 33d street, tiling; Connolly & Company, 464 East 139th street, carpenter work; Frank Scolaro, 340 Jackson avenue, interior marble; M. R. Floor Company, 139th street, parquet floors, and A. Shapiro, 245 West 130th street, painting. Contracts for the completion of this operation will be awarded as the work demands.

The first floor of this building contains five stores on the Sixth avenue side, restaurant, main entrance corri-

many especially attractive features, not the least of which are the wood burning, open fireplaces that have been installed in a number of the studios.

The facade has been designed in the Gothic style, granite having been used for twelve stories and terra cotta above.

Contract for Office Building.

The William L. Crow Construction Company, 103 Park avenue, has obtained the general contract for the construction of a seven-story brick and limestone office building, 79 x 68 feet, at the northwest corner of Front street and Maiden Lane. The building is owned by the Smith Valley Realty Corporation, Inc., and will be occupied by the New Jersey Zinc Company, 55 Wall street, lessee. H. J. Hardenbergh, 47 West 34th street, is the architect, and Purdy & Henderson, 45 East 17th street, are the structural engineers. The cost of the operation is placed approximately at \$250,000.

Plans for Magistrates' Court.

Alfred Hopkins, architect, 101 Park avenue, has completed working plans and specifications for the two-story brick and marble Magistrates' Court-house, 44 x 100 feet, scheduled for erection at the southeast corner of Second street and Second avenue. This building will be erected by the City of New York, under the jurisdiction of the Magistrates' Court and Detention Prison, William McDoo, Chief City Magistrate, 300 Mulberry street. It is expected that the owner will shortly advertise for bids for the construction of this building under a general contract. The cost has been approximately placed at \$150,000.

Will Rebuild Washburn Plant.

The preliminary plans for rebuilding the plant of the Washburn Wire Company, 118th street and Harlem River, that was recently destroyed by fire, are being prepared by B. & J. P. Walther, 147 East 125th street. Active operations will not be started until the insurance is adjusted and the investigations have been concluded. Complete details regarding this transaction will be available for a later issue. John H. Deeves & Bro., 101 Park avenue, have obtained the general contract for rebuilding.

Contract for Brooklyn Bank.

John Auer & Sons, 648 Lexington avenue, have obtained the general contract for the construction of a one-story brick, marble and limestone bank building, 48 x 106 feet, at the southeast corner of Quincy street and Ralph avenue. The owner is the People's National Bank, 1336 Broadway, Brooklyn, and the building will be constructed from plans and specifications prepared by Koch & Wagner, architects, 26 Court street, Brooklyn. The cost is in the neighborhood of \$100,000.

PERSONAL AND TRADE NOTES.

Floyd Y. Parsons, architect, has removed from 1133 Broadway to 1123 Broadway.

Almion Engineering Contracting Company has recently moved its offices from 27 East 22d street to 25 Church street.

Altieri Construction Company, Inc., general contracting, will move its offices from 51 East 42d street to 101 Park avenue.

R. S. Lindstrom, a Chicago architect, recently joined the staff of the Portland Cement Association and is attached to the Structural Bureau.

Warner-Huberty Company, building construction, has moved its offices from 50 Court street, Brooklyn, to 50 Crescent street, Long Island City.

Kelley Island Lime & Transport Co., Cleveland, has taken over the plant of the Dutchess Lime Co., Dover Plains, N. Y. E. T. Belden, formerly eastern representative for the Dutchess Lime Co., is in charge of the New York office.

Clarence M. Woolley, for many years president of the American Radiator Company, has been appointed member of the War Trades Board by President Wilson at the request of Secretary Redfield. He is to administer supervision over imports.

Hydrated Lime Bureau, Pittsburgh, Pa., announces the appointment of Tyrrell B. Shertzer, formerly City Manager of Portsmouth, Va., to the newly created position of Eastern District Engineer, with headquarters in New York City. Also, C. W. Freitag, formerly construction superintendent for S. R. Smythe Co., construction engineers, Pittsburgh, has been appointed Western District Engineer, with headquarters at the home office of the Bureau in Pittsburgh. Appointments were effective Oct. 1.

Cornell Society of Civil Engineers of the City of New York elected the following officers at its recent annual meeting: Joseph C. Hilton, of Mason, Hilton & Co., contractors, president; I. H. Dickinson, manager Lidgerwood Manufacturing Co., vice president; Ira W. McConnell, assistant chief engineer, Stone & Webster, second vice president; C. R. Harding, assistant consulting engineer for Southern Pacific Co., recording secretary; Ernest A. Truran, assistant engineer with New York Central Railroad, corresponding secretary and treasurer.

Coin Device & Signal Company, Inc., 1269 Broadway, manufacturer of a unique device for eliminating many of the troubles of the apartment house owners through periodical disputes over telephone service, has especially decorated its booth at the Second An-

nual Hotel Men's Exposition at the Grand Central Palace, for the Army and Navy night. The predominating feature of the decoration is Admiral Farragut's flag, which was flown from his flagship at the Battle of New Orleans. The service flag of the company, containing six stars, and old navy cutlasses, with bunting and palms, make up the balance of the decoration for this patriotic booth.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Bernard Knopp, 431 West 41st st, Manhattan, has the general contract for the alteration of the 1 and 2-story brick and stone theatre, 100x154, into a post office bldg, at Washington, Adams and Johnson sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner, from plans by James A. Wetmore, Acting

Supervising Architect, Treasury Dept., Washington, D. C., and A. B. Fry, engineer in charge, Custom House, Manhattan.

BRONX.—U. S. Government, Col. Glennon, Mills Bldg, Gen. I. W. Littell, Adams bldg, both of Washington, D. C., and John M. Carson, Jr., Depot Quartermaster, Manhattan, owner, has had plans completed privately for 1-story frame hospital bldgs (portable type unit; 500 bed unit), at Gun Hill rd and Bainbridge av. Cost, \$300,000.

MARE ISLAND, CAL.—Clinton Construction Co., 140 Townsend st, San Francisco, Cal., has the general contract for structures for submarine base at the Navy Yard, for the U. S. Government, Commandant, Mare Island, Cal., and F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

WEST POINT, N. Y.—U. S. Government, Commandant and Depot Quartermaster, on premises, owner, is taking bids on the general contract, to close 12 m., December 12, for a laundry building at the Military Academy, from privately prepared plans. Cost, \$75,000.

Don't Pay the Price of Over Confidence

Fuel and labor shortage are causing properties of all kinds to close down their private electric plants. Edison Service, as never before, is proving itself the one source of electric supply that can be depended on

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NO ARCHITECTS SELECTED.

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

BROOKLYN, N. Y.—Auerbach & Mayer, 631 Nostrand av, purchased property at the northeast cor of Bedford and St. Marks av, and contemplate the erection of an auto show room. No architect has been selected and details will be available later.

LYONS FARMS, N. J.—Pillsbury Flour Mills Co., George A. Zabriskie, agent, Produce Exchange, Manhattan, owner, contemplates the erection of a 2-sty reinforced concrete warehouse at Lyons Farms, near Newark, N. J., along Lehigh Valley Railroad. No architect has been retained.

ALBANY, N. Y.—Barber & Bennett, Arch and Chamber sts, Albany, N. Y., owners, contemplate rebuilding the grain warehouse on Broadway, between 4th av and Plum st, for which no architect has been selected.

LITTLE FALLS, N. Y.—C. J. Lundstrom Mfg. Co., East Mill st, Little Falls, owner, contemplates erecting an addition to the 3-sty brick factory in East Mill st, for which no architect has been selected.

PATERSON, N. J.—Victory Silk Co., 36 Madison st, Paterson, owner, contemplates the erection of a silk mill. No architect or site has been selected and details are undecided.

SYRACUSE, N. Y.—First Church of Christ Scientist, Virgil H. Clymer in charge, Syracuse, owner, contemplates erecting a church at East Jefferson st and Furman av. No architect has been retained.

NEW ROCHELLE, N. Y.—H. B. Donney, Inc., 12 Webster Terrace, New Rochelle, owner, contemplates rebuilding the 5-sty brick store and office building, destroyed by fire, at 230 Huguenot st. No architect has been retained. Project will go ahead when insurance has been adjusted.

NEW ROCHELLE, N. Y.—Judge John Lambden, 54 Locust av, New Rochelle, owner, contemplates rebuilding the brick store and office building, destroyed by fire, at the cor of Huguenot and Lawton sts, for which no architect has been selected. Project will go ahead when insurance has been adjusted.

SYRACUSE, N. Y.—New Idea Double Tire Co., 261 West Onondaga st, Syracuse, owner, contemplates the erection of a 3-sty cement block factory, 50x150, in West Taylor st, for which no architect has been selected. Cost, \$25,000.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

BRONX.—Wortmann & Braun, 114 East 28th st, architects, are taking bids on the mason and carpentry work, to close November 21, for two 5-sty brick and terra cotta apartments, 100x100, on the west side of Woodycrest av, northwest cor 166th st, for Peter Bagot Co., 40 John st, Manhattan, owner. Cost, \$100,000.

DWELLINGS.

IRVINGTON, N. J.—Charles L. Steinbrenner, 31 Clinton st, Newark, architect, is taking bids on separate contracts for two 2-sty frame dwellings, 40x55 over all, at 856 Sandford av, for Frank Wiegand, 1082 Springfield av, Irvington, owner. Total cost, \$9,000.

SOUTH NORWALK, CONN.—William J. Yennie & Co., 45 East 42d st, Manhattan, are figuring the general contract for the Selwyn residence, Bell Island, South Norwalk, Conn., from plans by Ward & Walker, architects, and desire bids on all subs.

FACTORIES AND WAREHOUSES.

LINDEN, N. J.—Charles Houchin Higgins, 165 Broadway, Manhattan, architect, is taking bids on the general contract, to close 10 a. m., November 26, for the remodeling of the factory bldg at the southwest cor of Elizabeth av and Style st, and the erection of two new factories, for the Trans-Atlantic Chemical Corp., 80 Wall st, Manhattan, owner, represented by Edmund B. Clary.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—The City of Albany, Board of Contract and Supply, Isidore Wachsman, City Hall, cor State and Chapel sts, Albany, owner, is taking bids on the general contract, to close 3 p. m., November 19, for the erection and completion of temporary partitions in the auditorium of Public School No. 18, and for roofing

work at Public Bath No. 2, from privately prepared plans.

STABLES AND GARAGES.

MANHATTAN.—J. P. Whiskerman, 30 East 42d st, architect, is taking bids on the general contract, to close about November 23, for a 3-sty brick garage and stable, 100 x50, at 323-5 West 29th st, for the Builders' Land Development Co., owner, and Burns Bros., 50 Church st, lessees. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

GARWOOD, N. J.—Charles C. Grant, 15 West 38th st, Manhattan, architect, is taking bids on the general contract, for an addition to the 2-sty brick office bldg, 32x54, for the Anchor Post Iron Works, Garwood, N. J., owner. Cost, \$15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

DWELLINGS.

86TH ST.—George M. McCabe, 96 5th av, completed plans for alterations to the 4-sty brick dwelling, 20x75, at 121 West 86th st, for Adelaide McConnell, c/o N. McConnell, 13 East 22d st, owner. Alterations consist of partitions, vent shaft, etc. Cost, \$8,500.

FACTORIES AND WAREHOUSES.

107TH ST.—Wortmann & Braun, 114 East 28th st, completed plans for a 7-sty addition to the 2-sty brick and steel warehouse at 112 West 107th st, for the Chelsea Storage Warehouse, 425 West 26th st, owner. Cost, \$45,000.

MUNICIPAL.

10TH AV.—Plans have been approved by the Municipal Art Commission for the erection of a brick and stucco pergola bldg, in DeWitt Clinton Park, on 10th av, from 52d to 54th sts, for the City of New York, Dept. of Parks, Cabot Ward, Com'r, Municipal Bldg, owner. Jaros Kraus, Park Dept., Municipal Bldg, is the architect. Cost, \$17,000.

RANDALLS ISLAND, N. Y.—Plans have been approved by the Municipal Art Commission for a 1-sty kitchen bldg, 116x53, opp. 121st st, for the City of New York, Dept. of Public Charities, John A. Kingsbury, Com'r, Municipal Bldg, Manhattan, owner. Donn Barber, 101 Park av, Manhattan, is the architect. Cost, \$65,000.

STABLES AND GARAGES.

119TH ST.—Alfred L. Kehoe, 1 Beekman st, has plans in progress for a 2-sty brick and stone garage, 44x100, at 153-5 East 119th st, for the Estate of Anna K. Finch, 21 East 84th st, owner, and the Kiosk Contracting Co., 455 Pleasant av, lessee of land and owner of bldg. Cost, \$18,000.

49TH ST.—Samuel Cohen, 32 Union sq, completed plans for alterations to the 4-sty brick garage, 25x96, at 128 West 49th st, for Felix Hirsch, 890 Broadway, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

43D ST.—American Express Co., 120 Broadway, owner, has purchased property at 213-5 East 43d st and 218-22 East 44th st, and contemplates the erection of a storage and office bldg. Project will be built by Cauldwell-Wingate Co., 381 4th av.

26TH ST.—A. E. Nast, 546 5th av, completed plans for alterations to the brick offices at 329-339 East 26th st, for the Bowery Savings Bank, 128 Bowery, owner. Consists of fire escapes and skylight. Cost, \$5,000.

8TH ST.—Buchman & Kahn, 30 East 42d st, architects, will draw plans for the alteration of the 5-sty brick and stone loft bldg, in 8th st, from 4th av to Lafayette st, for the Estate of Cecilia L. Nottbeck, 52 Wall st, and Matthew A. Wilks, 440 Madison av, owners, and the Metropolitan Tobacco Co., 136 Grand st, lessee.

THEATRES.

CENTRAL PARK WEST.—The alterations designed for the Century Theatre, on Central Park West, from 62d to 63d sts, by Carrere & Hastings, 52 Vanderbilt av, architects, have been modified by Carrere & Hastings in conjunction with A. L. Libman, engineer, and the ornamental and structural iron work has been awarded to the Greenfield Iron Works. The masonry and all other work is being executed by the owners of the Century Theatre Co., Dillingham & Ziegfeld, lessees, by day's work.

MISCELLANEOUS.

48TH ST.—Thomas W. Lamb, 644 8th av, completed plans for the alteration of the three and 4-sty brick dwellings, 60x100, at 122-4 West 48th st, into a restaurant and lodging house, for Charley Moran, 236 West 46th st, owner, and Carlo Giolito, 236 West 46th st, lessee. Cost, \$20,000.

Bronx.
HALLS AND CLUBS.

FRANKLIN ST.—Irving Margon, 372 East 149th st, is preparing plans for the alteration and addition to the club house at 1261 Franklin st, for the Young Men's Hebrew Association, owner. Plans provide for interior alterations and additional meeting and recreation rooms, and new steam plant will be installed.

STABLES AND GARAGES.

COURTLANDT AV.—S. J. Kessler, 529 Courtlandt av, has plans in progress for a 3-sty brick and steel garage, 100x100, irreg, on the east side of Courtlandt av, 75 ft north of 162d st, for Albert J. Schwarzler, 369 East 162d st, owner and builder. Cost, \$50,000.

148TH ST.—Charles Schaefer, Jr, 529 Courtlandt av, completed plans for a 1-sty brick garage, 90x99, in the north side of 148th st, 315 ft west of Brook av, for the Benson Realty Co., 401 East 152d st, owner and builder. Cost, \$10,000.

FORDHAM RD.—William A. Faiella, 509 Willis av, completed plans for a 1-sty stone garage, 59x119, on the south side of Fordham rd, 70 ft east of Loring av, for the H. E. Campbell Operating Co., 116 West 190th st, owner and builder. Estimated cost, about \$10,000.

INWOOD AV.—De Rosa & Pereira, 150 Nassau st, Manhattan, have plans in progress for a 2-sty brick and iron garage, 112x100, on the west side of Inwood av, 33 ft south of McCombs rd, for B. Iannucelli, 1772 Mt. Hope av, owner and builder. Cost, \$25,000.

JEROME AV.—John DeHart, 1039 Fox st, Manhattan, completed plans for a 1-sty brick garage and store, 35x200, at the northeast cor of Jerome av and 213th st, for James C. Gaffney, 927 East 167th st, owner and builder. Approximate cost, about \$18,000.

SOUTHERN BLVD.—John De Hart, 1039 Fox st, completed plans for alterations to the 2-sty brick garage, on the east side of Southern Blvd, 125 ft south of 149th st, for N. H. D. North, 1226 Southern Blvd, owner, in charge. Consists of a 1-sty brick extension, 50x105, also new partitions and new stairways. This project will cost about \$15,000.

Brooklyn.
DWELLINGS.

47TH ST.—W. T. McCarthy, 16 Court st, completed plans for a 2-sty frame dwelling, 26x56, in the south side of 47th st, 240 ft west of 15th av, for the Armor Construction Co., 210 East Broadway, Manhattan, owner and builder. Cost, \$10,000.

WASHINGTON AV.—John J. Carroll, 913 Bedford av, completed plans for a 3-sty brick dwelling, 20x45, on the west side of Washington av, 138 ft north of Gates av, for Clara Ernst Walmsley, 429 Putnam av, owner. Cost, \$8,000.

59TH ST.—Charles A. Olsen, 1649 69th st, completed plans for two 2-sty brick dwellings, 20x45, in the north side of 59th st, 420 ft west of 11th av, for Andsten Building Corp., 860 53d st, owner and builder. Cost, \$8,000.

OCEAN AV.—E. W. Stellges, Jr., 40 Kneer av, owner, is having plans prepared privately for eight 1-sty frame cottages at the northwest cor of Ocean av and Beach 57th st.

79TH ST.—Frederick W. Eisenla, 186 Remsen st, is preparing plans for seven 2-sty brick dwellings and garage, 18x55 and 10x20 respectively, in the north side of 79th st, 289 ft east of 4th av, for Frank A. Herting, 467 77th st, owner and builder. Cost, \$6,000 each.

BAY 26TH ST.—Kallich & Lubroth, 1819 85th st, have plans in progress for six 2-sty frame and stucco dwellings, 23x52, at the northeast cor of Bay 26th st and Benson av. Cost, \$9,000 each.

EAST 17TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for two 2½-sty frame and stucco dwellings, 22x41, in the east side of East 17th st, 100 ft south of Av K, for the D. & W. Construction Co., Argyle rd, owner and builder. Cost, \$5,500 each.

45TH ST.—Samuel Millman & Son, 1780 Pitkin av, have plans in progress for three 2-sty frame and stucco dwellings, 18x45, in the south side of 45th st, 220 ft east of 15th av, for Joseph Lifshitz, 4409 15th av, owner and builder. Cost, \$6,500 each.

KENMORE PL.—Slee & Bryson, 154 Montague st, have plans in progress for seven 2 and 3-sty brick dwellings, 26x50, at the southeast cor of Kenmore pl and Kenmore Terrace, for the Midwood Asso-

ciates, 805 Flatbush av, owner and builder. Cost, \$7,500 each.

51ST ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 23x41, in the north side of 51st st, 76 ft east of 16th av, for Morris Wolsk, 560 53d st, owner. Cost, \$4,500.

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

ROEBLING ST.—E. M. Adelsohn, 1776 Pitkin av, completed plans for three 3-sty brick dwellings, 35x54, in the west side of Roebbling st, 25 ft south of North 6th st, for G. L. Afri, 250 North 6th st, owner. Cost, \$6,000 each.

FORREST ST.—Tobias Goldstone, 50 Graham av, completed plans for a 3-sty brick dwelling and store, 25x95, in the south side of Forrest st, 375 ft east of Central av, for Charne Katz, 392 Bushwick av, owner. Cost, \$4,000.

EAST 45TH ST.—A. Farber, 1746 Pitkin av, completed plans for two 2-sty brick dwellings, 20x56, in the east side of East 45th st, 120 ft south of Lenox rd, for Minnie Katz, 1789 Union av, owner and builder. Cost, \$10,000.

86TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for two 3-sty brick dwellings, garages and stores, 25x100, at the cor of 86th and Bay 16th sts, for a corporation now forming. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

KENT AV.—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress for a 1-sty brick storage bldg, 50x200, at 787-9 Kent av, for the Long Island Storage & Warehouse Co., on premises, owner and builder. Cost, \$12,000.

CENTRE ST.—Benjamin Dreisler, 153 Remsen st, has plans in progress for a 1-sty frame storage bldg, 87x138, at the southeast cor of Centre and Smith sts.

JAMAICA AV.—William C. Winters, 106 Van Sicklen av, has plans in progress for extension to the 2½-sty factory bldg, on the south side of Jamaica av, 54 ft west of Richmond st, for the Roberts Numbering Machine Co., 706 Jamaica av, owner. Cost, \$30,000.

KENT AV.—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress

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New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
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Mercantils Refrigerator Co., Jersey City, N. J.

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

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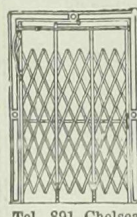
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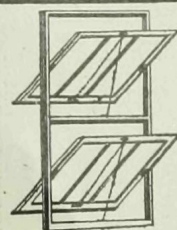


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for a 1-sty brick storage bldg, 50x200, at 787-9 Kent av, for the Long Island Storage & Warehouse Co., on premises, owner and builder. Cost, \$12,000.
Contem Const — Brooklyn

STABLES AND GARAGES.

GEORGIA AV.—A. Farber, 1746 Pitkin av, has plans in progress for a 1-sty brick public garage, 20x100, on the west side of Georgia av, 270 ft west of Liberty av, for Lapidus Bros., owners and builders.

79TH ST.—A. G. Carlson, 226 Henry st, completed plans for sixteen 1-sty brick garages, 16x18, in the north side of 79th st, 80 ft east of 5th av, for the Johnson Construction Co., 71st st and 10th av, owner and builder. Total cost, \$8,000.

DE KALB AV.—Henry M. Entlich, 432 South 5th st, completed plans for a 1-sty brick garage, 58x100, on the south side of De Kalb av, 166 ft west of Throop av, for Lizzie Zwiren, 829 Lafayette av, and Max Scher, 59 South 4th st, owners. Cost, \$12,000.

WYONA ST.—H. A. Weinstein, 165 Remsen st, is preparing plans for a 1-sty brick garage, 30x50, at the northwest cor of Wyona st and Belmont av, for Max Kosonovsky, 312 Wyona st, owner and builder. Cost, \$3,000.

STOCKTON ST.—Max Hirsch, 350 Fulton st, completed plans for a 1-sty brick garage, 25x100, in the north side of Stockton st, 225 ft west of Sumner av, for Jacob Fromet, 211 Floyd st, owner. Cost, \$5,000.

COURT ST.—W. H. Ludwig, 801 Eastern Parkway, completed plans for a 1-sty brick garage, 50x100, at the northwest cor of Court and Bush sts, for Edward M. Walsh, 227 Clinton st, owner. Cost, \$10,000.

DE KALB AV.—H. M. Entlich, 432 South 5th st, completed plans for a 1-sty brick garage, 58x100, on the south side of De Kalb av, 166 ft west of Throop av, for L. & M. Scher, 59 South 4th av, owner. Cost, \$12,000.

WILLOUGHBY AV.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for a 1-sty brick garage, 100x200, at the northwest cor of Willoughby and Nostrand avs, for the Willoughby Garage Co., 260 Broadway, owner and builder. Cost, \$45,000.

FULTON ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 1-sty brick public garage, 100x100, in the south side of Fulton st, 50 ft west of Sackman st, for the M. C. K. Contracting Co., 2168 Dean st, owner and builder. Cost, \$25,000.

NORTH 4TH ST.—Samuel Cohen, 32 Union sq, Manhattan, completed plans for a 2-sty brick and steel garage, 62x100, at the northwest cor of North 4th and Berry sts, for I. W. Gottlieb, 52 South 4th st, owner. Owner builds by separate contracts.

OSBORN ST.—M. Whinston, 459 Stone av, has plans in progress for a 1-sty brick public garage, 50x100, at the southwest cor of Osborn st and Newport av, for the Greenwood Construction Co., 748 Shepard av, owner and builder. Cost, \$11,000.

18TH AV.—Kallich & Lubroth, 1819 85th st, have plans in progress for a 2-sty brick public garage, 50x100, on the north side of 18th av, bet. Benson av and 86th st, for F. & M. Kaiser, 8117 16th av, owners and builders. Cost, \$20,000.

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

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Albert Ullrich, 373 Fulton st, Bklyn, architect in charge, will draw plans for fire repairs to the 4-sty brick loft bldg, 25x100, at Atlantic av and Furman st, for Johanne Steamship Provisions Co., Produce Exchange, Manhattan, owner.

MISCELLANEOUS.

COURT ST.—Knowles & Basso, 280 Madison av, Manhattan, completed plans for a 1-sty brick machine shop and garage, 35x70, and 17x50, respectively, at the foot of Court st, for the Electric Welding Co., on premises, owner. Cost, \$6,500.

Queens.

CHURCHES.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, completed plans for a 1-sty brick church and school, 44x94, in the south side of Hughes st, 25 ft west of Sedgwick st, for the United Presbyterian Church, 134 Foxhall st, Ridgewood, owner. Cost, \$16,000.

DWELLINGS.

JAMAICA, L. I.—Frank C. Wolfe, 286 Fulton st, Jamaica, owner, has had plans completed privately for two 2-sty frame

dwellings, 16x34, on the south side of Arlington Terrace, 305 ft west of Wyckoff av. Cost, \$6,000.

LONG ISLAND CITY.—Frederick Korfman, 9th av, Long Island City, completed plans for alterations to the 2½-sty frame and stucco dwelling, 30x32, on Newton av, near Buchanan st, for Dr. J. P. McHugh, on premises, owner and builder. Cost, \$5,500.

BEECHURST, L. I.—Robert Johnson, Jr., Boulevard and 8th av, Whitestone, completed plans for a 3-sty brick dwelling, 37x25, in the north side of 31st st, 100 ft east of 16th av, for Henry S. Parker, 8th st, Whitestone, L. I., owner. Cost, \$6,000.

HOLLIS, L. I.—Christian Bauer, Jr., 801 Manhattan av, Brooklyn, completed plans for three 2-sty frame dwellings, 16x38, in the north side of Fulton st, 100 ft east of Carpenter av, for the Curtis Bldg Co., 1710 Ocean av, Brooklyn, owner and builder. Cost, \$10,500.

ELMHURST, L. I.—Fred Reiner, Broadway, Elmhurst, owner, has had plans prepared privately for six 2-sty frame dwellings, 17x50, at the northeast cor of Seabury and Laconia sts. Cost, \$21,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for a 2-sty frame dwelling and shop, 71x33, at the southeast cor of Miller st and Myrtle av, for D. MacDonald, Botanic pl, Flushing, owner. Cost, \$3,500.

FLUSHING, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, in the south side of Poplar st, 189 ft west of Parsons av, for Madsen & Westhoff Construction Co., Bowne and Laburnam avs, Flushing, owner and builder. Cost, \$5,000.

JAMAICA, L. I.—Arthur Short, 196 Helen av, South Ozone Park, L. I., owner, has had plans completed privately for two 2-sty frame dwellings, 16x38, on the south side of Cannonbury rd, 180 ft west of Warwick av. Cost, \$5,500.

ROCKAWAY PARK, L. I.—Howard & Howard, 5 O'Kane Bldg, Far Rockaway, L. I., completed plans for a 2-sty frame dwelling, 26x45, in the west side of Beach 125th st, 340 ft north of Trite av, for Joseph A. Flanagan, Beach 123d st, Rockaway Park, owner. Cost, \$5,000.

RICHMOND HILL, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for three 2-sty frame dwellings, 16x38, at the northeast cor of Park av and Walnut st, for Charles Sohl, 125 2d st, Union Course, L. I., owner and builder. Cost, \$8,500.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 36x24, in the south side of Jewel st, 200 ft east of Continental av, for the Cord Meyer Development Co., Hoffman blvd, Forest Hills, owner and builder. Cost, \$6,000.

CORONA, L. I.—C. L. Varrone, Corona av, Corona, architect in charge, completed plans for a 2-sty brick dwelling and store on the north side of Hayes av, 20 ft east of 49th st, for Vincenzo Di Malo, owner. Cost, \$6,000.

FLUSHING, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, completed plans for a 2½-sty frame dwelling, 34x30, at the southwest cor of 30th st and Cypress av, for the Madsen & Westhoff Construction Co., Bowne and Laburnam avs, Flushing, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—H. Spinker, Jamaica av, Jamaica, has plans in progress for nine 2-sty frame and siding dwellings, 16x38, at the southeast cor of Campton and Hammond avs, for Anthony Breyinski, Campton av, Jamaica, owner. Cost, \$4,000 each.

EDGEMERE, L. I.—Edward Stellges, Arverne, L. I., owner, has had plans completed privately for eight 1-sty frame dwellings, 16x30, at the northeast cor of Beach 57th st and Ocean av. Cost, \$5,500.

STABLES AND GARAGES.

FLUSHING, L. I.—George C. Norman, 85 Ithaca st, Elmhurst, L. I., owner, has had plans completed privately for a 1-sty brick garage, 103x154, at the southeast cor of Broadway and 23d st. Cost, \$20,000.

LONG ISLAND CITY.—Thomas J. Reidy, 76 Hoyt st, L. I. City, completed plans for a 2-sty brick garage, 50x90, on the east side of 9th av, 200 ft north of Woolsey av, for G. Cilento, 680 9th av, L. I. City, owner, in charge. Cost, \$15,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, has plans in progress for two 4-sty brick and stone apartments, 62x110, at 110 to 112 Glenwood av, for Abraham Boorstein, 436 20th st, West New York, N. J., owner and builder. Cost, \$65,000 each.

IRVINGTON, N. J.—August M. Kleeman, 741 Broad st, Newark, has plans in progress for a 1-sty addition to the brick storage room, about 50x50, in the rear of the northeast cor of Springfield av and 22d st, for Joseph Kraft, on premises, owner. Cost, \$3,000.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 3-sty brick and artificial stone flat, 21x68, at 438 Monroe st, for Michael Castiglia, 16 Tulip st, Passaic, owner. Cost, \$7,000.

CHURCHES.

JERSEY CITY, N. J.—Christopher H. Ziegler, 75 Montgomery st, Jersey City, completed plans for a 1-sty brick and terra cotta Sunday school, 47x73, to contain two classrooms, assembly room and playroom, on Frazer pl, near West Newark av, for the Talmud Torah Congregation, Herman av, Mr. Schluger, in charge, 42 Cottage st, Jersey City, owner. Cost, \$6,500.

TENAFLY, N. J.—R. C. Hunter & Co., 312 Mt. Prospect av, Newark, is revising plans for a 2½-sty hollow tile and stucco rectory, at the northwest cor of Highwood av and Engle st, for the Church of the Atonement, Rev. Elwyn H. Spear, pastor, Tenafly, owner. Cost, \$20,000.

DWELLINGS.

PATERSON, N. J.—William B. Morrison, Romaine Bldg, Paterson, owner and builder, has had plans completed privately for a 1 and 2-sty frame dwelling, 26x56, at 372-4 East 35th st. Cost, \$6,000.

CLIFTON, N. J.—Lambert Strong, 31 Madison av, Clifton, has plans in progress for a 2½-sty frame dwelling, 24x36, for Jacob Faber, 183 Union av, Clifton, owner and builder. Exact location will be announced later. Cost, \$4,000.

MONTCLAIR, N. J.—W. Leslie Walker, 103 Park av, Manhattan, is preparing sketches for a 2½-sty dwelling for Mrs. George K. Kirkham, 147 Gates av, Montclair, owner. Will probably be of brick and stucco. Details will be available later.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, completed plans for a 2-sty frame, stucco and shingle dwelling, 21x52, at 20 South 7th st, for Louis Rusciano, 325 Amity st, Elizabeth, owner and builder. Cost, \$3,000.

WEEHAWKEN, N. J.—Percie A. Vivartas, 110 4th st, Union Hill, N. J., completed plans for a 2½-sty brick dwelling, 26x46, at Boulevard and Hudson pl, for E. N. Wood, 15 Columbia Terrace, Weehawken, owner and builder. Cost, \$15,000.

NUTLEY, N. J.—C. B. Waterhouse, 257 Main av, Passaic, N. J., completed plans for a 2½-sty brick, clapboards and shingle dwelling, 26x34, on Terrace av, for E. J. DeWolfe, Freeport, Ill., owner. Contracts for the mason and carpentry work have been awarded to Albert Martin, Jr., 234 Randolph st, Passaic, N. J., and Garrit Baker, 147 Bloomfield av, Passaic, N. J., respectively. Cost, \$5,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for two 2-sty brick and frame dwellings, 32x34 over all, at 308-310 Ridgewood av, for Morris Tzeses, 718 Hunterdon st, Newark, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

RAHWAY, N. J.—National Pneumatic Co. of West Virginia, 50 Church st, Manhattan, has purchased property on New Brunswick av, Albert, Iva and South Broad sts, and contemplates the erection of a factory. Details will be available later.

HOSPITALS AND ASYLUMS.

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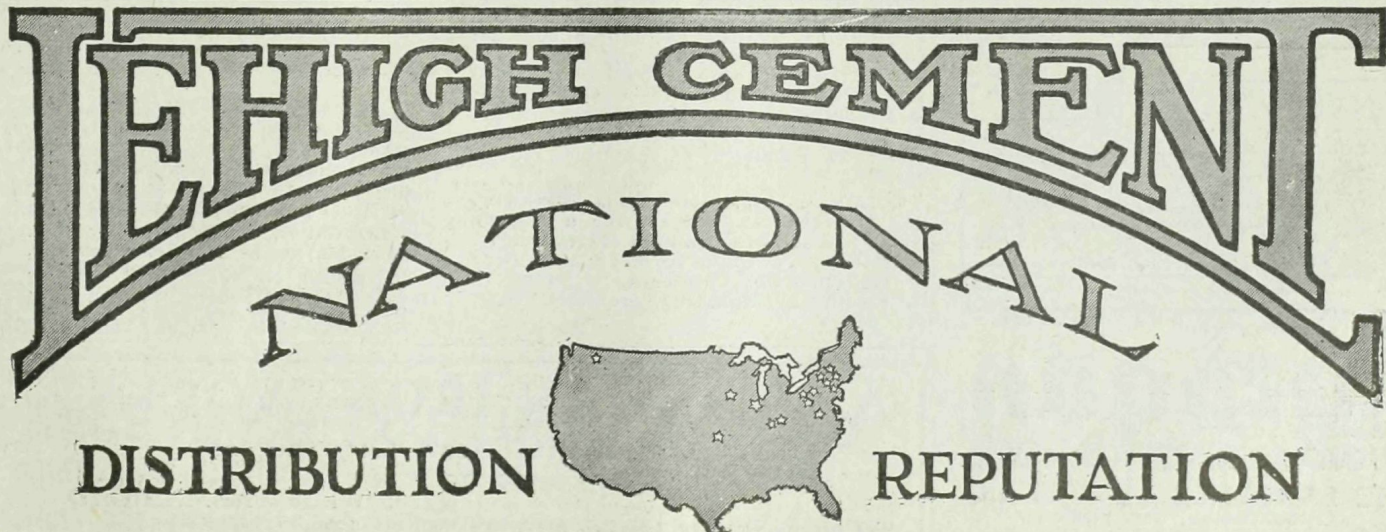
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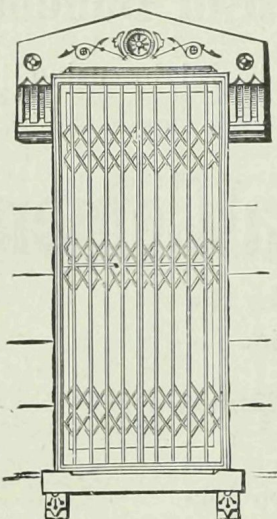
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on premises, contemplates the erection of a sanitarium and recreation pavilion from plans by F. H. Bent, State House, Trenton, N. J., architect. Details will be available later. Cost, \$5,000.

SCHOOLS AND COLLEGES.

FORT LEE, N. J.—Ernest Sibley, Palisade, N. J., has plans in progress for a brick and stone high school for the Borough of Fort Lee, Board of Education, Edward G. Kauffer, pres., Fort Lee and Edgewater, N. J., owner. Cost, \$125,000.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av., West New York, have plans in progress for a 3-sty brick and terra cotta school (P. S. No. 1), 115x190, in 18th st., from Madison to Polk st., for the Town of West New York, Board of Education, P. S. No. 5, Henry G. Aufder Heide, pres., West New York, owner. Will contain 41 classrooms, with auditorium and gymnasium. Cost, \$225,000.

STABLES AND GARAGES.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av., West New York, completed plans for twenty 1-sty brick individual garages, 22x177, in the south side of 7th st., bet Hudson and Palisade avs, for Harry Kuhlke and Frank Weisberg, 234 11th st., West New York, owner. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—William Mayer, Jr., and Edward Manahan, 711 Bergenline av., West New York, have plans in progress for a 2-sty brick store and offices, 25x60, at 441 16th st., for Oscar L. Aufder Heide, 443 16th st., West New York, owner. Cost, \$7,000.

EAST ORANGE, N. J.—J. B. Warren, 31 Clinton st., Newark, completed plans for seventeen 1-sty individual garages, 50x125, for John Verrier, 564 Orange st., Newark, owner. Exact location will be announced later. Cost, \$6,000.

MISCELLANEOUS.

PROSPECT PLAINS, N. J.—C. B. Waterhouse, 257 Main av., Passaic, N. J., has plans in progress for a 2½-sty frame superintendent's cottage, 28x40, with extension 12x17, for the Forsgate Farm, owner. Cost, \$7,000.

LODI, N. J.—Thomas F. Howe, East Rutherford, N. J., has plans in progress for a brick pumping station for the Mayor and Council of Lodi, James McMahon, Lodi, owner.

JAMESBURG, N. J.—New Jersey State Home for Boys, c/o Capt. Dreever, on premises, owner, contemplates the erection of an assembly hall from plans by F. H. Bent, State House, Trenton, N. J., architect. Details will be available later. Cost, \$40,000.

NEW BRUNSWICK, N. J.—New Jersey State Agricultural College, care Dr. J. G. Lipman, on premises, contemplates the erection of a calf barn, from plans by F. H. Bent, State House, Trenton, N. J., architect. Cost, \$4,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—Wharton Green & Co., 35-7 West 39th st., has the general contract for alterations to the 3-sty brick dwelling, 17x50, at 208 East 62d st., for Mrs. Claude Pinney, on premises, owner, from plans by Frederick Junius Sterner, 150 East 62d st., architect. Consists of changing entrance and rearranging partitions. Cost, \$3,000.

BROOKLYN, N. Y.—Meyer & Sweeny, 607 Flatbush av., have the general contract for a 2-sty brick dwelling and garage, 49x102, in the south side of Wallabout st., 125 ft east of Bedford av., for the New York & Brooklyn Casket Co., 703 Bedford av., owner, from plans by George G. Lobenstein, 20 Palmetto st., architect. Cost, \$20,000.

COLONIA, N. J.—John Wolke, Rahway, has the general contract for a 2½-sty frame and shingle dwelling, 42x100, for W. H. Rollinson, 41 Union sq., Manhattan, owner, from plans by Chester A. Patterson, 15 East 40th st., Manhattan, architect. Cost, \$20,000.

ELIZABETH, N. J.—Charles S. McCumber, 104 Emerson av., Elizabeth, has the general contract for a 2½-sty frame dwelling, 28x28, on Summit rd., for Dewitt Smith, 93 West Jersey st., Elizabeth, owner, from privately prepared plans. Cost, \$6,000.

ELIZABETH, N. J.—Charles Lapp, 42 Grove st., Elizabeth, has the general contract for a 2½-sty frame dwelling, 22x28, at 311 Rahway av., for Mrs. Maude Lapp, 42 Grove st., Elizabeth, owner, from privately prepared plans. Cost, \$4,000.

ARDSLEY-ON-THE-HUDSON, N. Y.—Ernest Behrens, Irvington, N. Y., has the general contract for a 2½-sty frame and stucco dwelling and garage, 73x28, one mile from station, for Mrs. F. Eldridge, Ardsley Court Club, Ardsley-on-the-Hudson, and 14 East 60th st., Manhattan, owner, from plans by Albert Joseph Bodker, 62 29th st., Manhattan, architect. Cost, \$17,000.

UTICA, N. Y.—Fred Metzger, 1133 Conkling av., Utica, has the general contract for a 2½-sty frame dwelling, 29x32, on Sunset av., for Fred J. Rath, 1311 Sunset av., Utica, owner, from privately prepared plans. Cost, \$6,000.

SCARSDALE, N. Y.—Miller Reed Co., 103 Park av., Manhattan, has the general contract for a 2½-sty stone and wood dwelling and garage, 50x150, for W. A. Brainard, Produce Exchange, Manhattan, owner, from plans by Albert Joseph Bodker, 62 West 45th st., Manhattan, architect. Cost, \$100,000.

SHORT HILLS, N. J.—Henry P. Bush, 17 Maplewood av., Maplewood, N. J., has the general contract for a 2½-sty frame dwelling on Jefferson av for I. L. Bennett, Milburn, N. J., owner, from plans by E. V. Warren, 31 Clinton st., Newark, architect. Cost, \$6,500.

NEWARK, N. J.—A. C. Windsor, 368 Sanford av., Newark, has the general contract for a 2½-sty brick dwelling and garage, 90x32, at the northeast cor of Girard pl and Randolph pl, for Adolph Augenblick, 16 Commerce st., Newark, owner, from plans by Howard Major, 597 5th av., Manhattan, architect. Cost, \$17,000.

NEW ROCHELLE, N. Y.—William H. Switzer, 46 Woodland av., New Rochelle, has the general contract for fire repairs to the 2½-sty frame dwelling, 25x30, on Clinton pl, for C. J. Leary, 323 Main st., New Rochelle, owner, from privately prepared plans. Cost, \$6,000.

FREEPORT, L. I.—Champion & Levien, 48 East 10th st., Manhattan, have the general contract for interior alterations to the 3-sty dwelling at 60 North Grove st., for Henry Hirsch, 662 6th av., Manhattan, owner. Cost, \$1,200.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Lustbader Construction Co., 103 Park av., has the general contract for alterations and addition to the 3-sty brick, steel and reinforced concrete packing plant, 50x93, at 320-330 East 103d st., from plans by E. Grenebaum & Co., 349 East 103d st., owner, from plans by D. Everett Waid, 1 Madison av., architect. J. F. Musselman, 101 Park av., is the engineer. General contractor is taking bids on all subs. Cost, \$75,000.

BROOKLYN, N. Y.—P. S. Lane, 30 East 42d st., Manhattan, has the general contract for a 1-sty storage bldg on the east side of Waverly av, 133 ft north of Park av., for the Rockwood Mfg. Co., on premises, owner, from privately prepared plans. Cost, \$3,000.

BROOKLYN, N. Y.—D. S. Leonard, 735 Bergen st., has the general contract for alterations and addition to the 3-sty brick factory in the north side of Pacific st., 175 ft west of Bond st., for Charles W. Foster, 371 Pacific st., owner, from plans by Bly & Hamman, 833 St. Johns pl, architects. Cost, \$10,000. Includes 1-sty addition.

BLOOMFIELD, N. J.—Schouler Cement Construction Co., 154 Frelinghuysen av., Newark, N. J., has the general contract for a 2-sty reinforced concrete manufacturing plant, 80x120, for A. H. Bryant, c/o Simmons Hardware Co., 17 Battery pl., Manhattan, owner, from plans by John C. Capens, Market st., Newark, architect.

YONKERS, N. Y.—Michael Doherty, 13 Rose st., New Rochelle, has the general contract for a 1-sty frame factory and

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boiler house, 100x150, to consist of a 1-sty factory, 97x144, boiler room, 15x28, and a boiler press room, 15x12, adjoining, on Saw Mill River rd, for the Single Service Packing Co. of America, 326 Hudson st, Manhattan, owner, from plans by John I. Gill, 30 Church st, Manhattan, architect and engineer. Cost, \$30,000.

RED BANK, N. J.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for an addition to the 1 and 2-sty reinforced concrete plant, 80x140, for the Roberts Safety Water Tube Boiler Co., Red Bank, N. J., and 39 Cortlandt st, Manhattan, owner, from privately prepared plans.

NEWARK, N. J.—Turner Construction Co., 242 Madison av, Manhattan, has the general contract for the erection of three additional buildings at the manufacturing plant near Elizabeth av, opposite Hawthorne av, for the American Can Co., 120 Broadway, Manhattan, owner, from plans by N. M. Loney, engineer. Consists of 3-sty reinforced concrete factory, 40x240; 2-sty office bldg, 40x108, and 1-sty forge bldg, 60x70.

ELIZABETH, N. J.—Almion Engineering & Contracting Co., 27 East 22d st, Manhattan, has the general contract for an addition to the factory at Bayway cor South Front st, for the Waclark Wire Co., W. J. MacMillan, supt., in charge, on premises, owner, from privately prepared plans. Cost, \$100,000.

HALLS AND CLUBS.

ELIZABETH, N. J.—Charles A. Griffin, 611 Adams av, Elizabeth, has the general contract for an addition to the club house at Westcott pl and Washington st for Lodge No. 393, N. O. O. Moose, B. L. Mizer, chairman Building Committee, Livingston av and 7th st, Elizabeth, owner, from plans by Oakley & Son, 1259 Clinton pl, Elizabeth, architects. Addition will contain four bowling alleys and billiard room. Cost, \$12,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—T. & C. Miller, 344 Riverdale av, Yonkers, have the general contract for an addition to Public School No. 14, for the Board of Education of Yonkers, Charles P. Easton, pres., High School Bldg, Yonkers, owner, from plans by George Howard Chamberlin, 18 South Broadway, Yonkers, architect. Consists of a 2-sty brick addition, 98x74, to contain five new classrooms, assembly room and gymnasium. Cost, \$90,000.

YONKERS, N. Y.—T. & C. Miller, 344 Riverdale av, Yonkers, have the general contract for an addition to Public School No. 16 for the Board of Education of Yonkers, Charles P. Easton, pres., High School Bldg, Yonkers, owner, from plans by George Howard Chamberlin, 18 South Broadway, Yonkers, architect. Consists of a 2-sty brick addition, 75x100, to contain five new classrooms, assembly room and gymnasium. Cost, \$90,000.

STABLES AND GARAGES.

MANHATTAN.—Murphy Bros., 30 East 42d st, have the general contract for a 1-sty brick garage, 105x201, at 268-274 East 91st st, for Jacob Ruppert, 1639 3d av, owner, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$30,000.

MANHATTAN.—Jacob Gescheidt, 142 East 43d st, has the general contract for the alteration of the 3-sty brick stable at 370-2 Washington st, into a garage, for Frederick W. Rhineland Estate, 95 Liberty st, owner, from plans by Charles H. Richter, 39 Cortlandt st, architect. Cost, \$7,000.

VERONA, N. J.—George Butterworth, 45 Grace st, Bloomfield, N. J., has the general contract for a 1-sty hollow tile and stucco public garage, 50x54, on Bloomfield av, for Edgar and Elmer Williams, owners, c/o Gade Bros., Kieffer Co., 120 Mulberry st, Newark, from privately prepared plans. Cost, \$15,000.

VERONA, N. J.—George Butterworth, 45 Grace st, Bloomfield, N. J., has the general contract for a 1-sty hollow tile and stucco public garage, 50x54, on Bloomfield av, for Edgar and Elmer Williams, owners, c/o Gade Brothers, Kieffer Co., 120 Mulberry st, Newark, from privately prepared plans. Cost, \$15,000.

NEWARK, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for a 1-sty brick and stone garage and automobile service station, 112x

200, irreg., at the cor of Boyden and Sheffield sts, for the Bonnell Motor Car Co., 520 Broad st, Newark, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Champion & Levien, 48 East 10th st, have the general contract for alterations to the building at 1672 Broadway, for the Sydney B. Bowman Automobile Co., lessee, from plans by Dodge & Morrison, architects. Cost, \$1,000.

PATERSON, N. J.—Louis Gattleib, 491 East 27th st, Paterson, has plans in progress for the alteration of the 2-sty brick dye house, into six stores and lofts, at the southeast cor of Paterson and Ellison sts, from plans by Oakley Houman, 6 Park av, Paterson, architect. Owner's name will be announced later. Cost, \$7,000.

NEW ROCHELLE, N. Y.—George Watson, 202 Huguenot st, New Rochelle, has the general contract for rebuilding the 2-sty brick and stone store and office bldg, 50x75, at the cor of Huguenot and Lawton sts, for Judge John F. Lambden, 54 Locust av, New Rochelle, owner, from privately prepared plans. Cost, \$20,000.

MISCELLANEOUS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have the general contract for interior alterations to the 8th floor of 244 Madison av, for the National Aniline & Chemical Co., from plans by Mann & MacNeille, architects.

BRONX.—James A. Henderson, 30 East 42d st, has the general contract for a 1-sty frame bath house, 28x100, at the northeast cor of Waterbury and Layton avs, for Rosa Kirchlein, on premises, owner, from privately prepared plans. Cost, \$3,500.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION will hold its annual meeting in Cleveland, Ohio, November 19 and 20.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS will hold its annual meeting at the Engineering Societies Building, December 4-7, 1917.

NORTH CAROLINA PINE ASSOCIATION will hold its next meeting in the North Carolina Pine Bungalow, Grand Central Terminal, Tuesday, November 22.

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

BRONX BOARD OF TRADE holds its regular meeting on the fourth Wednesday of each month in the Board of Trade rooms, 137th st and 3d av, the Bronx. Charles E. Reid, secretary.

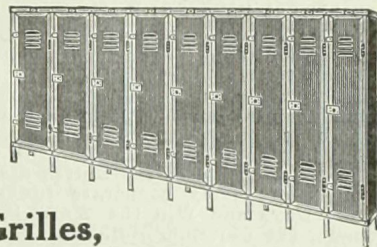
BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION with headquarters in the Woolworth Building, New York City, is now affiliated as a member of the National Industrial Conference Board.

CHICAGO CEMENT MACHINERY AND BUILDING MATERIAL SHOW will be held in the Coliseum, Chicago, February 6-13. The show will be held under the auspices of the National Exhibition Co., 123 Madison st, Chicago.

NATIONAL MUNICIPAL LEAGUE will hold its twenty-third annual meeting in Detroit, Mich., November 21-24, with headquarters at Hotel Statler. For information address the secretary, Clinton Rogers Woodruff, 703 North American Bldg., Philadelphia, Pa.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION AND THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.



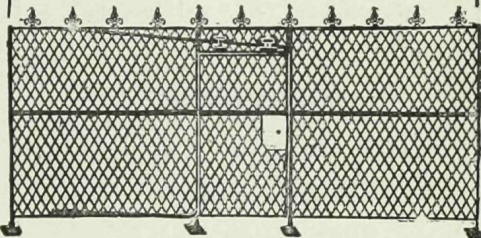
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NEW YORK BUILDING SUPERINTENDENTS' ASSOCIATION meets every Tuesday evening at 4 West 37th st.

NATIONAL RIVERS AND HARBORS CONGRESS will hold its fourteenth annual convention in Washington, D. C., in the National Museum, on December 5, 6 and 7. The fundamental purpose, it is explained, is not to urge appropriations for new projects, but to plan how the Government, the cities and the people of the United States may most effectively cooperate to "Use the Waterways and Win the War." S. A. Thompson, 824 Colorado Building, Washington, is secretary.

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RULINGS.

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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 or-
der.

*A—Interior Alarm System; DL—Locked Doors;
EI—Electrical Equipment; Ex—Exits; FA—Fire
Appliances, Miscellaneous; FD—Fire Drills; *FE—
Fire Escapes; *FP—Fireproofing; RefSys(R)—Re-
frigerating System Repair; Rec—Fireproof Recep-
tacles; 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 Com-
munication with Headquarters; TD—Time Detector for
Watchman; Vac—Vacate Order (Discontinue Use
Of); *WSS—Windows, Skylights and Shutters;
CF—Certificates of Fitness; D & R—Discontinu-
ances or Removals; *FHSy—Approved Filtering and
Distilling System; *OS—Oil Separator; *FO—Re-
duce Quantities; *StSys—Storage System; T.H.O.—
Tenement House Order.

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

Week Ending Nov. 10.

MANHATTAN ORDERS SERVED.

Astor pl, 2-8—O B Potter Properties, 71
Bway.FP-Ex-ExS-WSS(R)
Bond st, 29—Sarah Wohlgenuth, 515 W 110,
ExS-Ex(R)-St(R)-FE(R)-Rub
Bond st, 29—Lewhenwil Co,
ExS-Ex(R)-St(R)-FE(R)
Bowery, 358—Max Dolch.Rec-FA-EI
Broadway, 783-5—Henry Metcalf.FP-ExS
Broadway, 809-11—Herman Halle.FP(R)-FA
Broadway, 1600—A W Tams Music Library,
Rub-Rec-Ex(R)
Cliff st, 44-6—Est Charles Kneeland, care
Adele, 154 E 71st.
St(R)-FE(R)-ExS-O-Ex(R)-Rub
Cliff st, 44-6—Beaver Title Specialty Co,
Rub-Rec-FA
Cliff st, 79-83—Harper & Bros, 325 Pearl,
ExS-FP(R)-St(R)-Ex(R)
Cliff st, 79-83—Fred A Duneka.O
2 st, 7 E—Est Augustus Wynkoop, 7 W 44, GE
10 st, 30-2 E—Spero & Cohen.Ex(R)-O-Rec
10 st, 51 E—Frank F Arnolds.Rec
17 st, 3 E—Cornelia Martin.Rec
22 st, 23 E—Sarah I Van Wart, Sands Point,
L. I.Ex(R)-ExS
22 st, 45 E—U S Realty & Imp Co, 111 Bway,
ExS-Ex(R)
23 st, 44-60 E—Morris H. Harris,
Rec-FA-Ex(R)
116 st, 160 E—Abraham E Hunt, 241 W 135,
FE(R)-St(R)
5 av, 126—Lewis Swed.Rec
5 av, 126—Benj Feldstein.Rec
5 av, 144—Morgan Edgar, 206 Bway,
ExS-FE(R)-FP-St(R)
5 av, 144—Solemon Kaplan.Rec
5 av, 144—Gaspas Papa.Rec
Great Jones st, 31—Alfred Wagstaff, 27 Madi-
son av.St(R)-Ex(R)-ExS-FE
Greene st, 136—Est Louis Schoelherr,
St(R)-FP-FE(R)-ExS-FP(R)
Greene st, 259—Stockman & Schwartz.O
John st, 24—Edward P Reichheim,
O-GE-Rec-EI
Mercer st, 71—Globe Paper Box Co,
Rec-GE-D&R-Ex(R)-Ex(R)
Reade st, 66-8—B F Goodrich Co, 1780 Bway,
Ex(R)
7 av, 343—Julius Kossoff.O
6 av, 350—Est Eliz M Ritter, care Jas F
Horan, 20 Exch pl, ExS-Ex(R)-FE(R)-ST(R)
6 av, 502-4—Phillip Herzog.Ex(R)
6 av, 502-4—Wm H Epstein.Ex(R)
6 av, 502-4—Giant Royal Dress Co.Ex(R)
Washington st, 76-82—Fidelity Casualty Co,
D&R
Watts st, 116-8—Chas Israel.Ex(R)-FE(R)
3 st, 83 W—Thos Milano.Rec-FA-FP(R)
15 st, 50 W—Geo J Cawood, Jenkinstown, Pa.,
FE(R)
19 st, 7 W—Harry Melman.Rec
19 st, 7 W—Samuel Cohen.Rec-FA
19 st, 211-5 W—Royal Motor Body Co.FP(R)
22 st, 150 W—Kaplan & Weinstein.Rec-D&R
26 st, 147-9 W—Hebbard & Bro.Rec
29 st, 47 W—Harry Firstenberg.Rec-FA
29 st, 47 W—Samuel Silverman.Rec
29 st, 47 W—Rappaport & Schinasi.FA-Rec
29 st, 47 W—Jacob Goldberg.Rec
38 st, 58 W—F Kohn & Bro.Rec
53 st, 101 W—Ed de P Livingston, 156 Bway, FE
57 st, 622-40 W—Cadillac Motor Car Corp.Rec
125 st, 268 W—Charles Weisbecker.Rec-FP(R)
Wooster st, 203-5—Albany Savgs Bank, 20 N
Pearl, Albany, N Y.O-ExS
Birmingham st, 2-8—Maria L Vanderpoel,
Morris Tpk, Chatham, N J.FP(R)
Broadway, 1368-70—Robert Hoe Est Co, 15
William.FE(R)-FD-ExS-St(R)-FP
16 st, 20 E—Olbrick & Brezorsky.DC
29 st, 29 E—Womans Hotel Co, 340 Madison
av.FP(R)-ExS
5 av, 53-5—Ellisdale Co, care Thomas F Ryan,
66 Liberty.Ex(R)-FD
5 av, 146—Nicholas Schepis.Rec
5 av, 146—Ralph Peretz.Rec
Jay st, 15—John Castree Est, 105 Hudson,
ExS-FE(R)-St(R)
6 av, 502-4—Nat Levy & Co.Rec
30 st, 19 W—Henry E Pasek.Rec-O-FA
30 st, 19 W—Fischler Bros.Rec-DC-O
140 st & East River—Port Morris Industrial

31 st, 25-9 W—25 W 31st St Corp, 26 Liberty,
ExS-FP(R) WSS(R)
Terminal Co.WSS(R)
Broadway & Dyckman st—Dyckman St Gaso-
line Selling Station.FA-CF
Broome st, 483—Glasser Bros.Rec
Cannon st, 8—American Ice Cream Co.FA-NoS
Centre st, 122—Salem Bros.Rec
Delancey st, 288—Max Brand.FA-Rub-NoS-Rec
20 st, 238 E—Scharlin Bros.FA-Rec-CF-EI
41 st, 342 E—Turner & Johnson.StSys(R)
75 st, 243 E—Martin Farrell,
FP(R)-Rec-NoS-FA
79 st, 541 E—Kensington Mfg Co.FP(R)
81 st, 220 E—Frank Hartall.FA-Rec
106 st, 313 E—C Guerri & Bros.FA
137 st & Lenox av—Bellevue & Allied Hosp,
foot E 26.FA
8 av, 872—N S Goldstein.FA
Goerck st, 74-6—Philip Schleck.FA-GE-NoS
Lexington av, 480—Undersea Amusement Co,
RefSys(R)-FP-App-FD-CF
Mercer st, 121—Sardella Galante & Co,
FA-NoS-Stp(R)
Mulberry st, 299—P Feldman.FP(R)
7 av, 729—Active Film Co.CF-D&R
7 av, 729—Reiben Film Corp.CF
7 av, 2605—Louis Sachs.Rec-FA
Spring st, 131-3—Basilea Clanadra Co.Rec-D&R
Houston st, 34-6 W—B Steinman.A

BRONX ORDERS SERVED.

Lincoln av, 112-24—Estey Piano Co, 12 W
45, Man.ExS-FP-FE(R)
Morris av, 306—Munnich & Medal,
D&R-NoS-FA-Rec
164 st, 511-3 E—Van Horn & Sawtell, 15 E
40, Man.CF

BROOKLYN ORDERS SERVED.

Thames st, 22-6—Adolf Goebel.EI
Vanderbilt av, 189—Edith B Hopkins.StSys
Vanderbilt av, 183—W W Chase.D&R-EI
Vernon av, 380-2—William F Holweiser.CF
Wyckoff av, 297—Wax & Tretakoff.Rec-SmkS
Bedford av, 1093 (rear)—Julius Fritz.FA-Rec
Bergen st, 1000—Morton E Young.FA-Rec
Dean st, 1046—Interborough Rapid Transit
Co.FA-SmkS
Degraw st, 615—Zobel, Stein & Campbell,
CF-SmkS-FA-Rec
East 2 st, 22—Michael Catalonello.FE
56 st, 471—George Moltach.SmkS-EI
57 st, ns, 153 ft e New Utrecht av—J Ber-
nard Brophy.D&R
Flatbush av ext—B Maizos.SmkS-FA-CF
Ft Hamilton av, 3483—James W Murphy.CF
4 av, 6313-9—Theodore H Otto.CF
Gates av, 1465-7—Frank Hirn.CF
Greenpoint av and Newtown Creek—Chris-
topher Cunningham Co.SmkS-FA-Rec
Hamburg av, 623—Peter Schoen.SmkS-FA-Rec
Hawthorne st, 255—Paul H Zea.D&R
Jay st, 351-3—Fisher & Levy.Ex
Lexington av, 415-21—William G Carr.CF
McDonough st, 679—C B Elbert & Son.FA-CF
Marcy av, 497—J Fasullos.Ex
Montauk av, 118—Otto Gundermann,
FA-Rec-SmkS
Myrtle av, 1254—L Lachmann's Sons.DC
Newkirk av, 260—Joseph Thompson.D&R
Ocean Pkway, 4-8—P Lerner.Rec-CF
Putnam av, 308—David A Morrison,
SmkS-FA-Rec
Quincy st, 595-7—Soden Bros.StSys
Richardson st, 9—J H Williams & Co.CF
Sackett st, 278—Joseph Parascandola,
SmkS-FA-Rec-D&R
7 av, 236—M Golden.FA-Rec-SmkS-Rub
68 st, 1059—John H Peters.D&R
Sutter av, 166—C Silverman.D&R-Rec-SmkS
3 av, 215-7—Henri Caillouse.FA-Rec-SmkS-FP
39 st, 222—Arnold Neilson.FA-Rec
39 st, 1071—Jacob Samuels.FA
Throop av, 374—Alfred J Howarth.SmkS-FA-Rec
Washington av, 700—Samuel Friedland.D&R
Water st, 245-53—Philip Ruxton.CF
Wortman av and Barbary st—Norman C New-
mann.D&R-TD-CF
Boerum st, 162—Bklyn Union Gas Co, 176
Remsen.GE
Boerum st, 162—Harris Stern.St(R)-Ex(R)
Classon av, 118—Theodore Anbke,
ExS-Ex-WSS(R)-FE(R)
Classon av, 118—Fahlberg Sacharine Co.Rec
Classon av, 118—Bklyn Union Gas Co.GE
Classon av, 120—Sunset Feather Co.O-Rec
Congress st, 94 (rear)—Isaac W kushmore,
St-ExS-FP(R)
Kent av, 128-42—Bklyn Cooperage Co,
FP(R)-ExS
Park av, 299-305—Mergenthaler Linotype Co,
WSS(R)
St Marks av, 1620—Mutual Cabinet Co.Rec
Sands st, 31-3—Est Thomas Brown, A Fergu-
son Repp.Ex-FE-ExS-FP(R)-Ex(R)-WSS(R)
Sands st, 31-3—Bklyn Union Gas Co.GE
South 5 st, 429-35—William Huschler,
St(R)-FE(R)-ExS-WSS(R)
Wallabout st, 223-31—Fleischmann Co,
FE(R)-ExS-Ex(R)-O-Ex-WSS(R)
Wallabout st, 223-31—Bklyn Union Gas Co.GE
Wallabout st, 258-60—Stamwell Shoe Co.Rec
Willoughby st, 54—Edward S Mayland,
O-FP(R)-DC-Rec
DeKalb av, 499—Charles L Lace.Rub
Atlantic av, 2566—American Express Co, 20
Dean.Rub
Grand st, 160—Joseph E Donohue.WSS(R)
Powell st, 221-3—Usias Auster.Rub
Johnson av, 309—Abraham Plaut,
RefSys(R)-FD-CF
7 av, 100—H C Bohack Co, 1291 Bway,
FP(R)-EI-RefSys(R)
Hamburg av, 357-9—John Mishovek.FA
Graham av, 116—Progress Moving Picture
Co.FA(R)

QUEENS ORDERS SERVED.

Borden av, 311—Meurer Steel Barrel Co,
SmkS-FA-D&R-StSys
Jamaica av, 4059—Mrs Philip Werner,
D&R-SmkS-Rec
Payntar av and Sunswick st—Adler Veneer
Seat Co.FA-Rec-Rub-O
Roseville av, 161—B Levin.SmkS-FA-Rec
West av and 6 st—Eagle Pipe Supply Co,
D&R-CF

RECORD AND GUIDE IS IN ITS FIFTIETH YEAR OF CONTINUOUS PUBLICATION.

CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

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

Awnings and Canopies.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Builders.

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

Building Directories.

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

Building Material (Masons).

BUILDERS' BRICK & SUPPLY CO., INC., 172d St. and West Farms Rd. Tel. Intervale 100.
CANDEE, SMITH & HOWLAND CO., foot East 26th St. Tel. Madison Sq. 7640.
DUFFY CO., J. P., Second Ave., 50th to 51st St., Brooklyn. Tel. Sunset 4000.
KANE CO., J. P., 103 Park Ave. Tel. Murray Hill 1467.
McCARTHY, JOHN A., 149th St. and Harlem River, Bronx. Tel. Melrose 4530.
PECK CO., N. & W. J., 103 Park Ave. Tel. Murray Hill 5787.

Building Reports.

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

Cement.

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

Cement Work.

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

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

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

Cornice and Skylights.

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

Doors and Sashes.

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

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevator Gates—Folding.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

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

Fire Escapes.

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

Fireproofing.

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

Flagpoles.

STOLZ & GREENBERG, 1122 Forest Ave. Tel. Intervale 2747.

Flooring.

HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Flue Pipe.

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

Folding Gates.

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

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

Fumigation and Extermination.

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

Garbage and Refuse Incinerator.

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

Gas.

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

Gates—Folding.

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

Heating and Roofing.

DAMES CO., INC., 1427 Flatbush Ave., Brooklyn. Tel. Kenmore 3457.

House Mover and Shorer.

VORNDRAN'S SONS, C., 412 E. 147th St. Tel. Melrose 456.

House Wreckers.

NORTHERN WRECKING CO., Harris Ave. and Sherman Pl., L. I. City. Tel. Hunters Point 2966.

Insurance.

CONTINENTAL (FIRE) INSURANCE CO., 80 Maiden Lane. Tel. John 796. James J. Hoey, Executive Special Agent.
RITCH, WM. T., 34 W. 33d St. Tel. Madison Sq. 3060.
RITCH-HUGHES CO., 101 Park Ave. Tel. Murray Hill 2085.

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.
PERLMAN IRON WORKS, INC., A., 1735 West Farms Rd. Tel. Intervale 2167.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

HUDSON IRON WORKS, 409 W. 36th St. Tel. Greeley 4283.
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Lumber.

FINCH & CO., CHAS. H., Coney Island Ave. and Ave. H., Brooklyn. Tel. Flatbush 2301.
ORR CO., J. C., India St. and East River, Brooklyn. Tel. Greenpoint 948.

Lumber—Second Hand.

DONNER HOUSE WRECKING CO., Ely Ave. and N. Jane St., Long Island City. Tel. Astoria 338.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 162 Reade St. Tel. Worth 600.

Marble and Tile.

McLAURY MARBLE & TILE CORP., Walnut Ave. and 141st St. Tel. Melrose 3076.

Masons and Plasterers.

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

Classified Buyers' Guide—Continued

Metal Ceilings.

BROOKLYN METAL CEILING CO., 283 Greene Ave., Brooklyn. Tel. Prospect 1402.
WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

Metal and Metal Covered Work.

NORMAN-SETON, INC., Winfield, L. I. Tel. Newtown 911.
WESTERGREN, INC., M. F., 213 E. 144th St. Tel. Melrose 3291.

Mortgages.

BUCHANAN, H. W., 49 Wall St. Tel. Hanover 6484.
LAWYERS MORTGAGE CO., 59 Liberty St. Tel. Cortlandt 7905.
McLAUGHLIN & CO., A. W., 128 Broadway. Tel. Cortlandt 6600.
McMAHON, J. T., 188 Montague St, Brooklyn. Tel. Main 834.

Painters.

SINGER CO., 63 Park Row. Tel. Beckman 5378.

Parquet Floors

ERBE, WILLIAM J., 2nd Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

GEORGE & CO., INC., E., 194 Front St. Tel. John 3889.

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
BIRDSALL & CO., INC., DANIEL, 317 Broadway. Tel. Worth 800.
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
BULKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
CORSA, GEORGE B., 10 E. 43d St. Tel. Murray Hill 7683.
CROSS & BROWN CO., 18 E. 41st St. Tel. Murray Hill 7100.
CRUIKSHANK CO., 141 Broadway. Tel. Cortlandt 5430.
CRUIKSHANK'S SONS, W., 37 Liberty St. Tel. John 6047.
CUDNER, A. M., R. E. CO., 254 W. 23d St. Tel. Chelsea 1276.
DAVIES, J. C., 149th St. and Third Ave. Tel. Melrose 3462.
DAY, J. P., 31 Nassau St. Tel. Cortlandt 744.
DOYLE & SONS, J. F., 74 Wall St. Tel. John 2368.
DUROSS CO., 155 W. 14th St. Tel. Chelsea 2377.
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.
ELY & CO., H. S., 21 Liberty St. Tel. John 222.
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.
FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.
GITTERMAN, A. N., 51 E. 42d St. Tel. Murray 737.
HESS, M. & L., 907 Broadway. Tel. Gramercy 6052.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLER, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.

MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

MARSTON & CO., 549 Fifth Ave. Tel. Murray Hill 540.

MORGANTHAU & CO., M., 25 Pine St. Tel. John 888.

MORRISSEY, WM. G., 189 Montague St., Brooklyn. Tel. Main 5856.

NOYES CO., C. F., 92 William St. Tel. John 2000.

OGDEN & CLARKSON CORP., 605 Fifth Ave. Tel. Vanderbilt 1124.

O'REILLY, THOS. J., Broadway and 109th St. Tel. Academy 1600.

PEASE & ELLIMAN, 340 Madison Ave. Tel. Murray Hill 6200.

PFLOOM, F. & G., 1333 Broadway. Tel. Greeley 2127.

PORTER & CO., 159 W. 125th St. Tel. Morning-side 958.

RAE CO., WM. P., 180 Montague St., Brooklyn. Tel. Main 4390.

READ & CO., GEO. R., 30 Nassau St. Tel. John 3670.

RULAND & WHITING CO., 5 Beekman St. Tel. Cortlandt 1132.

SPEAR & CO., 840 Broadway. Tel. Stuyvesant 627.

TUCKER, SPEYERS & CO., 435 Fifth Ave. Tel. Murray Hill 2750.

TYNG & CO., STEPHEN H., JR., 41 Union Sq. W. Tel. Stuyvesant 4000.

WELLS' SONS, J. N., 191 Ninth Ave. Tel. Chelsea 5266.

WHITE & SONS, W. A., 46 Cedar St. Tel. John 5700.

WHITING & CO., WM. H., 41 Park Row. Tel. Cortlandt 5900.

WOOD, F. R., W. H. DOLSON CO., Broadway at 80th St. Tel. Schuyler 3800.

Real Estate Brokers (Manhattan and The Bronx).

ARCHIBALD, WM. H., 316 W. 23d St. Tel. Chelsea 5566.
ARMSTRONG, J., 1984 Third Ave. Tel. Harlem 211.
BECHMANN, A. G., 1053 Southern Blvd. Tel. Intervale 556.
BROWN, WALTER E., 3428 Third Ave. Tel. Melrose 43.
DE WALLTEARSS, S., 135 Broadway. Tel. Cortlandt 355.
DIKE, O. D. & H. V., 220 W. 42d St. Tel. Bryant 8556.
DOWD, JAMES A., 874 Sixth Ave. Tel. Circle 32.
FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.
KURZ & UREN, 370 E. 149th St. Tel. Melrose 2140.
McLAUGHLIN, T. F., 1238 Third Ave. Tel. Lenox 1063.
McNALLY, G. V., 7 E. 42d St. Tel. Murray Hill 8154.
PAYTON, JR., CO., P. A., 67 W. 134th St. Tel. Harlem 917.
SCHINDLER & LIEBLER, 1393 Third Ave. Tel. Lenox 3436.
SIMMONS, E. DE FOREST, 31 W. 58th St. Tel. Plaza 837.
STEIN, HENRY C. B., 102 First St. Tel. Orchard 1930.
ULLMAN, C. L., White Plains Ave., north of 207th St. Tel. Williamsbridge 36.

Real Estate Board (Brooklyn).

BRUMLEY, JAMES L., 189 Montague St. Tel. Main 2372.
BULKLEY & HORTON CO., Myrtle and Clinton Aves. Tel. Bedford 5400.
BURLING REALTY CO., 209 Bridge St. Tel. Main 600.
CHAUNCEY REAL ESTATE CO., 187 Montague St. Tel. Main 4300.
CLARK, INC., NOAH, 837 Manhattan Ave. Tel. Greenpoint 2000.
HENRY, JOHN E., JR., 1251 Bedford Ave. Tel. Bedford 5500.
McMAHON, JOSEPH T., 188 Montague St. Tel. Main 834.
MORRISSEY, WM. G., 189 Montague St. Tel. Main 5856.
PORTER, DAVID, 215 Montague St. Tel. Main 828.
PYLE CO., H. C., 201 Montague St. Tel. Main 4390.
RAE CO., WM. P., 192 Montague St. Tel. Main 4390.
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.
WELSCH, S., 207 Montague St. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.
RYAN, GEO. J., 46 Jackson Ave. Tel. Hunters Point 3451-2.

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.
LEWINE, F. & I. L., 135 Broadway. Tel. Cortlandt 980.
LOWENFELD & PRAGER, 37 Liberty St. Tel. John 6130.
MANDELBAUM, H. & M., 135 Broadway. Tel. Cortlandt 8155.
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

Refrigerating (Ice by Wire).

ISKO CORP. OF N. Y., 9 Central Park West. Tel. Columbus 791.

Reports (Building).

DODGE CO., F. W., 119 W. 40th St. Tel. Bryant 4800.

Roofing and Quarry Tile.

PERSON, O. D., 101 Park Ave. Tel. Murray Hill 110.

Sand and Gravel.

ROSE CO., JOHN B., 103 Park Ave. Tel. Murray Hill 5787.

Sheet Metal Work.

CENTURY VENTILATING CO., 257 Third Ave. Tel. Gramercy 4560.

Skylights.

AMERICAN GUARANTEE ROOFING CO., 221 E. 77th St. Tel. Lenox 7966.

Surveyors, City.

FORD'S SONS, FRANCIS W., 8-10 James St. Tel. Worth 1021.

Telephone Accessories.

COIN DEVICE & SIGNAL CO., INC., 1269 Broadway. Tel. Mad. Sq. 2594.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3903.

Title Insurance

LAWYERS TITLE & TRUST CO., 160 Broadway. Tel. Cortlandt 6140.
NEW YORK TITLE & MORTGAGE CO., 135 Broadway. Tel. Cortlandt 6880.
TITLE GUARANTEE & TRUST CO., 176 Broadway. Tel. Cortlandt 8800.

Window Shades.

ORDINATOR CO., 101 Park Ave. Tel. Vanderbilt 3250.

Windows, Fireproof.

POMEROY CO., INC., S. H., 30 E. 42d St. Tel. Murray Hill 3338.

Wire Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Av. Tel. Mad. Sq. 9370.

Wire Work

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.