

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, OCTOBER 13, 1917

REPORT OF TENEMENT HOUSE DEPARTMENT

Principal Events of Year 1916 Recounted, Showing Some of the Accomplishments of the Department

By HON. JOHN J. MURPHY, Commissioner, Tenement House Department

FEW people realize how directly the work of the Tenement House Department comes into contact with their daily lives. It is seldom that the occupant of an apartment understands or is even interested in the number of things that go wrong about the building in which he lives, unless the matter affects his own suite. But the owner of the building knows what constant attention is necessary to maintain the structure in proper condition and prevent rapid deterioration. There are 104,753 tenement houses in the city; therefore the extent and variety of the Tenement House Department's duties may be realized. At the close of 1916 there were 976,397 apartments in tenement houses in New York City. The average increase is about 30,000 a year, though this year this figure will be somewhat decreased on account of the building inactivity.

The Department found it necessary during 1916 to file violations against 38,123 tenement houses, or upon one tenement in every three in the city. In many cases the violation filed was for a trivial matter, but the repairing of the defect often demonstrated the old saying that "a stitch in time saves nine."

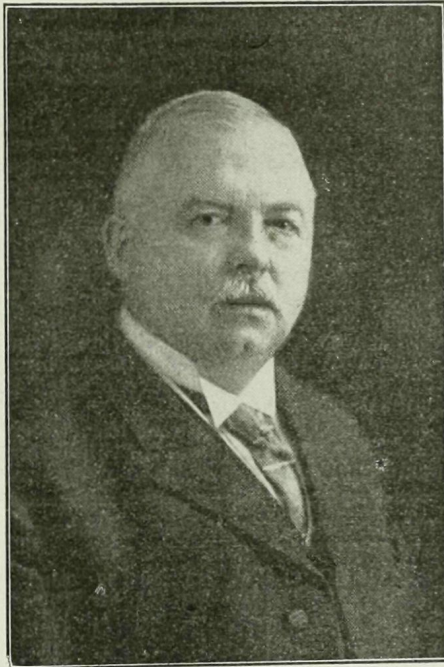
During 1916, 29,053 tenement houses were cleared of violations, the number of orders dismissed and canceled being 155,440.

Important Developments.

The most notable events of 1916 were the epidemic of poliomyelitis extending from June 1 to October 31; the passage and adoption of the Building Zone Resolution on July 25, and the transfer to the Tenement House Department of certain powers under the Labor Law, regarding bakeries and confectioneries in tenements. Other items of interest were: (1) changes in departmental procedure by the establishment of the Model District Number 142; (2) installation of the system of notifying tenants or janitors of violations of law, and placing responsibility therefor upon them whenever conditions so warrant; (3) census of vacant apartments. The epidemic of poliomyelitis began about June, 1916, and apparently originated in the southern district of Brooklyn. The Department made a thorough sanitary inspection, not only of every tenement house in which a case was reported, but also in the entire block immediately surrounding. The total complaints for 1916 were 48,352, about 8,000 more than during 1915.

The adoption of the Building Zone Resolution conferred additional powers and duties upon the Tenement House Commissioner and upon the Tenement House Department. It became necessary to make an inspection of every tenement house located in the Business or Residence District, noting any business use of the premises at the time of the passage of the Resolution, and further, to clearly establish on the records of the Department, the Use District in which the tenement is located.

On October 1, 1916, certain powers under the Labor Law, regarding bakeries, confectioneries, etc., in tenements, and certain powers of the Department of Health pertaining to same, were



HON. JOHN J. MURPHY.

transferred to the Tenement House Department. The transfer imposes upon the Department additional duties enforcing those provisions of the Labor Law relative to construction of and structural changes in bakeshops and confectioneries.

With the object of facilitating results in compliance of violations, especially in any congested sections where conditions warrant urgent action, the Tenement House Department, towards the close of 1916, inaugurated a new system for the attainment of this purpose. Accordingly, several blocks bounded by Hester, Elizabeth, Spring and Mott streets, Manhattan, and known as Model District No. 142, were designated for experiment. An important underlying principle of the experiment is the securing of the removal of violations by personal suasion, rather than by means of the customary correspondence. Only four violations were filed in the district during one calendar month. During the same period, 147 tenants' notices were issued, which, upon reinspection, were found promptly complied with.

Apartment Census.

During the first week in March, 1916, the Department conducted a census of vacant apartments in order to ascertain whether the percentage of vacancies had increased materially since the previous census, and whether building was keeping pace with the demand for accommodations. On the whole, the census justified the conclusion that at that time there was no discrepancy between the demand for housing accommodation and the supply.

Tables compiled by the Department show that the total vacancies in the city at that time was 5.60 per cent., while the total vacancies in new-law tenements was 4.03 per cent., and in old-law tenements, 6.52 per cent. The highest percentage of vacancies was in

the old-law tenements in Richmond, viz., 9.01 per cent.; the lowest was in new-law tenements in Queens, 2.73 per cent.

There has been a remarkable growth of the new-law tenement. Of the total number of 104,753 tenements in the city, 27,149 are of the new-law type. There are 597,955 apartments in old-law tenements, and 378,422 apartments in new-law tenements, so that 38 per cent. of all the apartments in the city are in tenements of the new-law type. They equal 76 per cent. of the total apartments in the Bronx, and 71 per cent. of the total apartments in Queens.

More tenement houses were constructed in 1915 and 1916, and more capital employed in 1916 than in 1914. In the latter year, 119 tenement houses were erected in Manhattan, containing 4,125 apartments, or accommodations for 18,562 persons, upon the usual basis of 4½ persons to an apartment, and at an estimated cost of \$19,376,000, exclusive of the cost of the land.

It should be noted that, although 4½ persons in an apartment is the basis commonly used in estimating a population, there are many indications that this figure is no longer true of apartments in Manhattan, where there are many suites containing only two or three rooms. An average of four persons in an apartment would possibly be more nearly correct.

Tenement House Locations.

The location in which tenement houses were erected during 1915 and 1916, is a matter of interest and importance, showing as it does, the general trend of new tenement house operations.

While tenement building is not entirely confined to any particular section of Manhattan, it nevertheless cannot be said that many new tenement houses were erected in purely tenement districts. Through all these districts, however, there exist many tenement houses erected since the new law took effect.

Practically all of the vacant space available for tenement purposes in the lower part of the Borough when the new law was passed in 1901, was utilized for new tenement houses in the years immediately subsequent to the passage of the law. New tenement houses can now be erected in lower Manhattan, therefore, only by the demolition of old buildings of various kinds.

A rather noteworthy beginning in this respect was made during 1915 and 1916, as will be seen from the following list of tenement houses and loft buildings, which either have been, or are about to be demolished, plans having been approved for new tenement houses upon the site.

Loft buildings demolished to provide new tenement house sites include 42 to 50 West 67th street, 103 and 105 Avenue A, 6 and 8 East 8th street, 10 and 12 East 18th street, 18 to 26 East 8th street (two buildings), east side of Elizabeth street, 55 feet south of Grand street, north side Broome street, 75.11 feet west of Mulberry, 59 and 61 West 10th street (two buildings), and 132 and 134 Thompson street.

The following old tenement houses were

demolished to provide new tenement house sites and include the southwest corner Seventh avenue and 5th street; southwest corner Amsterdam avenue and 87th street; 2730 to 2736 Broadway; 257 to 261 West 15th street; 244 to 252 West 15th street; 120 and 122 Sullivan street; 66 to 72 East 77th street; 948 to 954 Park avenue; 113 to 119 East 32d street; northeast corner Broadway and 88th street; south side 29th street 159 feet west of Second avenue; south side of 19th street 197 feet east of Seventh avenue; west side Hudson street 50 feet south of Barrow street; north side of 28th street 125 feet east of Tenth avenue; 264 to 268 West 19th street; west side of Park avenue, 55th to 56th streets; west side Park avenue, 51st to 52d streets, and the southwest corner of Park avenue and 81st street.

It will be seen that a large percentage of the sites provided in this manner are located in purely tenement districts. How far the trend will go there is as yet no means of ascertaining, although presumably the practical working of the Zoning Resolution will bring about a gradual readjustment whereby some of the loft buildings and certain others not used for living purposes will be demolished because of the requirements to be met in the expansion of several kinds of business and manufacturing in other than the unrestricted districts.

The all-important question of the height of tenement houses is receiving so much attention that a table has been prepared by the Tenement House Department for the purpose of greater ease in comparing and noting the tendency in this respect with relation to the new tenements erected during the past five years.

pense of the six-story type of building. Tenants have begun to object to climbing stairs to the sixth story, while on the other hand the cost of elevator service for the six-story house is not relished by the owner. The consequence is, that while in 1912 the number of six-story tenement houses erected was largely in excess of the number of five-story houses built, or 75 of the former, as opposed to 61 of the latter, in 1915 the number of six-story houses erected was only a little more than half the number of five-story houses, and in 1916 was actually less than half the number of five-story houses, or 38 as opposed to 77.

It will also be seen that during the five-year period only 254 six-story tenements were erected in Manhattan, while 319 of the five-story type were built. The table also shows that the seven-story house has never become a favorite. This is partly due to the additional cost of fireproofing, since such buildings must be fireproofed, and partly to the cost of maintaining elevator service.

The nine-story fireproof house has become popular on the cross streets, since an amendment to the Tenement House Law in 1912, which permitted the height of such buildings to be measured from the curb level to the underside of the roof beams, instead of to the top of the roof beams, the difference in height being just sufficient to permit the construction of a building 90 feet high on a street 60 feet wide. From 1912 to 1916, therefore, 42 of these nine-story tenement houses were erected in Manhattan.

The distinct popularity of the twelve-story fireproof tenement or high-class apartment house is also evidenced.

TABLE SHOWING HEIGHT OF TENEMENT HOUSES ERECTED IN THE BOROUGH OF MANHATTAN IN YEARS 1912-1916, INCLUSIVE

Year Erected.	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Total
Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Sty.	Tnts.
1912.....	3	61	75	14	9	14	9	4	1	22	..	..	..	..	..	189
1913.....	1	63	59	1	8	13	5	3	21	2	..	..	..	..	..	178
1914.....	..	46	39	..	6	6	5	..	17	..	..	..	..	..	..	119
1915.....	..	72	43	2	2	5	1	..	17	..	..	..	..	..	..	143
1916.....	..	77	38	1	2	9	1	2	16	6	1	..	..	..	..	154
Total.....	1	5	319	254	4	32	42	16	6	93	8	1	..	..	2	733

This table of height of tenement houses erected from 1912 to 1916, inclusive, discloses several interesting facts. It shows, for instance, that there is a distinct gain in the popularity of the five-story non-fireproof house, at the ex-

During these five years 93 such structures were erected, while during the same period only eight of the thirteen-story type, one fourteen-story and two seventeen-story houses were constructed.

"HONOR ROLL" OF REAL ESTATE MEN WHO HAVE RECENTLY ENLISTED

FOLLOWING the printing of the "Honor Roll" in the Record and Guide last week, a supplementary list is published herewith. The list contains the names of men identified with prominent real estate concerns, not only in Manhattan, but also in Brooklyn, who have joined various units of the army or navy.

C. H. Bainbridge.

Charles L. Hanscom, Officers' Reserve Camp, Plattsburg, N. Y.

A. Clarke.

Reginald A. Clarke, 2d Field Artillery, James Reilly, Camp Upton, Yaphank, L. I.

William Redpath, 23d Regiment, Spartanburg, S. C.

Cruikshank Company.

Frank E. Davidson, 1st Lieutenant, Adjutant, First Provisional Regiment, N. Y. G.

Hermann de Selding.

Edward F. de Selding, Ambulance Unit No. 33, Summit, N. J.

W. H. Lawrence, Jr., Captain, Commanding.

Bruce R. Duncan.

Walter Bruchhausen, Troop C, First Cavalry, Spartanburg, S. C.

Hyman D. Rapps, 13th Regiment, Coast Artillery, Fort Hamilton, N. Y.

E. J. & S. Grant.

Sidney Grant, Colonel, 13th Coast Defense Command, Fort Hamilton, N. Y.

Home Title Insurance Co.

Corporal Sidney H. Segelbaum, 7th Company, New York Coast Artillery, N. G., U. S.

Private Harry Fajans, 7th Company, New York Coast Artillery, N. G., U. S.

Hughes & Hammond.

Paul L. Hammond, United States Navy.

Lawyers Mortgage Co.

Clark M. Boland, 23d Regiment, N. G., N. Y.

Lloyd E. Boland, 23d Regiment, N. G., N. Y.

John J. Dempsey, 23d Regiment, N. G., N. Y.

Andrew C. Kopf, 2d Field Artillery, N. G., N. Y.

Frank J. Steinouglar, 2d Field Artillery, N. G., N. Y.

Herbert Thien, Naval Militia.

William Wensley, Naval Militia.

William J. Bellatty, Naval Reserve.

Edward Lyons.

Joseph Porter, Sergeant, Ordnance Department, France.

T. F. Martin.

Eugene F. Martin, 13th Coast Artillery, Fort Hamilton, N. Y.

M. Morgenthau, Jr., Co.

Frank Armstrong, Corporal, Battery E, First Field Artillery, Plattsburg, N. Y.

Oscar E. Simpson, National Army, Yaphank, L. I.

William G. Morrissey.

William G. Morrissey, Jr., Naval Reserve Force, Class 2, Foreign Service.

Charles Partridge.

Denzil S. Bradley, Cavalry, Regular Army.

David Porter, Inc.

J. Grant Beatty, First Class Yeoman, Navy.

Porter & Co.

Sergt. Donald Wells Short, 307th Infantry.

Arthur C. Sheridan.

Philip Henry Sheridan, Private, Company C, 165th Infantry, Camp Mills, L. I.

Francis Martin, U. S. Aviation Corps. Ulysses J. Elery, Jr., U. S. Aviation Corps.

Herbert A. Sherman.

Herbert A. Sherman, Jr., Acting Sergeant, Training Recruits, Camp Dix.

Allan J. McBride, Sergeant, Machine Gun Co., 167th Regiment, Camp Mills, L. I.

Loton H. Slawson Co.

W. K. Slawson, 2d Lieut., Quartermaster Corps, Camp Dix, N. J.

A. S. Standing, Ambulance Unit, City Club, now in France.

M. V. Brady, Supply Train, Spartanburg, S. C.

George Noakes, Yeoman, Naval Reserve, Bensonhurst, N. Y.

E. W. Austin, 1st Lieut., Infantry, U. S. R.

W. B. Bronson, Corporal, 107th Infantry, Spartanburg, S. C.

Slee & Bryson.

John Infanger, Draughtsman, Company C, 11th Engineering Railroad Annex Force, France.

Clarence B. Smith.

Clarence B. Smith, Jr., Aviation Section, U. S. Army Signal Corps.

Sutton & Benjamin.

R. E. Curtis, Ordnance Department, U. S. Reserve Corps.

Lieut. Edward Willis, 7th Regiment, N. G., N. Y.

Elimination of Wooden Cars.

That the elimination of the wooden cars from operation in the Center street loop subway may begin early in December was the purport of testimony given recently by W. S. Menden, chief engineer of the Brooklyn Rapid Transit system before the Public Service Commission. The removal of all wooden cars from subway operation has been the object of the Commission for several years. All such cars were removed from the first subway, operated by the Interborough Company, by order of the Commission more than a year and a half ago and all steel cars substituted in their stead. The Commission believes, in line with the theory of leading railroad operators, that all steel equipment will result in a material reduction of accidents and in general, will tend to greater conditions of safety for the traveling public. Owing to high prices and the difficulties of obtaining the necessary materials, the work has not proceeded as rapidly as could be desired, but the announcement of the engineering head of the Brooklyn company indicates that all of this work will be completed within a few months at most. Before the steel cars can be placed in service certain construction work now in progress must be completed and other construction work not yet begun must be carried out.

Wooden Fences Suggested.

The Public Service Commission has under consideration a proposal to issue an order directing the Brooklyn Rapid Transit Company to provide proper and adequate fencing along a portion of the Brighton Beach line, between Eastern Parkway and Washington avenue, Brooklyn. Witnesses have testified before the Commission that the unfenced condition of the right-of-way between the points named makes it easy for persons to obtain ready access to the tracks and as a result several serious and two fatal accidents have occurred.

CONDITIONS LEADING UP TO THE TENEMENT LAW

Department Endeavors To Cope With Conditions—Interesting Figures Given Which Show Growth In All Boroughs

By WILLIAM H. ABBOTT
First Deputy Commissioner, Tenement House Dept.

ARTICLE THREE.

THERE is but little real effort made to produce the type of building that can be truthfully considered applicable to the working man. There are hundreds of sites on which buildings of the

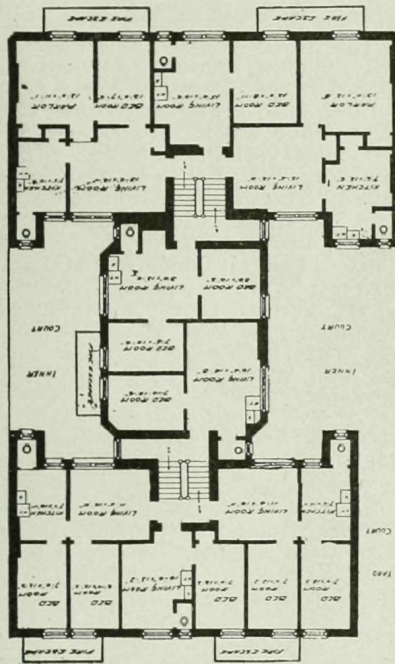


FIGURE A.

cheap, but model type, could be erected, where rooms could rent for a sum within a family's means. There are thousands of families waiting to be housed in this kind of building, but the enterprising promoter has not yet been found.

There have been many buildings of the model type erected in various parts of the city, designed to accommodate

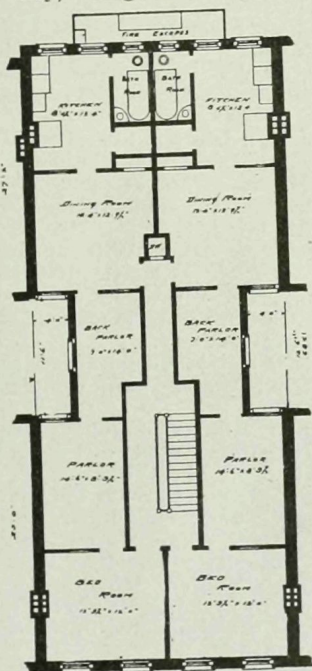


FIGURE B.

the better class of artisan. These are a credit to the neighborhood, but rooms renting for \$6 each a month, or more, cannot be occupied by the poorer class. In many instances they are located at a distance from the factory and mercantile centers of the city and can only be reached by the expenditure of carfare.

The result of this condition has been the overcrowding of the cheap tenements and the use of every available space for living purposes, halls, cellars, and even stores, having been turned into homes for the newcomers.

The Tenement House Department is doing its best to cope with this situation. In many instances kitchens are used for sleeping purposes, and thus the occupants evade the law by having the four hundred feet of air space required for each person.

Within the past few years an inspector unearthed an interesting condition, which showed the ability of a couple of owners to successfully build up a lucrative business.

The Tenement House Law prohibits "lodging" in tenement houses, and wherever a case is found vacation of the apartment is immediately ordered. In two cases the inspector reported that certain floors were being used for lodging purposes. The said landlords were not satisfied with the ordinary night batch of sleepers, but as soon as these men left the house for their respective businesses, another batch of men, who worked during the night and slept in the day time, were given the cots just vacated by their fellow lodgers, and were allowed to remain in undisputed possession of their beds, until the former batch returned from their labors.

It must be admitted that no matter how desirable it is to have certain conveniences in a home, if the occupant is not educated up to these improvements it is almost impossible to insist upon their use.

There are many emigrants now living in New York City who are unfamiliar with the use of gas, wash basins, bathtubs, etc., and it is difficult to teach this class of people otherwise. Their children, however, will learn better when they have been in the country for several years.

Figure A is a floor plan of a cheap

model tenement erected about seven years ago. The building is simple, but substantial, strong and neat in appearance. The public hallways are plain hard burned light colored brick, slate and iron. The tenants are paying for just the bare necessities, without any trills or furbelows.

The arrangement, as is seen, is for eight families on a floor and thirty-seven families in the entire house. The three-room apartments rent for \$10 a month, and the four-room brings \$12.50 a month. The cost of the structure at the time it was built was recorded as being \$45,000.

Those in search of a suburban type of model home have gone further afield, and with the cost of the ten-cent carfare have found houses where the rent does not exceed \$15 a month. These houses have been arranged in rows, each to accommodate six families. Figure B gives an idea of a comfortable arrangement of floors.

A few figures taken from the records of the Tenement House Department will give the reader some interesting data. It was not until after the Department had been in existence several years that a complete census of tenements was made. I, therefore, use the figures given in "The Tenement House Problem," edited by the first Tenement House Commissioner, Robert W. deForest, as covering all the tenements in Greater New York for the year 1900, and divided among the various boroughs as follows: Manhattan, 42,700; Bronx, 4,365; Brooklyn, 33,771; Queens, 1,398, and Richmond, 418, making a total of 82,652 structures.

In one ward in Brooklyn a fair sized (Continued on page 470)

NUMBER OF NEW LAW TENEMENTS ERECTED IN NEW YORK CITY, AND COST.						
Year.	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	Total.
1902.....	57	4	37	3	1	102
1903.....	221	41	174	67	0	503
1904.....	446	102	325	77	0	950
1905.....	772	414	822	212	1	2,221
1906.....	1,172	581	1,694	327	0	3,774
1907.....	812	454	1,790	415	0	3,471
1908.....	378	270	631	150	1	1,430
1909.....	294	547	603	229	3	1,676
1910.....	273	744	1,285	392	4	2,698
1911.....	225	585	1,612	505	7	2,934
1912.....	189	475	884	335	2	1,885
1913.....	178	519	780	314	3	1,794
1914.....	119	232	608	281	2	1,242
1915.....	143	313	611	268	0	1,365
1916.....	154	300	534	219	0	1,207

NUMBER OF SUITES.						
Year.	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	Total.
1902.....	1,337	54	236	12	3	1,642
1903.....	5,131	443	906	254	0	6,734
1904.....	10,387	1,276	2,346	280	3	14,289
1905.....	18,721	6,396	6,412	855	3	32,387
1906.....	29,465	11,762	12,081	1,576	0	54,884
1907.....	22,035	8,173	13,521	2,071	0	45,800
1908.....	11,240	3,636	4,672	829	7	20,384
1909.....	9,290	7,173	4,365	1,083	30	21,941
1910.....	9,344	12,092	8,930	1,731	16	32,113
1911.....	7,754	10,808	11,602	2,489	21	32,674
1912.....	6,860	9,717	8,309	1,848	29	26,763
1913.....	6,421	10,815	8,716	2,070	16	28,038
1914.....	4,125	5,626	8,610	2,179	32	20,572
1915.....	4,783	7,271	9,415	2,148	0	23,617
1916.....	5,021	7,220	7,328	1,790	0	21,359

COST.						
Year.	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	Total.
1902.....	\$2,775,000	\$103,000	\$502,500	\$9,200	\$12,000	\$3,401,700
1903.....	11,484,500	978,000	1,487,700	263,200	.....	14,213,400
1904.....	22,952,500	2,576,000	3,865,300	332,970	.....	29,726,770
1905.....	39,102,000	12,689,700	10,277,700	1,086,000	3,000	63,158,400
1906.....	60,515,000	21,710,700	18,930,000	2,080,700	.....	103,236,400
1907.....	51,014,000	14,584,500	21,410,300	2,735,100	.....	89,743,900
1908.....	33,435,000	6,643,700	7,499,800	1,177,200	16,000	48,771,700
1909.....	35,173,400	14,759,500	7,496,000	1,581,900	66,600	59,077,400
1910.....	42,917,000	25,664,000	15,587,050	2,147,900	25,800	86,341,750
1911.....	37,881,000	21,265,500	19,475,450	3,503,700	33,500	82,159,150
1912.....	28,465,000	19,177,715	12,723,000	2,701,500	67,000	63,134,215
1913.....	31,220,700	21,785,565	14,151,000	2,824,675	27,000	70,008,940
1914.....	19,376,000	11,237,700	14,379,700	3,287,900	95,000	48,376,300
1915.....	16,874,000	14,065,000	15,004,800	3,433,500	0	49,377,300
1916.....	22,832,000	14,581,500	11,671,500	2,677,000	0	51,762,000

TOTAL NUMBER OF TENEMENTS (OLD AND NEW) BY THE BOROUGHS IN THE GREATER CITY, GIVEN IN FIVE-YEAR PERIODS.

Year.	Manhattan.	Bronx.	Brooklyn.	Queens.	Richmond.	Total.
1900.....	42,700	4,365	33,771	1,398	418	82,652
*1905.....	42,300	5,050	34,800	1,785	395	83,330
1910.....	42,181	7,516	48,492	4,491	560	103,240
1915.....	40,936	9,788	46,564	5,189	423	102,900

*Estimated.

The falling off in the number of tenements is mostly on account of the demolition of the buildings, making room for bridge approaches, office of loft structures, schools and other pub-

lic buildings. There are a few tenements every month that are being converted to non-tenements on account of their owners wishing to use the buildings for business purposes.

ELECTRICAL AND MOTOR SHOW FOR 1917

Opened Last Wednesday at Grand Central Palace—Large Variety of Appliances Exhibited

THE Electrical Exposition and Motor Show of 1917, commemorating the thirty-fifth anniversary of the introduction of commercial electric service in this city by Thomas A. Edison, was opened at the Grand Central Palace on Wednesday evening, and will continue until Saturday, October 20.

The exposition takes on a more important and grimmer aspect as a result of the entry of the United States into the war. By way of demonstrating what is being done in preparation for and waging war, the United States Government is taking advantage of the exposition by presenting a comprehensive exhibit of the activities of those departments which are applying electricity to present day methods of warfare. The principal display of the War Department is that of the Signal Corps, which has been prepared under direction of Major Henry Opdycke, Signal Officer of the Eastern Department. It embodies much of the modern apparatus for communicating in the war areas, including the new trench telephone sets to be employed by our troops in Europe.

The president of the exposition, Arthur Williams, is also director of the local food administration campaign and is also a member of the committee which is arranging the electrical anniversary exercises.

The State and City of New York are also showing interesting electrical appliances of educational value to the public. Private exhibits of representative firms throughout the United States in the manufacture of electrical appliances will demonstrate the thousand and one applications of electricity to present day commercial and domestic use. The Red Cross has taken the entire third floor, to be devoted for a great exhibit and demonstration of Red Cross wartime work.

A detailed list of the exhibitors at the show and their addresses follows:

First Floor.

American Ironing Machine Company, 228 West 26th street; Anderson Elec. Car Company, 20 Central Park West.

Baker, R. & L., N. Y. Corporation, 17 Central Park West; Barnes & Bros., Edwin C., 114 Liberty street; Behning Piano Company, 425 Fifth avenue; Bell Electric Motor Company, Garwood, N. J.; Brokaw Eden Mfg. Company, Alton, Ill.

Commercial Electric Sign Company, 440 West 46th street; Consolidated Telephone & Electric Subway Co., 54 Lafayette street; Cooper, Hewitt Electric Company, Hoboken, N. J.

Dover Mfg. Company, The, 30 Church street; Duntley Company, The, Inc., 295 Fifth avenue.

Eastman Machine Company, 816 Broadway; Edison Dictating Machine Company, 114 Liberty street; Edison Electric Illuminating Co. of Brooklyn, 360 Pearl street, Brooklyn, N. Y.; Edison Storage Battery Company, Orange, N. J.; Edison, Thomas A., Inc., Orange, N. J.; Electric Auto Sales Corporation, Times Building; Electric Cable Company, 10 East 43d street; Electric Storage Battery Co., The, Philadelphia, Pa.; Electrical Merchandising, 239 West 39th street; Electrical Review Publishing Co., 13 Park Row; Electrical Testing Laboratories, 80th street and East End avenue; Electrical World, 239 West 39th street.

Findlay Manufacturing Co., Robert, 28 Warren street; Fox Electrical Corporation, 119 West 42d street; Frantz Premier Company, 119 West 42d street.

General Electric Company, Schenectady, N. Y.; General Vehicle Company, Inc., Long Island City; Gilbert Company, A. C., New Haven, Conn.; Gregory Company, William R., Woolworth Building.

Habirshaw Electric Cable Company, 10 East 43d street; Hamilton Beach Mfg. Company, 114 Liberty street; Hart, Wallace B., 46 East 41st street; Home Devices Corporation, 33 35th street, Brook-

lyn, N. Y.; Hoover Suction Sweeper Co., The, 1328 Broadway; Hotpoint Electric Heating Company, 147 Waverly place; Hurley Machine Company, 151 West 42d street.

Innovation Electric Heating Co., 585 Hudson street.

Jorgenson, John, 114 Liberty street.

Karry Lode Industrial Truck Co., 100 Nott avenue, Long Island City, N. Y.; Kinetic Engineering Company, 41 Park Row.

Landers, Frary & Clark, New Britain, Conn.; Lux Manufacturing Company, Hoboken, N. J.

Manhattan Electrical Supply Co., 17 Park place; Martin, P. J., Inc., 302-306 West 53d street; Metropolitan Electric Products Co., 101 West 42d street; Metropolitan Engineering Company, 35 Vestry street.

TAX ASSESSMENTS.

Real Estate Board "Astounded to Learn" That Values Have Increased.

Real estate owners are not taking kindly to the new assessment figures as shown by the books of the Department of Taxes and Assessments, opened on October 1. A statement made by the Real Estate Board of New York says that the Board is "astounded to learn" that values throughout the city have increased \$137,369,758 since last year. This statement says:

"It is an undoubted fact that in many localities values have decreased, and it would be extremely difficult to point to any notable locality increase. Persons familiar with real estate conditions are astounded to learn that the Tax Department shows an increase of more than \$137,000,000.

"The Real Estate Board feels that there must be something wrong about an assessment system that can show increased valuations of \$137,000,000 in the several boroughs in spite of this undisputed fact. The whole idea of arbitrarily fixed units of value as an absolute guide for deputies who ought to be allowed to fix valuations according to their own sense of what is due and fair is wrong.

"The Real Estate Board believes that the assessment for the city was fixed as part of a definite policy and not as the honest and conscientious opinion of trained and expert deputies. This policy is that the debt incurring power of the city should be maintained and that the tax rate should be kept down while expenses increase. To do this an arbitrary unit of value is fixed regardless of lower values. The unfortunate part of the whole thing is that this policy which apparently has been adopted by the Tax Commissioners and their deputies results in giving us a larger proportion of the State tax.

"There is no doubt in the minds of the members of the Real Estate Board that these values cannot be maintained, but it is an absolute injustice for property owners to be compelled to hire experts and even to go to court to get a proper assessment on their property.

"Last year the Tax Commissioners, on application, reduced the tentative assessment \$24,676,275 and a similar amount will probably be taken from the assessment rolls by certiorari when the cases now pending have been decided. In other words, the city in 1916 forced property owners to go to great expense to hire experts and lawyers to defeat an attempt to force them to pay, because of an improper assessment on their real estate, one million dollars taxes more than they should pay.

"It must be remembered, in considering these figures, that the proportion of property owners unjustly assessed who apply for reduction is very small. The vast majority pay the unjust additional tax without a protest. The small property owner particularly, who cannot afford to make the fight, must submit to what he knows to be unfair treatment."

National Lamp Works, Cleveland, O.; National Scale Company, Chicopee Falls, Mass.; New York Edison Company, The, 15th street and Irving place.

New York & Queens Electric Light & Power Co., 444 Jackson avenue, Long Island City, N. Y.; Nicholas Power Company, 90 Gold street; Northwestern Electric Equipment Co., 35 Vestry street.

Ohio Company, The, 1463 Broadway; Otis Elevator Company, 11th avenue and 26th street.

Palmer Electric Mfg. Company, Boston, Mass.; Patterson, Gottfried & Hunter, 211 Centre street; Penn, A. C., 100 Lafayette street; Philadelphia Storage Battery Co., 1789 Broadway.

Regina Company, The, 47 West 34th street.

Sheldon, W. S., 30 Church street; Sheldon Electric Company, 30 East 42d street; Simplex Heating Company, 120 West 32d street; Standard Aerial Corp., Plainfield, N. J.; Steynis Ozone Company, 39 Pine street; Stonehouse Steel Sign Company, Denver, Colo.; Strauss & Company, Inc., 209 West 48th street;

United Electric Light & Power Co., 130 East 15th street; Universal Winding Company, Providence, R. I.

Wallace Lamp Company, 100 Lafayette street; Ward Motor Vehicle Company, Mt. Vernon, N. Y.; Western Electric Company, 463 West street; Westinghouse Electric & Mfg. Co., East Pittsburgh, Pa.; Williams, Roger, 120 West 32d street.

Second Floor.

Alpha Electric Company, Inc., 116-18 West 29th street.

Benjamin Electric Mfg. Co., 114 Liberty street; Bohn Electric Company, C. C., 820 Sixth avenue; Burdick Cabinet Company, 110 West 34th street.

Campbell Electric Company, Lynn, Mass.

Eagle Felt Company, Yonkers, N. Y.; Eastern Rubber Company, Philadelphia, Pa.; Edmands, Walter S., Boston, Mass.; Everyday Mechanics Co., Inc., 33 West 42d street.

Federal Sugar Refining Co., Yonkers, N. Y.

Hanovia Chemical & Mfg. Company, Newark, N. J.; Hart & Morrison, 780 Sixth avenue; Herberts Engineering Co., 10 East 43d street; Home Economics Exhibit; Hughes Company, James W., 117 East 23d street.

National Electric Utilities Corp., 103 Park avenue; New York Electrical School, 39 West 17th street; New York Pneumatic Service Co., 15 West 44th street.

Pittsburgh Electric Specialties Co., 149 Broadway; Prometheus Electric Company, 511 West 42d street.

Ritter Dental Manufacturing Company, 200 Fifth avenue.

Truswell & Sons, William, 16 Cedar street; Tucker Electric Construction Company, 114 West 30th street.

U. S. Cloth Cutting Machine Company, 414 West Broadway.

Victor Electric Corporation, 131 East 23d street; Viking Sign Company, 527 Fifth avenue.

Wappler Electric Company, Inc., 173 East 87th street; Yonkers Electric Light & Power Co., The, Yonkers, N. Y.

Bakery, Lexington avenue side. All machinery and equipment, including Dough Mixer, Flour Sifter, Cake Machine, Automatic Divider, Rounder-up Revolving Proofer, Moulding Machine, exhibited by Jaburg Brothers. Bakery operations are conducted by the Fleischman Company.

Dairy and Milking Exhibit, 46th street side. Dairy operated by Borden's Farm Products Company, Milking Machine Clarifier and Separator. De Laval separator Company. Stanchion Stalls, Louden Machinery Company.

Third Floor.

The entire third floor is occupied by The American Red Cross.

Government Exhibits.

U. S. Army Signal Corps, U. S. Navy, Department of Commerce—Bureau of Lighthouses, Census Bureau—Weather Bureau, Public Roads and Rural Engineering, U. S. Forestry Service, New York State, City of New York.

BUILDING MANAGEMENT

HEARING HELD BY PUBLIC SERVICE COMMISSION ON CHANGE OF GAS STANDARD

THE large attendance of the owners of buildings and their tenants at the hearings before the Public Service Commission, First District, is evidence of the fact that much interest is being taken in the question as to whether or not the heat unit standard should be adopted in place of the candle power measurement of gas. It had been generally supposed that the gas companies in this city had requested the change from the candle power to the calorific standard of measurement, but at the hearing last Tuesday it was developed that the proposed change was the result of the Public Service Commission, Second District, adopting the heat unit standard and conferences between the Commissions of both the First District and the Second District. It was shown at the hearing on Tuesday that the gas companies in this district are prepared to furnish the United States Government with toluol for war purposes and that the toluol is to be supplied to the Federal Government at actual cost of its extraction from the gas and that the gas companies are not to accept any financial profit for this by-product.

Two witnesses testified at the last hearing, one of whom was Captain Oscar H. Fogg, who recently resigned his position as Engineer of Utilization with the Consolidated Gas Company of New York to enter the United States Army Service. Captain Fogg testified that users of gas obtained greater efficiency under the British Thermal Unit than under the present candle power standard. Captain Fogg pointed out that under the heat unit standard the consumer was furnished with a uniform gas, whereas, under a 22 candle power gas there was a large variability as to heat units. He said that with a calorific standard of 585 B. t. u.'s. customers using appliances for industrial, commercial and domestic purposes would be able to obtain better practical results than under the present 22 candle power standard. In other words, Captain Fogg said that more heat units under that calorific standard would be utilized than with a 22 candle power standard. He further declared that under a calorific standard of 585 B. t. u.'s. which would furnish a gas of very little variability, it would be possible to adjust the gas appliances to their maximum efficiency and for them to operate at maximum efficiency all the time on the customers' premises and enable the customer to get actual service out of the 67% of the heat units contained in the gas. Under the 22 candle power standard, Captain Fogg said, with the present 660 heat units gas consumers could only obtain 58% of the heat units in the gas.

Robert French Pierce, of the Welsbach Company, testified that he had made many tests during a period of several years of the 22 candle power gas and gas containing approximately 585 B. t. u.'s. Mr. Pierce said that it had been found that greater luminosity had been obtained from gas mantles from 585 B. t. u.'s. than from gas of 22 candle power.

Judge William N. Dykman stated to the Commission that the Brooklyn Union Gas Company, which he represented, was ready to take the toluol out of the gas and deliver it to the Government and to begin at once. He said that this would necessitate a change to the B. t. u. standard, and that if the Commission should approve of it leave the price of gas where it now is. That the Brooklyn Union Gas Company would immediately make a contract with the Government and go ahead and furnish the toluol so much now desired.

Robert A. Carter, a vice-president of the Consolidated Gas Company of New York, then addressed the Commission, saying, in part: "We want to echo and

endorse all that Judge Dykman has said in regard to our desire to meet the demands of the Government for toluol for munition purposes. We are already doing a great deal of work for the Government, work which the Government has taken more than one occasion to express its extreme satisfaction with. We are informed and believe that the result of the substitution of the calorific standard corresponding with that adopted by the Second District in this State will not result in any decided difference to the consumer. We deem our information on this point as being absolutely reliable. There may be a slight disadvantage to the company resulting from the installation of lighting in lieu of 20% of business now done through open flame burners. One expert has advised us that it may very possibly result in a diminution of some 16% of the volume of our sales, but, assuming it amounted to only a diminution of 10%, the effect upon our distributing cost would be substantially greater than any economy which could possibly be computed in the manufacturing cost due to the use of a smaller quantity of oil in the production of the calorific standard in lieu of the candle power standard.

"Our position is this," Mr. Carter further stated, "that if the 585 B. t. u. standard is prescribed and it be subsequently found that under that standard the Consolidated Gas Company and its affiliated companies are able to earn anything more, or that the price yields anything more than the actual cost of gas, including interest upon investment in the property necessary to produce and distribute it, that any profit over that, the company, I am inclined to think, and I should expect to be sustained in that, would divide such a profit if any there were.

Improved Service.

"But I will say this, that I have had computations made indicating that in order that the company at the 80-cent rate would earn the cost of gas computed, as I have stated, and including a mere interest rate upon investment in the property the standard would have to be fixed at about 400 B. t. u.'s.

"The company has uniformly sought to improve the quality of its service," Mr. Carter said. "It has sought most efficient appliances and the most efficient adjustment of appliances in order that the consumer might receive for the amount that he paid the very best possible service. We resent the imputation that we are before the Commission seeking a reduction in the standard that will impose an additional burden upon the consumer and give him a poorer service for the price he is paying. We have engaged in two campaigns for the introduction of incandescent mantles in lieu of open flame burners, installing in those two campaigns over 200,000 of those lights at an average sacrifice to us of output every time the mantle burner was substituted for a flat frame burner.

"We know that the cost of gas that we are supplying the public is approximately 95 cents a thousand cubic feet," Mr. Carter continued. "Our computations indicate that the substitution of a 585 B. t. u. standard for the present 22 candle-power standard will mean that the cost of gas computed in that manner will approximate 96 cents per thousand cubic feet. I think it is obvious that we must seek relief from some tribunal. We are advised by counsel that we cannot seek it before this Commission. We will not be compelled to go back to the United States Supreme Court unless the Legislature disregards the obviously fair end of it, to vest in this Commission authority to investigate the conditions and adjust the rate to a just and reasonable rate, which is all we ask. We would

be sorry to think we could not get a just and reasonable rate from the authorities of this State.

"If the Legislature does not take this action our only recourse is the United States Court. You can very readily understand, too, that before we went to the United States Court we would first have to prove in the local courts that any rate prescribed by the Commission below 80 cents for any quality of gas was unjust and unreasonable. We would be obliged to protect our interests, which are very large, whereas the interests of the great majority of our consumers in this matter is of very small interest; the average interest would be measured by a very small fraction of a cent per day's consumption of gas. That would apply to over 400,000 of our consumers, but with the investment of the Consolidated Company and its affiliated companies, the question is a very grave one, and one that we think we should not trifle with by placing ourselves in a technical position where we might be denied our day in court, when it becomes necessary to bring this before some tribunal. We are absolutely satisfied that the consumer is going to get the same service at the 585 B. t. u. gas that he receives today with gas at 22 candle-power; that he is not only going to get the same available useful heat units in his appliance and in his mantle, but that he is going to get a better service, going to have less trouble with his appliances and with his mantles, and in many other respects he is going to benefit by such a change."

Walter R. Addicks, a vice-president of the Consolidated Gas Company, in addressing the Commissioners, said:

"I have been in all of these proceedings in regard to British Thermal Units from the very beginning. The matter was never raised by the company. It was raised by the Second District Commission, as a result of a report by their Engineer of Light, Heat and Power to the Commission. It resulted in the appointment of a joint committee of engineers, operating in the Second District, and the engineers appointed by the Commission. The net result of that was a report which finally resulted in joint meetings by the First and Second Districts, but not on application by any gas companies; in the First District, as in the Second District, there never had been a written application.

"There has never been an application here on the part of any gas company," continued Mr. Addicks, "to reduce the heat units, but as the result of a study of the question of candle-power versus heat units, the engineers of this State, I think I can safely say, are unanimous that for the benefit of the consumer and for the benefit of the company that the heat unit standard is a better standard. It is one which is definite, exact, not open to variation of ten or fifteen per cent. due to the question of a man's physical condition or his condition of eye-sight. Besides that, it of course necessitates in order to carry it to the ultimate of benefits, it necessitates a gas which will be of such a heat unit that a uniform product will be furnished to the consumer and do away with these carbonizing troubles which are a millstone around the neck of a company serving high candle-power gas, and a larger millstone around the neck of the consumer who is trying to utilize gas successfully.

"As an engineer, I say absolutely," Mr. Addicks concluded, "that we should have a heat unit, and as an engineer responsible for the production of a product, certainly I would be glad to see a heat unit, but it is in the interest of the consumer as well as the interest of the company, and not the interest of the company alone."

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. T. MILLER, President

J. W. FRANK, Secretary & Treasurer

S. A. PAXSON, Business Manager

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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The total production of petroleum in the United States in 1916, according to a report by the United States Geological Survey, amounted to 300,767,158 barrels of 42 gallons each, or approximately 65 per cent. of the world's production. Next in oil production was Russia, with 72,801,110 barrels, and Mexico was third, with 39,817,402 barrels.

Civic interest in the expansion of city park area is again exemplified by the offer of the 143 acres of land known as Gerritsen's Basin in Brooklyn to the City of New York, by two well-known residents of that Borough. The Basin was an old Dutch settlement and farming community, and besides enjoying unusual advantages for park purposes is rich in historic interest.

The report of the Sewer Bureau shows the extensive development of Brooklyn's sewer system, which at the present time totals 1,050 miles. From January, 1914, to September, 1917, the Board of Estimate and Apportionment has authorized the expenditure of \$7,000,000 for this work, and during that period 83½ miles of sewer were built. This extensive sewer development has placed Brooklyn third in the rank of American cities, according to the extent of its system, and many cities have used the construction plans of the Brooklyn Sewer Bureau as models in this phase of municipal improvement work.

Fire prevention is the patriotic duty of every American at this time. To this end, Fire Commissioner Adamson has issued the following appeal:

"We burn up \$250,000,000 worth of property yearly in America.

"It is the duty of every patriotic American to help stop this needless waste in this time of war.

"Carelessness with matches, rubbish, heating and lighting fixtures, gasoline, naphtha and other inflammable substances can be stopped if only we take the trouble to do it.

"Beginning today, won't you help us make the next twelve months a record year for reduced fire losses?"

The Duty of Taxpayers.

The unusual turn which the political situation has taken whereby an entirely new set of issues is being injected into the New York City campaign, has created an additional responsibility on the part of real estate interests, namely, to center more attention on one of the really significant problems—taxation. This question is being overshadowed by the multiplicity of issues which have been raised within recent weeks, and upon which, each of the candidates is basing his hope of election. As citizens, property owners are naturally interested in these phases of the municipal campaign. As holders of heavily taxed and excessively burdened parcels of real estate, they should see to it, however, that the problem of taxation be not minimized in the campaign which is acknowledged to be one of the most important in the history of the city.

Without regard to party affiliations, property owners, as a body, representing the principal source of governmental income, should insist on a guarantee, unrestricted by partisanship, whereby the future mayor of New York City, and the future members of the Board of Estimate will be pledged to inaugurate a new era in the retrenchment of municipal expenses. The request of the Institute for Public Service for pledges from each of the candidates should be supported by property owners, regardless of political association, and should become one of the dominant issues in the present campaign. The demands of the Institute, which are worthy of support, since they reflect the opinion of property owners, regardless of political belief, are outlined in the following statement:

"What platform makers believe is of very little use to taxpayers. What they pledge candidates to do is of great potential use. Retrenchment in municipal expenses is vastly more apt to come if specific pledges are made than if general beliefs or promises are expressed.

"Take, for example, the assessing of property beyond its fair market value. In 1913, both Fusion and Democratic platforms promised to stop the over-assessment of real estate. Between 1913 and 1917 over-assessments have become more numerous and more excessive. In other words, specific pledges are not kept. Yet both party platforms of 1917 are silent on this question.

"Shall taxpayers become pessimistic and cynical and give up trying to get pledges, or instead will they make special effort to secure from each candidate for Mayor specific pledges to stop over-assessment?

"There is still time to secure the pledges before the campaign gets fully under way. It is suggested that taxpayers individually, or through organizations, ask each candidate for Mayor questions like this:

"If elected, will you instruct the assessors to list all properties that in January, 1918, are assessed above their fair market value?

"Will you reduce every assessment found to be too high, in spite of the fact that such reduction might raise tax rates and decrease the city's borrowing power?

"Will you publicly announce your intention to reduce assessments that are too high before election day?

"If assessments stand at the totals announced last week, the city's borrowing margin is increased almost \$14,000,000 by increase in realty assessments.

"It is time to have candidates for Mayor pledged to do something radical about the personalty assessments. It would be well if taxpayers asked each candidate one or two questions like these:

"If elected Mayor, will you instruct the Department of Taxes and Assessments to make a report upon the gap between personalty assessments and personalty actually paying taxes?

"Will you have the Commissioner of Accounts report upon the method of assessing and exempting personalty, as frankly as that office has in times past reported upon borough presidents, police and fire evils, licenses, etc?"

Broadway Traffic Problem.

Pedestrians will note with relief the announcement of the subway builders that Broadway, particularly in the section from Herald to Times Square, probably will be sufficiently reconstructed within the next month in order to render passage on the sidewalks and in the roadway less difficult and hazardous. Conditions have become so bad due to subway obstructions this week that during the evening rush one way regulations were enforced, those south bound taking the west sidewalk and those north bound the east sidewalk. Policemen assisted in keeping the crowd orderly and in maintaining the flow of traffic.

Vehicular traffic has probably suffered even more than pedestrian, in view of the fact that serious traffic congestion has tended to press into maximum service every available avenue. The removal of an important north and south bound thoroughfare like Broadway as one of the arteries of travel has made new demands on similar highways and aggravated an already serious condition.

Nevertheless, blame for the chaotic condition of Broadway with its graphic representation of trench life is not entirely to be placed upon the shoulders of the contractors or the Public Service Commission, who have had unusual and unforeseen difficulties to contend with in this difficult engineering project on one of New York's busiest highways. The most serious delays have been caused by the difficulty in obtaining the necessary labor and the inability of the railroads to deliver, on time, the necessary materials of construction. In spite of concessions made to clarify the labor situation, there have been serious delays, culminating finally in a strike lasting three weeks, before its adjustment. More time had to be allowed in order to properly fill in large sections of roadway, after making allowances for the settlement of the earth, preliminary to paving. Another cause for delay was a period of inclement weather, six weeks of the most favorable period having been lost when work was originally undertaken.

In spite of these deterrents, which have been more or less beyond the control of the builders, work has been progressing steadily, and New Yorkers may accept with assurance the promise that the next month will witness a better state of affairs. Store rentals on Broadway are high enough to warrant complaint on the part of shopkeepers, whose business has been interfered with on account of restriction of traffic or its divergence into other avenues, where traveling is less difficult. Moreover, the opening of the theatrical and opera season will bring back nightly to Broadway the enormous crowds which use this avenue almost exclusively. There is every incentive for finishing the work and restoring Broadway to its normal condition.

Build While We Fight.

Since the entry of the United States into the conflict for "World Democracy" there has been a growing attitude of hesitancy on the part of the building interests to postpone active construction until the conclusion of hostilities. A strong feeling has been generated and fostered that so long as the nation is engaged in warfare, other industrial activities, except those actually essential to the prosecution of the conflict be side-tracked, in a determined effort to bring the war to a speedy victory. The result is exactly what every patriotic citizen is interested in, but the means to the end, as planned by the exponents of a cessation of building endeavor until the war is ended, is, we think, open to impeachment.

There is no legitimate reason why structural activities should be abruptly stopped for the period of the war. In fact, there are countless reasons why construction work should be speeded up to the ultimate of efficiency. This is true particularly at this moment when

the future of the nation looms up so favorably in world commerce and politics.

In order to keep abreast with the head of the procession in the march of world events it has become the bounden duty of the United States to add considerably to its constructive efforts, both at home and abroad. Nationally, we should be able to build as well as to fight. Both should be accomplished simultaneously. The greatest opportunity of all time is unfolding to us as a world power, and we must not be lacking in conception or ambition to make the most of the present and prospective advantages.

To this end let public and private building proceed in volume at least as great if not greater than before the entry into the war. The production and handling of structural commodities and building and engineering construction work of all descriptions are notably among the foremost of our national industries. Any tendency to halt or postpone building activities at the present time is plainly inconsistent with maintaining that prosperity that is our national birthright. Investors, speculative builders, architects and all other branches of the building fraternity should by no means permit of stagnation to an industry so important to their life but should undoubtedly proceed with their contemplated structural improvements, and, by virtue of the existing demand in all sections of the country for additional structures, redouble their efforts to revive building activities. Commonwealths, municipalities, public utilities and private interests generally should inject life into the projects that have been held in abeyance since the outbreak of hostilities.

The brick, cement, lime, lumber, structural steel and other building material industries are basic. Neither Federal regulation nor railroad or other transportation restrictions should be permitted to interfere with them. The progress and stability of these basic industries means protection to our entire national economic fabric, as all economic progress is dependent upon industrial and commercial expansion. As these phases of national prosperity are manifestly impossible without facilities for increasing the growth of the dependent interests, building operations must of necessity be allowed to proceed naturally and without obstruction. Without this effort, the result will possibly be a serious embarrassment to the United States in financing and prosecuting the war to a speedy and victorious conclusion.

A "Curtain of Fire."

Editor of the RECORD AND GUIDE:

In the welter of words about the management of real estate, it seems as if many people, even professionals, are strenuous advocates of either the wrong things or the things that do not count. Mainly, perhaps, because the basis of real estate ideas is not fundamentally sound in men's minds. May I illustrate by throwing a series of bombs?

Bomb 1: Value is largely a state of mind, primarily based upon a state of fact. The foundation of realty value is a concrete property, but the superstructure of realty value, that is a part of the edifice, is the psychological state of mind built out of futures, possibilities and intangibles. Therefore the effort of tax authorities to establish exact values, or the endeavor of appraisers to formulate exact rules are always bound to have a distinct percentage of error. A state of mind cannot be exactly weighed in the balance or determined by rule any more than a general economic situation that raises or depresses values can be exactly determined.

Bomb 2: Real estate men do not sell space except incidentally. They rent light, air and location with a certain amount of area and living facilities attached. The secondary proposition is usually the area, which many consider not only the first but the only proposition. Area is really subordinate to more important considerations. Take a concrete case: An office building rents

space 44 feet away from the window at \$1.40 per square foot; the same building rents corner space at \$2.50 per square foot, and for the small offices most desirably located and with superb natural light at \$3.00 per square foot. When you answer the question what that agent is really charging rent for, you answer the proposition first set forth.

Bomb 3: Architects are good fellows, even if they are opinionated, but no architect should have a commercial building to erect without assuming the agent's responsibility of renting and selling it during the first three years of its young life. In other words, if the planner had to produce results, the crop of architectural "lemons" would be less and the amount of brick and mortar dumped on a lot would be anywhere from 10% to 30% less than the present type of structure. It might decrease the architect's immediate commissions. It would certainly increase his future reputation, and if the city by enactment should compel the names of architects, owners and major builders to be affixed in a prominent place in a permanent way on each new structure, there would be reputations made and lost to the betterment of the community undoubtedly.

Bomb 4: The woods as well as the papers are full of the economies of the economist, who pares, worries, stews and goes into mathematical nightmares on the percentage of operating saving, when all he is doing is heaving straws against the wind. Past a certain dead line, which experience and conditions determine, economies become highly dangerous because they affect the one great principle that should govern in all realty matters—that is, the production of income. So many lose sight of income in their struggle for a low operating cost which too often produced inefficiency and its corollary—vacancy. When one's attention is entirely interested in economies, there is no time for income production. I am not defending extravagance. A reasonable economy at a reasonable expenditure of time we may all attain, but excess economy calls for a further price highly injurious to any property.

The orthodox we have always with us, but the wine of life, the definition of champagne, "the imprisoned laughter of the peasant girls of France" calls for the heterodox and the radical who does things today that the orthodox will do tomorrow. Who thinks out loud thoughts uttered with bated breath in the halls of conservatism and where dread of the future is best illustrated by the picture of a boy with five twiddling fingers at his nose.

Real estate is in bad case in this city. No need to emphasize that fact. It is the Ishmaelite of investments, with every man's hand against it now. What must we do to be saved? Economically, it is profitable; renting is excellent; selling, non est. Mortgage money cannot be had. That, however is a temporary proposition not due to any fault of realty. But the capitalized value has fallen heavily until it is probable the city today is 10% over assessed, founded on full value figures even in the Tax Office are a joke. Full value that is so solemnly announced cannot possibly keep up with the gyrations of a practical market. When Gaylor had values jammed up to build a subway, the present Tax Commissioners nailed the word "Alabama" to their mast, "Here We Rest," and their full values remain full values because they say it is so. Lew Fields has no mortgage on all the humor in this world.

As a practical matter, if a property is worth \$100,000 in flush times, a full value assessment should not be over \$80,000. Taxes go on forever, and good times succeed bad times, and in the wide analysis of long periods, full value is most adequately observed and conserved by a percentage that should not be the highest nor an effort to attain the lowest, but that medium ground that indicates fair play and a square deal. However, a tax board of eight which draws nearly \$60,000 a year salaries and contains only one real estate man, and he a subordinate, cannot be supposed to venture into new and untried ways. Where the experience is lacking the intelligence becomes confused. The re-

QUERY DEPARTMENT

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

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

Question No. 277.—Section 24 subd. b of the Zoning Resolution provides that buildings destroyed by fire may be restored and continued in use as before the fire. Under the new garage ordinance, how would this apply? Would the garage restored have to be reconstructed as a fireproof building? A. K.

Answer: No. 277.—This section provides that when a building is partly destroyed to an extent not greater than 50 per cent. of the value of the building the same may be restored to its original condition, but where a building is wholly destroyed, or damaged to an extent greater than 50 per cent. of the value of the building, the same, if rebuilt, must comply with all the requirements of the Building Code governing the construction of new buildings of the same classification.

Where the building so destroyed was located in a business or residence district and occupied as a garage or for other uses prohibited in such district by the Building Zone Resolution, the new building erected in place of the building destroyed would be limited to the same area and height as the building destroyed, without any extensions or enlargements unless approved by a resolution of the Board of Appeals.

sults, however, are apparent. How good they are the lengthy list of foreclosures testifies.

Following the rule of the Tax Board appointments, we should expect the Mayor presently to appoint real estate men on the Health Board, and doctors in the Corporation Counsel's office. The police might be managed by the women's suffrage party, and our Socialist friends have charge of the city finances. The topsy-turvydom would then be complete, and we would all be living with Alice in Wonderland.

To continue to digress, the fundamental thought governing all realty changes today is the growing demand of every community that life, health and morals are superior to mere property or financial interest. Underlying every sort of legislation is this basis of action and the tenement house codes of the past (our own is fifteen years old and should be in the discard now) are superseded by housing codes. The future codes of housing must have a double standard, which a number of other cities have adopted, a high standard for new construction, and a secondary lower but practical standard for all properties which cannot conceivably be made to reach the high requirements of the new buildings. When any new realty law is to be considered that golden thread of purpose runs through the warp and the web of it indicating what the community requires and pointing out the necessary considerations that practical dealers in realty must consider. Purchasing house wreckage for continued tenancy is made unprofitable by modern legislation. The real estate operator has now to play fair with the public, go out of business, or go to jail. That automatically eliminates a certain class of men who have destroyed city values in the past. The real estate operator of today and the future must be a square dealer both with those that he sells to and the community he lives in, and he must forecast the future accurately. "Where there is no vision, the people perish."

REALTY BROKER.

REAL ESTATE NEWS OF THE WEEK

Projects Involving Millions Feature Trading—Commercial Leases Reflect Continued Business Expansion

WITH the \$3,000,000 sale of the Stewart Building, facing City Hall Park, the transfer of the \$1,300,000 Publishers' Building in 39th street, between Seventh and Eighth avenues, and a \$1,000,000 exchange of a Fifth avenue building site for a costly Lenox Hill residence, the real estate market this week exhibited unmistakable signs of a revival. In addition to these large and important deals, a well sustained demand continued to be manifested for moderate-priced income producing properties in various sections of the city. The real estate market in its various phases took a decided turn for the better, and brokers and owners are in a position to regard the events of the week with much optimism.

The acquisition of the Stewart Building by Frank A. Munsey, to furnish the site of a tall structure designed to house the "Evening Sun" and the other publications controlled by Mr. Munsey, marked one of the most important transactions of the year. The announcement that he intended to erect a structure in keeping with the exceptional location, at-

tracted to the sale the interest of the building fraternity, as well as that of real estate men. There is no question but that the plot is admirably adapted for such purposes, not only on account of the extensive frontage on Broadway and in Duane and Chambers streets, but also because it represented one of the last remaining building plots of size in the downtown section, suitable for so large an improvement.

The leasing branch of the market continued moderately active, with a well-sustained demand for commercial space. Among the interesting leases of the week was the acquisition of large space in a loft building on Broadway, near Astor place, taken by a firm manufacturing men's neckwear, located in Walker street for many years. The renewal of a lease at Broadway and Canal street to furniture dealers, at a rental increase of 20 per cent., reflects the strength of renting conditions in that section of the city, and indicates how firmly the Broadway and Canal street district has become entrenched as a new trade zone for this class of occupancy.

LEGAL NOTES AFFECTING REALTY

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

Injury to Tenant's Employee.

IN an action for injuries to a tenant's employee caused by the collapse of a building belonging to the defendant, the undisputed evidence was that the building was constructed more than half a century ago, that it had been continuously used for manufacturing purposes, and no suggestion was made that it was not in a fair state of repair at the time it was leased to the tenants who were in possession at the time of the accident. A mere incidental defect in the construction, such as was pointed out, and which had resulted in no harm for a period of more than 50 years, could not be called a nuisance per se; it was not such a defect as would suggest danger to a reasonably prudent person, because all the experience was against it, and it is a rule of universal application that upon the demise of real estate there is no implied warranty that the property is fit for occupation, or suitable for the use or purpose for which it is hired (Edwards v. N. Y. C. & H. R. R. Co., 98 N. Y. 245, 247, 50 Am. Rep. 659), and liability arises only where the dangerous condition is known, or with the exercise of reasonable care ought to have been known, so that the case presents the element of disregard for the rights of others (Junkermann v. Tilyou Realty Co., 213 N. Y. 404, 407, 408, 108 N. E. 190, L. R. A. 1915F, 700, and authorities there cited). Here there was no evidence that the defendant knew, or that in the exercise of reasonable inspection of the same he should have known that there was the alleged structural defect.

Moreover, the building was not for public use; it was a manufacturing building, where the tenants owed the duty to their employes of affording a reasonably safe place to work, and none of the cases go to the length of holding that the lessor is liable for damages resulting to an employe of a tenant, who has merely leased the premises from the owner by reason of any defect in the leased premises. On the contrary, it is clearly recognized that the doctrine of Swords v. Edgar, supra, is confined to buildings and structures designed for public use, and has no application to a case of this kind. By a divided court, the New York Appellate Division reversed a judgment for the plaintiff and granted a new trial.—Dadson v. Dixon, 165 N. Y. Supp. 963.

Lien Reserved for Commission.

In an action by a real estate broker to foreclose a lien for his commissions reserved in a deed given in exchange of property and delivered to the grantee, the Texas Court of Civil Appeals holds, Speer v. Dalrymple, 196 S. W. 911, that the grantors could not show the existence of conditions upon which the instrument was delivered to the effect that the broker's notes were not to be effective until payment of the purchase price notes, which in fact were not paid, owing to a re-exchange. The land still stood charged with the broker's lien.

Defective Title.

The Texas Court of Civil Appeals holds, Ross v. Haynes, 196 S. W. 364, that where a vendor who has agreed to deliver a full and sufficient warranty deed when the purchaser has paid a certain sum, continues to be unable, on demand, to make a deed to the property clear of any incumbrance thereon for more than a year after the appointed time, the purchaser may rescind the contract and recover the money paid by him. The purchaser's right to do so cannot be destroyed by a subsequent tender of such a deed at the trial of the suit for rescission.

TENEMENT LAW.

(Continued from page 465.)

city grew up in about five years. This ward was then practically a barren waste.

With the completion of the Williamsburg Bridge this section witnessed a real estate boom, and within a short time the tenement population increased from 1,221 old-law buildings, most of which were three-family structures, to more than 3,000 tenements ranging in height from five to six stories, with four and five families on a floor. In this one ward alone there are almost 30,000 apartments, and if this is multiplied by four and one-half (the average number of persons to an apartment), it will be seen that the tenement population alone is considerably more than 100,000 persons.

The records of the Tenement House Department during the years 1910 to 1916 inclusive show there were more than 32,000 buildings altered at a cost of about \$15,300,000, while the number of new tenements erected in the different boroughs from 1902, up to and including 1916, are to be found, in table form, on page—:

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PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 19, as against 21 last week and 23 a year ago.

The number of sales south of 59th street was 5, as compared with 6 last week and 7 a year ago.

The sales north of 59th street aggregated 14, as compared with 15 last week and 16 a year ago.

From the Bronx 12 sales at private contract were reported, as against 6 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 477 of this issue.

Buys Stewart Building.

Frank A. Munsey has acquired the Stewart Building from the heirs of the late Judge Henry Hilton, in one of the largest real estate purchases of the year. The Stewart Building occupies the block front on Broadway, from Chambers to Reade streets, facing City Hall Park. It has a frontage of about 225 feet in Chambers street, 150 feet on Broadway and 225 feet in Reade street. The building site comprises about 35,000 square feet and was bought through the Charles F. Noyes Company. The same broker acquired for Mr. Munsey, through Wm. A. White & Sons, 61 Chambers street, a lot 23 x 90, heretofore leased at \$11,000 per annum net, which is a part of the large site. This lot was held at about \$200,000 and was owned by the Andrews Estate, represented by Cadwalder, Wickersham & Taft. J. D. Fackenthal, of the law office of Barber, Watson & Gibboney, represented Mr. Munsey as attorney in the legal matters and James S. Darcy and Alfred L. Stickney, of Joline, Larkin & Rathbone, were the attorneys for the Hilton heirs.

On this site Mr. Munsey plans the erection of a tall building, which will become the home of the "Evening Sun," the "Sun" and other publications which Mr. Munsey controls. While plans for the proposed improvement have not been announced, it is understood that the building will be in keeping with the exceptional location and importance of the site, which is one of the most interesting in the city.

The present structure on the site was built by the late A. T. Stewart in 1850, and became one of New York City's principal drygoods establishments. It was originally five stories in height, but about 33 years ago two stories were added. When Mr. Stewart built his new store uptown, now occupied by John Wanamaker, the structure was remodeled for office purposes, and up to the time of the completion of the Municipal Building housed a number of city offices.

The property was reported to have been held at \$4,000,000, although it was rumored that the selling price in the present transaction was upward of \$3,000,000. It was sold to Felix Isman by Judge Hilton in April, 1906, at a reported price of \$4,500,000, subject to a mortgage of \$3,700,000. Last May the property was sold at auction as a result of the foreclosure of this mortgage, and passed back into the hands of the Hilton heirs on a bid of \$3,000,000.

The building project contemplated for the site takes on especial interest, by reason of the fact that the Chambers street front has the advantage of permanent light from the City Hall Park side, and it is not restricted as to height by the Zoning Resolution for this reason. Since the site exceeds by about 6,000 feet the area occupied by the Woolworth Building, it is probable that he may erect on the site another mammoth skyscraper. It has two distinct grade levels, one in Chambers street and one in Reade street.

Adjoining to the east is the Emigrant Industrial Bank, and on the same street are the Hall of Records and the Municipal Building. The site is within a stone's throw of the Brooklyn Bridge, with the Center street, Lafayette street and Broadway subway stations practically at the door.

Publishers Buy McGraw Building.

Among the important real estate transactions consummated during the past few months is that of the McGraw Building, at 239 to 245 West 39th street, which is occupied by the United Publishers' Corporation, publishers of trade and technical papers, and other tenants. The structure is eleven stories high, occupies a plot 194.6x90, and is located between Seventh and Eighth avenues. The purchase was closed through the acquisition, by the United Publishers' Corporation, of a majority of the stock ownership of the building. The sale was based on the valuation of the property of more than \$1,300,000. The building is midway between the Grand Central Terminal and Pennsylvania Station. The first floor is occupied by a branch of the New York Post Office, and the other floors are tenanted by publishers. The purchase assures a permanent home to the corporation which controls many leading trade and technical papers, including the Iron Age, Dry Goods Econ-

omist, Motor Age, American Architect, Power, Hardware Age, Electrical World, Coal Age and Engineering and Mining Journal.

Landmark in John Street Sold.

Horace S. Ely sold for the City Real Estate Company, 42 John street, a four-story and basement brick building, on lot 20 x 81, to John F. Drake, proprietor of Rolfe's Chop House. The site has been used for restaurant purposes for almost three quarters of a century, having been established in 1848. It is situated within a stone's throw of Broadway in the south side of John street. The walls of Rolfe's Chop House are hung with many interesting old English prints, many of which are valued highly. Adjoining on the east is the old John Street Methodist Episcopal Church, erected in March, 1768. Last year it celebrated its sesqui-centennial. In olden times it was designated as the "First Preaching (Methodist) House in America."



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Fifth Avenue Corner in Trade.

William B. May & Co. sold the large vacant plot at the south corner of Fifth avenue and 96th street, fronting 100.8 feet on Fifth avenue, and 150 feet in 96th street, in the Carnegie Hill section, for Sumner Gerard, to Oliver Gould Jennings, a lawyer. The property was acquired by Mr. Gerard several years ago from the Marsh Estate, and was valued at \$700,000. In the same block are the residences of Ogden Codman, F. deR. Wissman and Lucy Drexel Dahlgren. In part payment Mr. Jennings gave his former residence at 7 East 72d street, a four-story English basement house, held at \$350,000. Mr. Jennings placed this property on the market after he had completed his new home at 882 Fifth avenue, just south of the residence of C. Ledyard Blair, and the Henry Clay Frick mansion. Mr. Jennings' latest purchase is in the heart of a district where during the past few years many fine residences have been erected. The

block to the north, between 96th and 97th streets, is one which the late Mrs. Flagler-Bingham purchased two years ago with the view of erecting a fine residence, and this is abutted by the new home in 96th street of Mrs. Amory S. Carhart and Ernesto Fabbri.

Obtain Building Site Option.

The Buek Construction Company is reported to have taken an option on the two buildings at 51 and 53 East 60th street, forming a building site, 40x100 feet. If the option is exercised a building will be erected designed for the exclusive occupancy of physicians and surgeons. Plans for this structure are now being prepared by Herbert M. Baer, architect. It is understood that a company of leading physicians and dentists is being formed to take over the building upon completion. Exact details regarding the transaction were not available yesterday. The property has been held at \$110,000.

Sales in Pearl Street.

Charles F. Noyes Company sold for Henry G. Trevor, for cash, the five and six-story loft building at 323 Pearl street and 80 Cliff street, connected, covering a total plot of about 23x170. Both buildings contain electric elevators and are among the better type of properties in the Franklin Square section. The property was acquired by the seller in 1895 from Warren E. Dennis for \$95,000. Weeks Brothers, attorneys, represented Mr. Trevor and Stoddard & Mark represented the buyer.

Buy for Garage Project.

The estate of Samuel D. Phillips sold, through Horace S. Ely & Company, 238 to 256 West Nineteenth street, ten five-story tenements, on plot 154 x 92, between Seventh and Eighth avenues. The purchasers will improve the site with a two-story garage for the use of one tenant to meet the demands in that neighborhood from large mercantile concerns. The sellers recently took over the property as plaintiffs in foreclosure proceedings against the Kings Farm Realty Company and others at the stand of Joseph P. Day. The houses were held at \$100,000.

Manhattan.**North—of 59th Street.**

84TH ST.—Charles S. Kohler sold for Gustave A. Kerker the 5-sty apartment house, on plot 24.6x102.2, at 29 West 84th st, between Columbus av and Central Park West. The property was held at \$35,000, being assessed by the city at \$33,000. This is the first sale of the property in twenty-five years.

87TH ST.—William B. May Co. report the resale of the 4-sty private residence 50 West 87th st for Samuel Kemner. This is the second sale of the property made by the same brokers within a month, the previous sale being for Parker D. Handy to the present owner, who gave in exchange the modern English basement residence at 44 East 74th st.

105TH ST.—Joseph Shenk sold to M. Levine 212 and 214 East 105th st, a tenement, 33x100, between 2d and 3d avs, through H. Metzger and M. Cohen.

123D ST.—The Houghton Company sold for Charles Wynne 522 West 123d st, a 5-sty apartment, on plot 33.2x100, to Thomas Comba.

129TH ST.—The 5-sty flat at 56 West 129th st has been sold by the Clayton Realty Co., H. L. Miles, president. The house occupies a plot 27.6x100.

131ST ST.—J. Edgar Leaycraft & Co. sold for the New York Life Insurance & Trust Co. the dwelling 111 West 131st st, 18x99.11, between Lenox and 7th avs.

132D ST.—J. Edgar Leaycraft & Co. have sold 276 West 132d st, a 3-sty dwelling on lot 16.8x99.11, adjoining the corner of 8th av.

133D ST.—The Fisher Realty Co. sold the 5-sty flat, on lot 25x100, 533 West 133d st, for F. Siegel to William Reilly.

138TH ST.—Marie T. Gunn sold to John Haydock 37 West 138th st, a dwelling, between 5th and Lenox avs, on lot 18.9x99.11.

143D ST.—J. Edgar Leaycraft & Co. have sold for L. C. Congdon, the property at 308 West 143d st, 25x99.11.

EDGECOMBE RD.—The Nason Realty Co. (Max Natanson), bought from John Dreyer, Jr., Isma Dreyer and Gertrude Conlon two vacant lots, 50x100, on the west side of Edgcombe rd, 25 ft. south of 159th st, held at \$30,000, through Pease & Elliman.

Bronx.

ALDUS ST.—Frederick Brown bought from the Froment estate 962 Aldus st, southwest corner of Hoe av, a 5-sty apartment house, 42x111, held at \$130,000. Gorsch & Co. were the brokers.

BROOK AV.—John F. Fetzer resold for James T. Barry to William Zoss 348 Brook av, a 5-sty flat, 25x100, which the seller recently acquired in trade.

COURTLANDT AV.—Walter E. Brown sold for Mrs. Selina McBrien a plot of about five lots on the east side of Courtlandt av, between East 162d and 163d sts, to a builder for improvement. This is the first time in fifty years that this property has changed ownership.

DAVIDSON AV.—Ennis & Sinnott bought the northeast corner of Davidson av and North st, a flat, 100x40, from Mrs. Mabel H. Flinn, through Porter & Co.

FORDHAM RD.—D. A. Trotta sold for Michael Le Palombara the garage, 50x83, at the northwest corner of Fordham rd and Hoffman st, to John F. Dooling, who gave in part payment the plot, 50x100, on the west side of Edson av, 275 ft. north of Edenwald av.

FOREST AV.—Kurz & Uren (Inc.) sold for the Sidem Building Co. 1111 Forest av, near 166th st, a 3-sty dwelling, 20x87.

GLEASON AV.—Frank Gass (Inc.) sold for Carrie Elfein the dwelling 2257 Gleason av, on lot 25x100.

INWOOD AV.—J. Clarence Davies sold for James A. Woolf the plot, 87x79, on the west side of Inwood av, 315 ft. north of 107th st. The buyer will erect a 3-sty garage. The property is within one block of the 170th st subway station of the Jerome av line.

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JEROME AV.—J. Edgar Leaycraft & Co. sold for Miss Nellie Crooks 50x200 ft. on Jerome av, 175 ft. north of 169th st to Inwood av.

PROSPECT AV.—Eugene J. Busher sold for the estate of Mary L. Ogden the 3-sty dwelling, 20x80, at 746 Prospect av to Max Strumpf.

ST. ANNS AV.—Bertha Kahn sold the plot, 100x100, in the south side of 159th st, 100 ft. west of St. Anns av, opposite to the Roman Catholic Church of SS. Peter and Paul to Samuel Weil.

SOUTHERN BOULEVARD.—Frederick Brown bought from the Froment estate 992 Southern Boulevard, a 5-sty apartment, on plot 42x105, held at \$65,000. Gorsch & Co. were the brokers.

Brooklyn.

HARMAN ST.—R. A. Schlesing sold for the estate of Catherine Huber, the 6-fam. tenement, 324 Harman st, to Charles and Margaretha Schaa.

MACON ST.—Horace S. Ely & Co. sold 574 Macon st, a dwelling, on lot 18x100, for C. M. Harrington.

24TH ST.—J. D. O'Connell, Jr., sold for Magistrate Alfred E. Steers 526 East 24th st, a 2-sty and attic frame dwelling, on plot 50x100, held at \$12,000; also sold for Mary Benedict a similar dwelling at 149 Fenimore st and a 3-sty detached frame dwelling, on plot 33x100, at 1375 East 21st st, held at \$11,500, for Francis H. Jewett.

36TH ST.—Realty Associates sold the 2-sty frame building 323 36th st, on lot 34.3x100.2, to Francesca Castellano.

54TH ST, ETC.—Realty Associates sold the 2-sty dwelling, 1148 54th st, to Stephen McKeough; also 156 Crown st, between Bedford and Rogers av, an "Easy Housekeeping Home," to Clarence J. Vom Hofe. This is one of 47 similar houses built by the Realty Associates in Crown st, 46 of which have been sold. In the rear of the houses is an automobile driveway with garages facing it.

65TH ST.—Aleo Building Co. associated with Realty Trust sold the 1-family detached brick house, 2057 65th st, in the Mapleton district, to Leon Wahle.

80TH ST.—Frank H. Malone sold for the J. W. Sands Realty Co. the 2-fam. semi-detached dwelling.

COLUMBIA HEIGHTS.—The dwelling 134 Columbia Heights, on lot 25x110, was sold by Marston & Co. for Mrs. Jessie M. Stevens to Mrs. Sarah M. Stoker for her occupancy.

OVINGTON AV.—E. J. Houlihan (Inc.) sold the plot, 40x100, on the north side of Ovington av, 100 ft. west of 7th av, for T. Kearns.

RIDGE BOULEVARD.—Frank A. Seaver & Co. sold 8203 Ridge Boulevard, a 1-fam. house, on plot 50x100, at the corner of 82d st, for Anna Sheldon.

RUGBY RD.—William H. Godley sold for Mrs. Margaret A. Roche the dwelling, 40x100, 744 Rugby rd.

RUGBY RD.—Arthur M. Howe bought from Mrs. Eliza O. Cragin the dwelling, 60x100, 205 Rugby rd, through James B. Fisher.

SHORE RD.—Walter S. Ross and C. C. Gretzinger sold for the Bond & Mortgage Guarantee Co. the old Bennett mansion at the northeast corner of Shore rd and 79th st, fronting 103 ft. on shore rd and 127 ft. in 79th st, to a New Yorker. It is reported that the old mansion will be removed and a new one erected.

Queens.

ASTORIA.—J. Edgar Leaycraft & Co. sold the dwelling at 58 Woolsey st to Ellery Sanford.

CORONA.—Thomas Daly sold new dwellings: at 93 40th st, to M. Stelby; at 48th st and Fillmore av, to Mr. Farley; 89 West Hayes av, to a Mr. Pollet; 21 44th st, to a Mr. Madden; 9 Steenwyck st, to a Mr. McDonald, and 12 Bode st, Elmhurst, to a Mr. Dorr.

FAR ROCKAWAY.—William F. Chave sold for Gilbert E. Horton the 3-sty concrete building, on the plot, 50x200, 349 and 351 Central av, to Schildkraut & Lewy, agents for the Ford Motor Company. The building will be remodelled and ready about January 1.

FOREST HILLS.—Joseph P. Day sold for Thomas J. Buckley the Colonial house and garage corner of Goun st and Colonial av to E. E. Read.

KEW GARDENS, L. I.—The Chapelfields Construction Co. sold to C. H. Nolte the dwelling, on plot 100x151, on the west side of Grenfell av, 503 ft. north of Audley st, and to E. E. L. Schmolze the dwelling on the west side of Grenfell av, 503 ft. north of Audley st.

LONG ISLAND CITY.—Jacob Weiss sold a plot, 100x100, on 7th av, near Washington av, to F. L. Bradbury Cruller Co., which will improve it with a garage, to be used in connection with its factory.

LONG ISLAND CITY.—William H. Williams bought from the Royaltan Realty Co., 50x100 ft. on the north side of Potter av, 50 ft. east of Theodore st.

Richmond.

MARINERS HARBOR.—J. Sterling Drake has sold to Benjamin B. Burbank a lot, 25x122, on the west side of Amity pl, on which Mr. Burbank will erect a cottage for his own occupancy.

Out of Town.

NEWARK, N. J.—The American Bridge Co. conveyed to the Federal Shipbuilding Co the tract of 62 7-10 acres in the Kearny meadows which it purchased from the Newark Factory Sites, Inc., last May. The tract is on the west shore of the Hackensack River, between the Newark and New York branch of the Jersey Central Railroad and the works formerly owned by the Passaic Zinc Co. The tract has a frontage along the river of 2431 ft. and extends 1441 ft. to Hackensack av.

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PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 1, 1917.—Sealed proposals will be opened in this office at 3 p. m., November 28, 1917, for the construction of the United States Post Office at Bellefourche, S. Dak. Drawings and specifications may be obtained, after October 18, 1917, from the custodian of site at Bellefourche, S. Dak., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 1, 1917.—Sealed proposals will be opened in this office at 3 p. m., November 9, 1917, for the construction complete of the United States Post Office at Forsyth, Ga. Drawings and specifications may be obtained from the custodian of site at Forsyth, Ga., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SUPERVISING CHIEF ENGINEER'S OFFICE, Room 731, Custom House, New York, N. Y., October 2, 1917.—Sealed proposals will be received in this office until 2 p. m., October 31, 1917, and then opened, for repairs to roof at the U. S. Post Office, Paterson, N. J., in accordance with drawing No. S. C. E. 524 and specification, copies of which may be had at this office. Frank A. Lang, Supervising Chief Engineer.

SEALED BIDS will be received by the Board of Water Supply, at its offices, twenty-second floor, Municipal Building, Park Row, Centre and Chambers Streets, New York City, until 11 A. M. on Tuesday, October 23, 1917, for Contract 189, for the construction of a keeper's house and garage and doing miscellaneous work at Silver Lake reservoir, in the Borough of Richmond, New York City. The keeper's house will be of frame and brick, 28 feet by 26 feet by 23 feet, and the garage will be of brick, 40 feet by 23 feet by 15 feet. At the above place and time the bids will be publicly opened and read. Pamphlets containing information for bidders and contract drawings can be obtained at the above address, at the office of the Secretary, by depositing the sum of ten dollars (\$10) in cash or its equivalent for each pamphlet. For further particulars apply to the office of the Principal Assistant Engineer at the above address.

CHARLES STRAUSS, President,
CHARLES N. CHADWICK,
JOHN F. GALVIN,
Commissioners, Board of Water Supply.
GEORGE FEATHERSTONE, Secretary.

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Register

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

RECENT LEASES.

Lease in Old Millinery District.

White-Goodman leased the store, basement, sub-basement, and first loft, at 718 and 720 Broadway, containing about 28,000 square feet of space, to the Majestic Neckwear Company, manufacturers of men's neckwear, located for many years in the Walker street district. The leasing of this space indicated a tendency of an entirely new enterprise centering there. The same brokers report that they have other leases pending for stores in the immediate vicinity. The space just leased is now occupied by Goodkind & Robinson, who during the summer have taken the quarters formerly occupied by the Abercrombie & Fitch Company, at 53 to 57 West 36th street.

Lower Broadway Lease Renewed.

Charles F. Noyes Company renewed the lease of the Cobb-Macey-Dohme, Inc., at 412 Broadway, from February 1, 1918, for a term of years, at a rent increase of 20 per cent. The brokers also arranged the refinancing of a mortgage covering this building for \$89,000. Property in this section of Broadway has shown considerable activity of late, the rentals being reported materially higher. The brokers report that the business of the leasing company has increased 200 per cent. during the past three years, since it moved to this location.

Union League Renews Lease.

The Union League Club has renewed the lease of its home at the northeast corner of Fifth avenue and East 39th street, from George Freifeld and others, trustees, for a term of twenty-one years, from May 1, 1917. The Club will pay \$60,000 a year rental and has the option of renewing the lease for an additional twenty-one-year period. The club house is a five-story structure with a frontage of 84.7 feet on Fifth avenue and 153 feet in East 39th street.

Lease Garage from Plans.

The Republic Garage Company has leased for twenty-one years, from Thomas J. McCahill, the three-story garage, to be built at 144 to 148 East 41st street, 100 feet west of Third avenue, at an estimated cost of \$130,000, from plans by G. W. Culgin. The Litchfield Construction Company has the general contract for the project.

Manhattan.

AMES & CO. rented the 5th loft at 149-155 West 24th st to American Limb Doll Co.; the 6th loft at 155 West 34th st to Samuel Schulman and a store at 130 West 28th st to Herman Weiss.

BASTINE & CO., as agents, leased apartment at 839 West End av, to Albert Reschower, E. B. McConnell, J. L. Beaza and Mrs. Sophia Erler, and at 319 West 95th st, to William Davis, A. M. Dupuy and Miss Eleanor Bloomfield.

BASTINE & CO. leased an office at 112 East 19th st to L. Hiller, jobber in woolen goods.

BRETT & GOODE CO. leased space in Nos. 7-11 West 45th st to Antoine Singer, Simon Rubin & Co and Engeldrum & Zimmer; also in 150 Lexington av to Lloyd L. Tompkins and Ralph D. Fitzwater; and in 461-79 8th av to the Swenarton Stationery Co.

CARSTEIN & LINNEKIN (INC.) have made the following leases: space in the Park Row Building, 13-21 Park Row, to Costas Branias, Louis Lara Pardo, and James E. Doherty; in 24-6 East 21st st to the Bruno Works; in 450 4th av to Fourth Av Silk Co; the store in 3-7 West 29th st, to Frank L. Nugent and space in 221-7 4th av to Rudolph Deutsch & Gus L. Rosenberg.

CARTIER, jeweler, who recently moved to the residence formerly occupied by Morton F. Plant, at the southeast corner of 5th av and 52d st, subleased for ten years the old quarters, 712 5th av, a 5-sty building, between 55th and 56th sts, owned by the Fifth Avenue Presbyterian Church, to Forth & Powell, jewelers, successors to Ralph Dewey. Geo. R. Read & Co. were the brokers.

CROSS & BROWN CO. leased in the new 18-sty building at 15-17 West 36th st the 9th, 10th and 15th floors to the Spencer Hat Co.; to W. S. Finlay, and Mme. Marie for a number of years. This building has been recently completed and has been rented with the exception of the 12th and 13th floors.

JOSEPH P. DAY leased for the estate of Jacob Appell, the entire building at 938 8th av, which will be occupied by the Edward Crist Mfg. Co., of Chicago, Ill; Joseph P. Day also leased the private house at 349 West 37th st.

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DUROSS COMPANY leased the 1st loft of 103 West 14th st to the Diamond Toy Manufacturing Corporation.

L. W. ELBERSON leased apartments at 315 West 79th st to Edward B. Sharp, at 21 West 46th st to Frank Conwell, at 540 Madison av to Lieutenant R. W. Clark, at 30 West 54th st to Victor Mertz, at 104 West 57th st to Elsie Talbot, at 21 West 46th st to Arthur Herbert, at 26 East 49th st to Rodney Miller, at 104 West 57th st to Helen Hardick, at 27 West 46th st to Mrs. Walter Hitchcock, at 115 West 16th st to Phyllis Prince, at 104 West 57th st to Grace Anderson, at 10 West 61st st for the F. R. Wood, W. H. Dolson Co. to Ellen Lawton, and at 146 East 49th st for Pease & Elliman to Florence Waldron.

L. W. ELBERSON leased with the Ackerman Co. space at 17 East 48th st to Herman Brandt and a floor at 77 East 55th st to Mae Crippa.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the Verona, 32 East 64th st, to Arthur H. Hahlo; an apartment at 25 East 30th st for Cammann, Voorhees & Floyd, agents, to Mrs. George Matthews, and, in conjunction with William B. May & Co., an apartment at 901 Lexington av, to Frederico Lage; also an apartment at 105 West 55th st to Mrs. Irene Kimball, and an apartment at 9 West 50th st to Archibald Johnston; apartments at 416 Madison av to H. & R. Walton, Lady Colebrook and E. V. Douglas, and at 30 East 68th st to Miss Ethel Iselin.

DOUGLAS L. ELLIMAN & CO. leased, furnished, the large 5-sty American basement dwelling at 35 East 51st st for Gerald M. Borden to Dr. M. Allen Starr, and for Mrs. Harold Barclay her dwelling at 68 East 56th st, furnished, for the season, to Bayard Dominick.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in "The Mansions," 270 Park av, to John Scott Browning of Browning, King & Co., and apartments at 777 Madison av for the Barney Estate to Maurice O'Meara and, in conjunction with Payson McL. Merrill Co. to Mrs. F. Sutton McKee; also, in the "Verone," 32 East 64th st, for Clarence Payne, furnished, for the winter season to Walter C. Hirsch; at 400 Park av, northwest corner 54th st, for Mrs. William S. Seamans to Frank H. Maynard.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 14 rooms and 4 baths at 777 Madison av for the Barney Estate to John C. Powers, and at 125 East 72d st for Julius Tishman & Son to William H. Hinkle; also at 49 East 52d st for W. K. Vanderbilt to Udo M. Fleischmann; also at 535 Park av to Robert H. Munsen and at 571 Park av to A. Smedberg; also a large furnished apartment at 777 Madison av for Major F. L. V. Hoppin to Mrs. William Post.

J. B. ENGLISH leased an apartment at 222 Riverside dr to Mrs. Marie Roystone.

J. B. ENGLISH leased for Adeline Molyneux the 4-sty dwelling 238 West 52d st to Sarah A. Pierce.

J. ARTHUR FISCHER leased to Leonard Magnocchi the 4-sty dwelling 357 West 34th st.

J. ARTHUR FISCHER leased apartments in 159 West 45th st to J. T. Ordway and E. T. Case; in 108 West 39th st to Edward Garbaghatti and William Shea; also an apartment studio at 61 West 37th st to Mrs. Gustav Wilson.

J. ARTHUR FISCHER leased to John Pastor the store at the southeast corner of 138th st and 8th av.

M. FORMAN & CO. leased at 23 West 32d st the 2d loft to Louis Cohen; at 145 West 28th st the 6th loft to Louis Renter; at 135 West 26th st the 2d loft to the Modello Garment Co.; at 118 West 27th st the 7th loft to Sig. Hornichster; at 164 West 25th st the 11th loft to the Mutual Waist and Dress Co.; at 131 West 21st st the 6th loft to Black & Waxman, and the top loft at 64 West 23d st to R. Rubin & Co.

A. A. HAGEMAN leased the 2d loft at 628 6th av to The Weltz Press and the 2d loft at 59 West 30th st to George Maymar.

M. & L. HESS (INC.) leased the 6th floor at 114-20 East 23d st, through to, and including 115-19 East 22d st, containing 17,500 sq. ft., to Weinstein Bros. The lessees are engaged in the cloak and suit business, and, due to its constant growth, they now have under lease in this building the five upper floors, which, together with the 6th floor, will give them a total floor area of 105,000 sq. ft.

M. & L. HESS (INC.) rented office and show-rooms at 30-2 East 20th st, to the Hand Crochet Novelty Co.; George E. Mallinson Importing Co., and Frank Raymond.

M. & L. HESS (INC.) rented show room space on the 12th floor of the Albemarle Building, at 24th st and Broadway, to H. Picard & Co., of 26-8 Washington pl, dealers in hatters' furs.

M. & L. HESS (INC.) rented the north part of the 3d floor at 432 4th av to Pass Washburn & Co., as show rooms for the sale of hat trimmings.

HENRY HOF leased for Francis J. Lantry the 3-sty dwelling at 335 East 42d st, to Irving E. Brown; also the George Pfalts (Inc.) the store and basement at 565 1st av.

HOUGHTON COMPANY leased the 4 1/2-sty dwelling 683 West End av to Alice A. Acosta for the 690 West End Av. Corporation (Anthony Campagna and Vito Cerabone).

HOUGHTON COMPANY sub-leased the 3-sty dwelling 260 West 71st st for Aimee Considine to Henry S. Hull.

HOUGHTON COMPANY leased the 4 1/2-sty American basement dwelling, 253 West 102d st, for Ada Schwab to John Kussera.

C. F. W. JOHANNING leased for Frank & Goldsmith and the Seymour Realty Co. the 3-sty dwelling at 272 West 113th st to E. Remacly.

JOHN J. KAVANAGH leased apartments in the Walmore, 51 East 78th st, to James McEvo and Mrs. A. H. Williams; also apartments in 171 East 81st st to Mrs. W. Steele; at 926 Madison av to Mrs. C. Sloan; at 980 Madison av to Miss E. S. Walker; at 922 Madison av to Mrs. Pederson and Miss Meagher; at 56 East 87th st to Mrs. M. W. Truax; at 931 Madison av to Mrs. F. Faber and Miss Clark, and for Stuart Benson his apartment, furnished, at 957 Madison av, to Mrs. M. R. Bridgeford.

JAMES KYLE & SONS rented the dwelling at 601 Lexington av.

LAKIN & DINKELSPIEL leased the store at 125 West 49th st to Robert Lurie & Co., distributors of the Metz and Olympian Motor Cars, which they will occupy for their New York salesroom.

LAKIN & DINKELSPIEL leased for Walter J. Salmon the store at 702 7th av to Harry J. Luball, which he will occupy for the sale of ladies' wear; also an office in the Unity Building at 101 West 42d st to J. M. Tanaka for art novelties.

J. EDGAR LEAYCRAFT & CO. leased 76 Riverside dr, a 5-sty American basement dwelling to L. S. Breithaupt; apartment at 3 Washington Sq North to Elaine Orr Thayer and a studio in the same building to W. D. Graff; also an apartment at 571 Park av to Mrs. A. S. Van Buren; Queen Anne dwellings in Henderson pl to Mrs. Mary G. Worthington, Robert V. White and Mrs. T. P. Handy and an apartment at 71 East 96th st, corner Park av, to L. Miller.

MANNING & TRUNK leased for Robert Walton Goelet, represented by Harris & Vaughan, as agents, the store and basement at 18 East 46th st for a five-year term to Ray Morris, dressmaker and milliner.

MANNING & TRUNK leased apartments in 120 East 57th st to Dante Gambinossi and to Miss Buddie Wolfe in conjunction with Ruland & Whiting.

REV. DR. WILLIAM T. MANNING, rector of Trinity Church, leased for a new rectory the residence of Louis Stewart, 4 Washington Sq North. The rectory at 27 West 25th st will be abandoned after forty-five years of service.

SAMUEL H. MARTIN leased for Bolton Hall the two 4-sty dwellings 146 and 148 West 65th st to Frank Suzuki.

J. K. MOORS leased the store in the building at the northwest corner of 55th st and 8th av to the Simplex Tire Co. for Ottinger & Bro.

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CHARLES F. NOYES CO. leased the store 78-80 Cortlandt st for Countess Josephine del Drago to G. Eisele; space in the Frankel Building, 45-59 John st, to O'Keefe & Lynch, and offices in the Fulton Chambers Building, 102-104 Fulton st, to Albert E. Shaw and Howard J. Greaves.

OGDEN & CLARKSON CORPORATION leased the 4th floor in 707 5th av for the Ehrich Galleries to L. L. Lock, interior decorator.

OGDEN & CLARKSON CORPORATION leased the ground floor apartment in the northwest corner of Park av and 74th st to Mrs. Wm. B. Arderton.

THOMAS J. O'REILLY rented lofts for the estate of Robert E. Westcott, at the southwest corner of Broadway and 110th st, to Misses Bessie and Anna Blackwood, and at the northeast corner of Broadway and 110th st to Frederick Holmes.

THOMAS J. O'REILLY rented apartments for M. Bayard Brown at 562 West 164th st to Louis Heit and Jonas Mainzer; also for Dr. J. P. & Elizabeth M. Nolan at 539 West 112th st to Isaac Weiss, Carl J. Deutsch, Albert Kaiser, William Cregier, Willard Higgins; for N. Y. Life Ins. Co. 59 West 124th st to A. Mayer; for John C. Welwood Realty Corp. at 401 West 118th st to Jean Lawrence, Prof. Frederick Hirth, Paula Patterson and Ella F. Topping.

PEASE & ELLIMAN rented to the Doubleday Page Book Shop Co. a store in the Liberty Tower Building, 55 Liberty st, northeast corner of Liberty pl. This completes the renting of the building.

PEASE & ELLIMAN rented apartments at 24 West 54th st to M. A. Rasko, Dr. Donald McCaskey, Mrs. James Canby, Miss Rae Martin; at 45 East 82d st to Dr. Albert Repperger; at 815 Park av to Orlando F. Weber; at 146 East 49th st to Jeanette McClenahan; at 375 Park av to Robert Handley; at 60 West 58th st to Mrs. Margaret Wilder; at 103 East 75th st to Stephen Peabody, Jr.; at 815 Park av to Dr. William Steinbulger; at 131 East 66th st to Frank G. Curtis.

PEASE & ELLIMAN rented, furnished, for Mrs. James Cunningham to George P. Eustis, of Newport, the 4-sty dwelling at 124 East 55th st; for W. H. L. Lee, who was represented by F. B. Lewis as agent, a loft in 955-7 6th av, the northwest corner of 54th st, to Yamanaka & Co., to whom the same brokers recently leased the store at 680 5th av for Joan D. Rocketteller; an apartment in 165 West 72d st to Frank C. Pitzer; in 214 West st to Howard Schneckbe; in 67 Riverside dr to Karl L. Hoffman; and in 167 West 72d st to Mrs. M. E. Momand.

PEASE & ELLIMAN leased for Mrs. G. B. Kenedy the 5-sty American basement dwelling at 433 West End av, between 80th and 81st sts, to Frederic Dixon, to whom same brokers recently leased 316 West 78th st for Horace M. Kilborn; also leased for Malcolm M. Smith & Co., as agents, omces in 185 Madison av to A. J. M. Hagemeyer; also renewed the lease of a store in 510 Park av held by the Locust Farms Co.; of a floor in 23 West 30th st, held by Sun Chan; of a loft in 50 West 46th st, held by Madeline L. Nitzsche; of offices in 42 West 39th st, held by M. L. Wickes and J. M. Sheffield; and of a store in 137 East 35th st, held by Jacob Greenberg.

PEASE & ELLIMAN leased for Mrs. A. Y. Morgan to H. E. Montgomery the 5-sty American basement dwelling at 312 West 81st st; an apartment in 67 Riverside dr to M. Beaudereau; in 309 West 99th st to L. Goldberg; in 315 West 115th st to Alexander Sash; in 550 West 153d st to Mrs. G. P. Dawley; in 214 West 92d st to Miss Sadie A. Davis; in 165 West 83d st for G. F. Demarest to Miss M. Olive Thomas; and in 2465 Broadway, furnished, for Mrs. J. Whitney to H. R. Graham.

S. OSGOOD PELL & CO. leased, furnished, to Mr. Mugdan through William B. May & Co., as agents, the American basement home of John R. Dunlap at 55 East 53d st.

PEPE & BRO. leased 50 West 12th st, a 3-sty studio building to Mrs. C. C. Marshall; also rented for eight months, furnished, Mr. Van Ingen's apartment at 60 Washington Mews, to Mrs. H. J. Pierce, of Buffalo, New York; rented, furnished, Walter K. Wildes' apartment at 24 East 8th st to Samuel Rand.

PEPE & BRO. leased for William H. Hiltz the 2d flat at 82 West 3d st to S. Ballerino; also leased the front basement of 129 West 11th st to Otto K. Liveright for Thomas Bevans; sublet for Miss O. G. Hawley her studio at 124 Waverly pl to Walter Talcott and have leased for the owner an apartment at 118 Waverly pl to Miss Louise S. Smith.

GEO. R. READ & CO. leased the store at 5 East 36th st to Mrs. Mary A. Morgan, as a gift shop; and the 4th floor at 418-22 East 54th st to Albert Hirst (Inc.), of 1668 Broadway, as an automobile service station.

GEO. R. READ & CO. leased for the Columbia Trust Co. a portion of the 20th floor at 60 Broadway to the Nippon Menkwa Kabushiki Kaisha, of Yokohama, Japan; in 27 William st offices for Eugene Boissevain & Co. to the Southern Products Co.; in 50 Broad st, in connection with G. M. Pearson & Co., offices to J. W. Moore; in 68 Broad st for the Muller Export Co. space to Henry Coe & Cleric, also additional space to Gideon L. Boissevain and a booth to the Black & White Cab Co.; offices in 120 Liberty st to the Sancy Light Corporation, to Glas & Tidestorm and William J. O'Leary & Co.; in 31 Nassau st for John T. Walsh offices to the New York Income Corporation; and in 15 William st for the Japan Cotton Trading Co. offices to John H. Redding, and additional space to the Central Timber Export Co.; and for Pease & Elliman space in 44 Broad st to S. V. Nevanas & Co., Ltd., of London.

GEO. R. READ & CO. leased the entire 4th floor at 111 5th av, containing 20,000 sq. ft., to the Board of Foreign Missions of the Methodist Episcopal Church, for the use of Cen-

tenary Commission, which is planning the celebration of the 100th anniversary of the organization of the Missionary Society in 1819.

A. D. ROCKWELL, JR., rented through S. H. Armstrong a loft at 2208-10 3d av, to Independence League, for committee headquarters; also for I. Wit, store at 2229 1/2 3d av for three years to Joseph Englander, as a butcher store.

ROY SCHERICK leased for the Bedell Co. a floor in the Bedell Building, 19 West 34th st, through to 35th st, to Rice & Wallenstein, importers and dealers in leather and fancy goods, for many years at 37 Union sq. The lease is for a period of more than 8 years, aggregating about \$50,000.

JOSEPH F. SEITZ leased 235 East 52d st to Rose Roveri and 859 Lexington av to Marie Kuhl.

SLAWSON & HOBBS rented for W. E. D. Stokes the property 246-8 West 76th st to J. T. McCarrier; also for Eliza Pease the dwelling 154 West 73d st to Mrs. J. C. McMillan, and for Mrs. C. E. Hoyt the dwelling 257 West 73d st to Ida McCarrier.

E. K. VAN WINKLE leased unfurnished apartments at 133 West 11th st to Lawrence Langer and at 723 St. Nicholas av to Frank F. Drew; also renewed the lease with Miss Irene M. Shields at 723 St. Nicholas av.

E. K. VAN WINKLE has leased the following furnished apartments: at 220 West 98th st for Mrs. Lee B. Goddard to Robt. C. Rathbone; at 504 West 113th st for Miss Susan H. Kurtz to William H. Smith; at 1 West 85th st for Mrs. Jos. L. Rossmann to Monroe C. Gutman; at 36 Gramercy Park East, in conjunction with Everett M. Seixas Co., for Mrs. George D. Mumford to Louis Stewart.

WM. A. WHITE & SONS leased 481-483 West Broadway, southeast corner of Houston st, to the Dominion Warehouses, Inc. This building was formerly occupied by Baker-Smith & Co. for a great many years. Extensive alterations are to be made from plans by A. O. Hodrick. The lease runs for a term of years at an aggregate rental of about \$100,000.

WM. A. WHITE & SONS leased dwellings at 1068 Lexington av to Miss Hannah Collins, at 380 St. Nicholas av to Andrew Pareti and at 32 Kingsbridge rd to Mathew J. Flanagan.

Bronx.

J. CLARENCE DAVIES leased the garage about to be erected on the east side of Alexander av, between 142d and 143d sts, for Henry Lewis Morris to Max L. Balene, for twenty-one years at an aggregate rental of approximately \$100,000; also the store, 2823 3d av, for James G. Carlaifes to J. Rice for five years, and the store, 1584 University av, to Sigmund Dreyfus for five years.

ALEXANDER SELKIN and Louis R. Goldschmidt leased for Charles D. Graff to Joseph Kandrowitz the Paramount Garage, a 2-sty building, 50x200, at 964 and 966 Prospect av, Bronx, at an aggregate rental of about \$100,000. The lessee controls the Lion Garage on Belmont av, near 175th st, leased through the same brokers about a year ago.

Brooklyn.

G. P. BUTTERLY leased 3 to 11 Hooper st, at the northeast corner of Kent av, a group of factories, for ten years to the Metropolitan Mirror Works (Inc.), of Manhattan.

THE NEW YORK REAL ESTATE CO. leased the building 541 and 543 Fulton st for twenty-one years for an aggregate rental of about \$100,000 to the Realty Supervision Co.

E. T. NEWMAN, broker, has leased the following 1-fam. dwellings: 476 1st st to Miss McCaffrey; 468 1st st to M. G. Mirzaoff; 457 1st st to Daniel Whittall; 438 6th st to C. Eckerson; 491 4th st to W. B. Gratan; 354 4th st to L. White; 282 6th av to P. Crosby; 179 Garfield pl to A. Fleming, and 12 Fiske pl to C. D. Pettit.

REAL ESTATE NOTES.

WM. A. WHITE & SONS have been appointed agents for the building at 26 West 58th st.

JOHN J. KAVANAGH has been appointed agent for the apartment house at 65 East 33d st.

HENRY HOF has been appointed agent for 335 East 42d st and 307 and 311 East 41st st.

MORRIS POLSKY is the buyer of 425 and 431 West 215th st, sold recently by A. Blumenthal.

EDWARD C. H. VOGLER has been appointed managing agent for the loft building at 137-9 West Broadway.

ALBERT B. ASHFORTH (INC.) has moved its main office from 10 East 33d st to the new building at 12 East 44th st.

THOMAS J. O'REILLY has been appointed agent for 767 St. Nicholas av by the Emigrant Industrial Savings Bank.

GEORGE W. SASSE has been appointed agent for 108 West 114th st, 306 West 121st st, 148 West 124th st and 2859 8th av.

LAKIN & DINKELSPIEL have leased for the Chatham Hotel Corporation to the La Salle Laundry Co. the laundry privilege of Hotel Chatham, 48th st and Vanderbilt.

PEASE & ELLIMAN have been appointed by Mrs. E. F. Holland Harris managing agents for the 5-sty building at 213 West 34th st.

CHARLES M. VILLONE and Charles A. Pecora were the brokers in the sales of the southeast corner of 187th st and Crotona av and 2363 to 2367 Prospect av.

GEORGE W. MERCER & SON negotiated the recently recorded sale of 432 West 53d st for Anna E. Woodcock to Mary E. Merritt. The same brokers have been appointed agents for the property.

BRONX BOARD OF TRADE will hold a special meeting on Monday evening, October 15, in the Board rooms, for the open discussion of

how business men of the Bronx can further the interests of America during the war.

J. EDGAR LEAYCRAFT & CO. negotiated the recently recorded sale of 217-219 West 111th st for Wilson M. Powell to Jacob Levow; also of 12 West 133d st for the New York Life Insurance & Trust Co. to Rudolph E. Bohlen.

DUROSS CO. placed a loan of \$10,000, at 5 per cent., on the property 509 Hudson st, for Donnelly Brothers. The Duross Co. has been appointed agent for the apartment houses at 411-413 West 18th st and 219 West 121st st.

JOSEPH P. DAY will open a branch office in Chicago, to be better able to cope with the demands from all over the country for industrial properties. The new office will be at 39 South La Salle st, in the center of the business centre of the city. The Chicago office will be the first of a chain of offices Mr. Day has determined to establish in various sections of the United States.

SAMUEL E. NEWMAN, lawyer, has bought 222, 224 and 226 West 144th st, two 6-sty apartment houses on plot 75x109.11, adjoining the southwest corner of 7th av. The seller, Loretta M. Higgins of Brooklyn, was represented by Mr. Mortimer of Elkus, Gleason & Proskauer. She acquired the property last July from Harry G. Hecht. The property is assessed by the city for taxation purposes at \$57,000. The seller in this transaction is the buyer of the southeast corner of Amsterdam av and 185th st, a 6-sty apartment house on plot 39.11x100, from the Harrison Improvement Co. The transfer was recorded Saturday.

THE NEW YORK HARBOR CORPORATION, formed at Albany, with a capital of \$200,000, will take over the properties formerly used by the Brooklyn and New York Ferry Co, which were sold at auction recently at the stand of Joseph P. Day. The new company represents the buyer at the auction reported at the time as a client of Davies, Auerbach & Cornell. The auction price was \$376,800. The foreclosure proceedings were brought by Joseph J. O'Donohue, Jr., and Seymour L. Husted, as trustees, against the ferry company. John B. Summerfield, Walter Haviland and Charles A. Lewis are the directors of the new corporation.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	78	97
Assessed Value	\$2,917,900	\$8,102,700
No. with consideration	12	11
Consideration	\$344,500	\$225,530
Assessed Value	\$403,000	\$308,000

	Jan 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	5,864	5,642
Assessed Value	\$398,668,409	\$319,482,082
No. with Consideration	801	803
Consideration	\$33,459,560	\$34,066,515
Assessed Value	\$38,753,050	\$36,703,906

Mortgages.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	31	32
Amount	\$869,862	\$1,339,650
To Banks & Ins. Cos.	5	7
Amount	\$347,500	\$721,000
No. at 6%	13	6
Amount	\$206,762	\$87,850
No. at 5½%	2	1
Amount	\$119,000	\$13,000
No. at 5%	11	7
Amount	\$493,600	\$779,560
No. at 4½%	1	1
Amount	.....	\$20,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	5	17
Amount	\$50,500	\$439,300

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	2,608	2,773
Amount	\$103,903,942	\$85,226,226
To Banks & Ins. Cos.	529	633
Amount	\$60,183,840	\$37,102,559

Mortgage Extensions

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	18	34
Amount	\$399,000	\$1,369,750
To Banks & Ins. Cos.	5	21
Amount	\$166,000	\$1,004,000

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	1,477	1,378
Amount	\$97,051,150	\$78,538,024
To Banks & Ins. Cos.	737	806
Amount	\$73,612,750	\$57,937,250

Building Permits.

	1917 Oct. 6 to 11	1916 Oct. 7 to 13
New Buildings	3	5
Cost	\$174,000	\$1,020,000
Alterations	\$91,103	\$76,355

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
New Buildings	474	690
Cost	\$1,269,190	\$1,452,714
Alterations	\$270,574	\$209,180

	Jan. 1 to Oct. 11	Jan. 1 to Oct. 13
New Buildings	333	493
Cost	\$26,159,900	\$103,489,645
Alterations	\$10,748,306	\$16,541,848

BRONX.

Conveyances.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	81	74
No. with consideration	13	6
Consideration	\$84,260	\$11,800

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	4,656	4,488
No. with consideration	856	667
Consideration	\$6,104,598	\$4,987,782

Mortgages.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	36	32
Amount	\$349,824	\$211,500
To Banks & Ins Cos.	3	1
Amount	\$98,000	\$1,500
No. at 6%	15	14
Amount	\$181,800	\$103,050
No. at 5½%	6	4
Amount	\$46,600	\$9,600
No. at 5%	6	3
Amount	\$70,300	\$26,650
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	1	1
Amount	\$1,244	\$15,000
Interest not given	8	10
Amount	\$49,900	\$58,200

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	2,251	2,572
Amount	\$13,779,930	\$23,354,708
To Banks & Ins. Cos.	151	219
Amount	\$2,156,615	\$4,671,727

Mortgage Extensions.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
Total No.	21	17
Amount	\$413,400	\$296,500
To Banks & Ins. Cos.	6	6
Amount	\$162,000	\$116,000

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
Total No.	504	575
Amount	\$10,060,188	\$11,642,014
To Banks & Ins. Cos.	179	163
Amount	\$3,580,200	\$5,060,514

Building Permits.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
New Buildings	4	6
Cost	\$6,800	\$136,250
Alterations	\$16,700	\$14,250

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
New Buildings	553	536
Cost	\$7,685,650	\$14,413,230
Alterations	\$1,002,050	\$1,010,407

BROOKLYN.

Conveyances.

	1917 Oct. 4 to 9	1916 Oct. 5 to 10
Total No.	374	407
No. with consideration	31	34
Consideration	\$180,435	\$217,244

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.	17,281	17,577
No. with consideration	1,488	1,632
Consideration	\$15,034,647	\$12,022,009

Mortgages.

	1917 Oct. 4 to 9	1916 Oct. 5 to 10
Total No.	249	304
Amount	\$681,213	\$1,166,637
To Banks & Ins. Cos.	27	59
Amount	\$121,650	\$292,500
No. at 6%	153	184
Amount	\$309,748	\$615,460
No. at 5½%	62	57
Amount	\$267,250	\$242,745
No. at 5%	21	26
Amount	\$47,765	\$107,100
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	37
Amount	\$56,450	\$201,332

	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.	11,092	13,409
Amount	\$44,937,974	\$57,911,966
To Banks & Ins. Cos.	1,963	3,169
Amount	\$15,091,185	\$23,238,379

Building Permits.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
New Buildings	63	89
Cost	\$232,850	\$625,500
Alterations	\$168,300	\$58,490

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
New Buildings	2,221	2,983
Cost	\$20,326,215	\$34,580,214
Alterations	\$3,955,182	\$4,517,560

QUEENS.

Building Permits.

	1917 Oct. 5 to 10	1916 Oct. 6 to 11
New Buildings	52	97
Cost	\$104,225	\$228,425
Alterations	\$19,182	\$30,664

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
New Buildings	2,788	4,052
Cost	\$9,394,316	\$15,324,858
Alterations	\$1,343,872	\$1,725,877

RICHMOND.

Building Permits.

	1917 Oct. 4 to 10	1916 Oct. 6 to 11
New Buildings	9	10
Cost	\$39,070	\$8,060
Alterations	\$11,400	\$3,350

	Jan. 1 to Oct. 10	Jan. 1 to Oct. 11
New Buildings	474	690
Cost	\$1,269,190	\$1,452,714
Alterations	\$270,574	\$209,180

Established 1879

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

AMONG the building interests of the Metropolitan district the paramount event of the past week was the announcement that the Munsey interests had purchased the Stewart Building, occupying the entire block front on the east side of Broadway, between Chambers and Duane streets. Mr. Munsey contemplates the erection of a modern office and printing building upon this site that will be used to house the local properties under his control. Although it is generally conceded throughout the building and allied trades that the construction of this project is at present an indefinite matter, the conception of the scheme and the promise of future fulfillment plainly indicates the marked trend toward better building conditions. The proposed operation will involve a structure of considerable magnitude and the effect of the announcement has been heartening in the extreme to an industry that for a long period has suffered materially through the adverse conditions affecting structural efforts.

While the week has not been notable for the number of projects placed under contract, there was a showing as regards operations brought out for estimates. It is to be hoped that by virtue of a more stable material market that a representative percentage of this work will proceed at an early date. There is a large amount of high class alteration work at present under construction, with infinitely more in prospect. The prediction has been made that building work of this character will largely predominate during the coming winter months, and with the opening of next spring will come the real start of the building movement that will involve the erection of many new structures in this city and adjacent territory.

Industrial construction in the local

territory and throughout the East is progressing in a favorable volume and it is largely this class of building that has maintained life in the industry during the recent depression. Were it not for the expanding commercial and industrial activities of the nation, combined with the requirements for housing troops and other military construction, the structural trades would have been in a position much worse than that experienced.

Recently there has been noticeable a marked improvement in the speculative building situation. There are a number of projects of this character on the boards in the offices of prominent architects and some new operations have already been started. The intense demand for living accommodations that exists in practically all sections of Greater New York, coupled with an easier material market and generally improved building conditions, has undoubtedly influenced investors and speculative builders to return to life many of the projects that have been in abeyance since the outbreak of the war and prepare the preliminary plans for entirely new improvements.

Conditions in the building material markets are daily becoming more settled and this will have considerable to do with an increase in the volume of building work undertaken during the winter months. Practically all commodities are more stable than they have been for a period of months. Important fluctuations in prices during the past week were negligible and the building trade is working around to a feeling of greater safety from the market situation. The dearth of new structural projects has undoubtedly had considerable influence on the material markets and the lack of demand is plainly reflected in the stabilized prices.

Common Brick.—The Hudson River common brick situation is considered just about normal under the conditions that are generally effecting building throughout the Metropolitan district. During the past week the demand has just about equalled the supply, but both have been light as viewed in contrast with average years at this season. The difficulty of securing labor at the up-river points to load the barges is offset by the decreased local demand for common brick, so the market is just holding its own. The prices are practically unchanged, but there is a slight tendency toward a stiffening. Hudson River common brick now ranges in price from \$8 to \$8.25 a thousand in cargo lots, but it is growing easier to obtain the top figures than it formerly was. There is a possibility of an advance in the near future, according to the present outlook. The Raritan situation is favorable, with the market somewhat firmer than it has been, owing to the scarcity of brick from this district. The demand is fair, but the supply is light, and from all accounts there is no possibility of a glut in the market for this brick. Raritan brick prices are unchanged.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, October 12, 1917. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 28. Sales, 26. Distribution: Manhattan, 6; Brooklyn, 10; New Jersey points, 6; Astoria, 3; outside, 1.

Structural Steel.—The dearth of structural activity that is being experienced at present in the Metropolitan district is being severely felt by the structural steel interests. This industry is probably effected to a greater extent than are any of the other commodity lines, as the excessive prices of fabricated material has been largely responsible for

thick, 80 and 10 per cent., and B, double thick, 80 and 15 per cent., subject to change without notice.

Copper.—The situation as regards this commodity is most uncertain. Until the latter part of the week practically all supplies of this metal were to all intents and purposes commandeered by the Government and not only could no metal be sold at the Federal price of 23.50c., which is the present nominal quotation, but deliveries on contract were forbidden until the total requirements of the Government and the Allies were fully known. Consumers are assured, however, that they will be able to obtain their supplies, as it has been found that the combined requirements of the Federal Government and the Allies will be 120,000,000 pounds a month for the last quarter. According to the latest figures, this will leave in the neighborhood of 80,000,000 pounds a month for private domestic consumption, which is generally believed to be sufficient.

Cast Iron Pipe.—Activity in this line is almost negligible and at the present writing there is little prospect of improved trade conditions until the price question is settled. There is practically no municipal orders current and private buying has slowed down to the minimum. To date there has been no change in the prices quoted for this commodity. Nominally the prices continue at \$65.50 per net ton for 6 in., 8 in. and heavier and at \$68.50 for 4 in. The trade confidently expects a readjustment of these prices at almost any time and a stimulated market as a result.

Portland Cement.—The market for this commodity is dull as a result of the slack building season that has now maintained for a long time. There is a feeling of hope, however, that the future has much in its store for the cement industry and the building and allied trades as a unit. Cement prices are holding firmly at the \$2.12 level and there seems to be no disposition on the part of the producers to depart from this basis.

Crushed Stone.—The market for crushed stone is holding its own in a satisfactory manner, due in part to the fact that reinforced concrete construction has been substituted in many instances for buildings that were originally planned as steel frame structures. There is a considerable amount of road work, both municipal and private, at present under construction, with more in prospect, and this type of construction is maintaining a large measure of activity for the stone interests.

Hollow Tile.—The market for hollow tile is practically inactive owing to the dearth of large building projects in the Metropolitan district and the adjacent territory. The situation will not be improved until a resumption of structural work on a large scale is started. Prices are somewhat easier than they have been but they are holding remarkably well in the face of the discouraging conditions that the builders and material supply dealers are meeting on all sides.

Sand and Gravel.—The situation in these lines is fair, but greatly increased business could be accommodated without difficulty. The demand is considered active as compared with some other structural building commodities, but nothing like what it would be if building activity was normal. Prices are unchanged.

Reinforcing Material.—The popularity of reinforced concrete as a material for the construction of industrial buildings is responsible for the market strength of this commodity. The outlook for a brisk market is bright, however, so soon as conditions become stabilized.

CURRENT WHOLESALE PRICES.

NEW SPECULATIVE WORK STARTED TO MEET DEMAND IN THE BRONX

Operation Will Involve Outlay of About \$100,000

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.....\$8.00@ \$8.25
 Raritan common 8.50@ 9.00
 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, boiled, 5 bbl. lots.\$1.20@ —
 Less than 5 bbls..... 1.21@ —

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)...\$35.00@ 38.00
 Wide cargoes 38.00@ 40.00
 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 oak90.00@ 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 39.00@ —
 N. C. Pine, flooring, Norfolk. 40.00@ —

PLASTER—(Basic prices to dealers at
 yard, Manhattan):
 Masons' finishing in 100 lbs.
 bags, per ton.....@ \$15.00
 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.):
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 Beams & channels over 14 in. 4.445@ 5.195
 Angles 3x2 up to 6x8..... 4.445@ 5.195
 Zees and tees..... 4.445@ 5.195
 Steel bars, half extras..... 4.445@ 5.195

TURPENTINE:
 Spot, in yard, N. Y., per gal....\$0.46@ —

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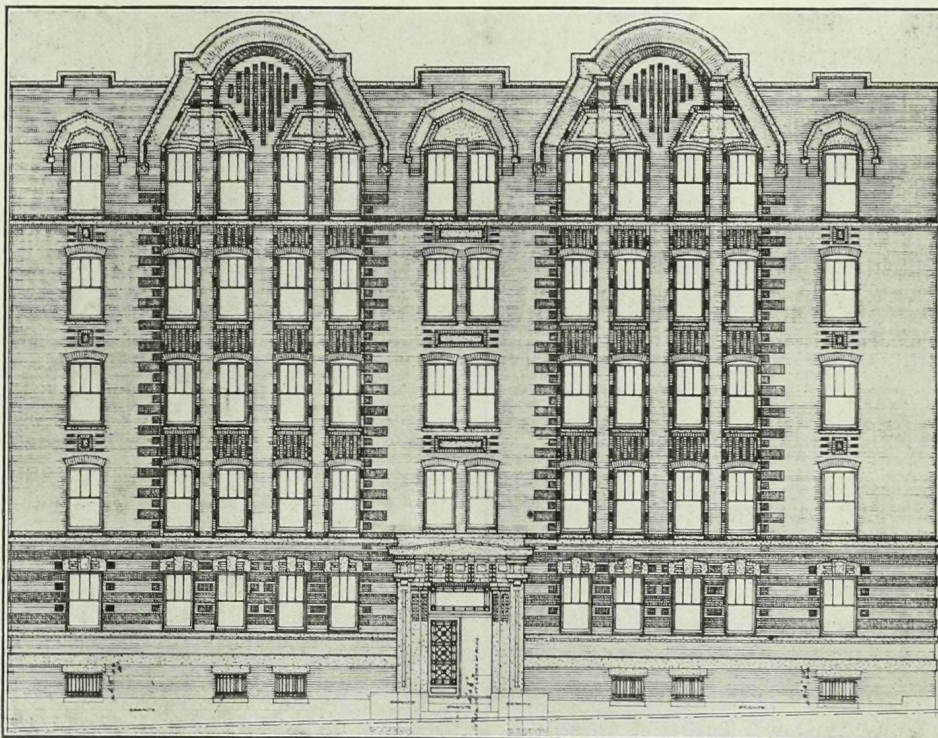
Single strength, A quality, first three
 brackets 80%+20%
 B grade, single strength, first three
 brackets 80%+20%
 Grades A and B, larger than the first
 three brackets, single thick... 80%+10%
 Double strength, A quality... 80%+10%
 B quality 80%+15%

THE building situation, particularly that applying to investment and speculative work, is in a better position today than it has been for a long time. Almost daily there are new speculative projects coming to light and in this group apartment houses largely predominate. All sections of Greater New York are being effected by these announcements and the present activity is predicted as the forerunner of a speculative building movement that will be widespread in its scope and influence.

The demand for rentable space for both living accommodations and expanded commercial facilities has lately

ing accommodations at a moderate scale of rentals. The project involves the erection of two five-story multi-family dwellings at the northwest corner of Woodycrest avenue and 166th street for Peter Bagot, owner and builder, 45 John street. The estimated cost is in the neighborhood of \$100,000 exclusive of the value of the property.

The plot to be occupied by these buildings measures approximately 100x100 feet, and with the exception of generous allowances for courts for light and ventilation the structures will have similar dimensions. The houses have been planned to accommodate twenty-five families each, with five suites to every floor and the separate units con-



Wortmann & Braun, Architects.

PROJECTED APARTMENTS AT WOODYCREST AVENUE AND 166TH STREET.

been considerably in excess of the supply. Building managers and real estate brokers have been besieged with prospective tenants, but on account of lack of available space were unable to satisfy the seekers for quarters. There is vital need for additional structures of many varieties and it appears now as though these requirements are to be filled through a marked revival of building operations.

Working plans are nearing completion in the offices of Wortmann & Braun, architects, 114 East 28th street, for an interesting apartment house project, located in the Bronx, that will be high class in all of its phases of construction and equipment. The operation has been designed to attract tenants desirous of refined and modern liv-

taining three, four and five rooms, with bathrooms. One of the specially attractive features of this operation is the unusual size of the rooms. These are considerably larger than commonly found in apartment houses where much larger rentals are obtained. Commodious built-in closets provide conveniences that are appreciated by all housekeepers and throughout the buildings the finish and decoration will be refined and substantial.

The facades have been designed in a modern style of architecture and will be constructed to face brick with trimmings of terra cotta or Indiana limestone. According to the present plans accommodations in these houses will return rentals ranging from \$9 to \$10 a room on yearly leases.

\$300,000 Ford Showroom.

The new showroom at the southeast corner of Broadway and 54th street, to be occupied by the Ford Motor Company, will be erected by the Longacre Construction Company, 11 East 42d street, which has obtained the general contract. The structure will be six stories in height, and will measure 130 x 86 x 54 x 125. It has been designed by Albert Kahn, 58 to 60 Lafayette Boulevard, Detroit, Mich., architect. The lower three floors will be used for the purposes of the Ford Company, and the remainder of the structure will be leased out as offices. The cost has been placed at \$300,000. It was originally intended to build a sixteen-story structure on the site, the upper fifteen floors of which were to be leased as an annex to the Hotel Woodward, which occupies the corner adjoining to the north, but this project has apparently been abandoned.

To Build \$100,000 Church.

Gunn-Van Dale Company, 31 Clinton street, Newark, N. J., has the general contract for a two-story brick, stone and terra cotta church, 75x158, at the corner of Tyler and Nichols streets, for St. Casimir's Roman Catholic Church, care of Rev. Father Paul Knappek, 164 Nichols street, Newark, from plans by Joseph A. Jackson, 1123 Broadway, Manhattan, architect.

To Rebuild Armory.

Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., is preparing sketches for the new armory at Beman Park and 15th street, Troy, N. Y., which was destroyed by fire last year. It will cost about \$300,000. The project will include a group of buildings consisting of drill hall, administration quarters, gymnasium, company quarters, mess hall, kitchen and squad room.

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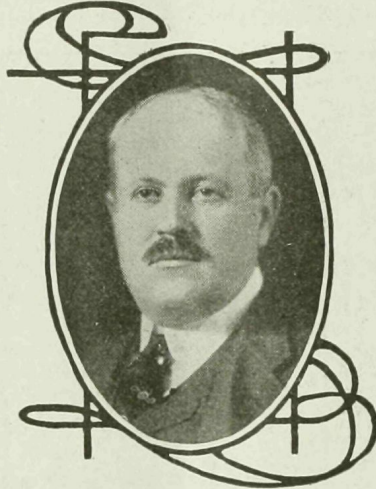
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MR. THEODORE STARRETT, NATIONAL FIGURE IN BUILDING FIELD, DIES

WITH the death of Theodore Starrett, at his home in Prospect Plains, N. J., last Tuesday, the building fraternity of this country lost a figure of national prominence and importance. Mr. Starrett was one of the founders of the Thompson-Starrett Company, building contractors, and was considered generally as one of the ablest engineers and constructors of modern office buildings and public structures in the United States. He had enjoyed excellent health until about one month ago, when he was stricken with apoplexy, which finally caused his death.

Mr. Starrett was born in Kansas, about fifty-three years ago, and re-



THEODORE STARRETT.

ceived his education in the public schools, the University of Kansas and the Lake Forest University in Illinois. His mother is widely known as an educator and is the author of numerous books for girls. Mrs. Starrett was notable as the founder of the Kenwood Institute and also Mrs. Starrett's Classical School for Girls, in Chicago.

The early building experience of Mr. Starrett was obtained in the offices of Burnham & Root, builders, of Chicago, where he was placed in charge of important operations, involving immense expenditures. His first really notable work was as one of the engineers engaged in the construction of the World's Fair buildings in Chicago, after the completion of which he came to New York City imbued with ideas as to the future possibilities of skyscraper construction. About twenty years ago he was instrumental in founding the firm of Thompson-Starrett Company, which since has made for itself a world-wide as well as national reputation in the erection of modern steel-skeleton skyscrapers and public and semi-public buildings in all parts of the country. He retired from this concern about seven years ago in order to undertake building construction independently.

During his active building career, Mr. Starrett erected more than one hundred and fifty fireproof structures and skyscrapers in New York and other large cities. Among these buildings are numbered some of the most interesting, artistic and elaborate of the notable tall structures of this country. He was particularly proud of his achievement in the construction of the railroad terminal at Washington, D. C., and the station for the Pennsylvania Railroad at Columbus, Ohio.

Considered as one of the leading authorities on the construction of skyscrapers, Mr. Starrett was frequently asked to contribute articles on this subject for publication in prominent newspapers and magazines. His writing was fluent and his style interesting to both lay interests and professional builders. Some of his papers have been published in two volumes under the titles, "Light on Dark Places" and "Skyscraper Building."

Mr. Starrett was a member of a large family of contractors and builders, all

of whom have become prominent in their respective lines. He was the brother of Major William A. Starrett, Constructing Quartermaster General of the United States Army, in charge of the construction of army cantonments and the chairman of the Committee on Building Construction of the Council of National Defense. Another brother is Paul Starrett, president of the Geo. A. Fuller Company, builders. Goldwin Starrett, head of the architectural firm of Starrett & Van Vleck, and Ralph Starrett of the firm of Starrett & Goss, builders, are other brothers.

He is survived by his widow, formerly Miss Elsie Ayers of New York City, and two sons by an earlier marriage, Robert O. Starrett of Nevada City, Nevada, and Sergeant Theodore Starrett, Jr., at present stationed at Fort Shelby.

The Executive Committee of the Hedden, Pearson, Starrett Corporation, on behalf of its directors, desires to express its sincere regret for the loss which the corporation sustains by the death of Mr. Theodore Starrett.

John B. Clermont, speaking on behalf of the Executive Committee of the corporation, said:

"Mr. Starrett's congenial personality stood forth clearly in the wide circles of the building and engineering industries. In the field of his endeavors he has achieved an enviable reputation for activity, versatility and courage. He shared with his friends the full measure of his success. They and the entire community suffer a personal loss by his demise.

"Mr. Starrett had looked forward to a great future in combining forces with the Hedden, Pearson, Starrett Corporation. The labor, which is denied him here, is terminated, crowned with his reward—although too soon removed from the bosom of his friends."

\$500,000 Can Factory.

Hires Condensed Milk Company, 915 Arch street, Philadelphia, Pa., represented by Charles F. Broughan, Chamber of Commerce, Binghamton, N. Y., contemplates the erection of a tin can plant, to cost about \$500,000, at Port Dickinson, Binghamton, N. Y., plans for which have been completed by Wayne Morrell, architect and engineer, connected with the organization of the owner. The general contract for the project has been obtained by John L. Lewis, 36 Wall street, Binghamton. It calls for the erection of a one-story brick, steel and concrete main building, to measure 650x150, with a two-story section measuring 160x150; also a factory building to measure 420x120, a two-story administration building, a two-story welfare building for employees and a one-story power house.

New Chelsea Garage.

An important operation is to be commenced shortly in the Chelsea district in West 19th street, between Seventh and Eighth avenues. Ground will be broken next week for the erection of a two-story garage on a plot 154.4x92. The new structure will represent the latest details of construction of this type of building, and will contain all the modern devices utilized in garage work. Plans are being prepared by Cantor & Dorfman, 373 Fulton street, Brooklyn. The entire operation will involve an investment of about \$200,000.

Plainfield Y. M. C. A.

Plainfield, N. J., is to have a Y. M. C. A. building, in Sycamore street, sketches for which will be started in December by Louis E. Jallade, 37 Liberty street, Manhattan, architect. The structure will be four stories in height, of brick and terra cotta construction, and will measure 100x150. It will house the various activities with which the Y. M. C. A. in other cities are identified, and will mark an important addition to Plainfield's facilities for social welfare work.

New Madison Square Office.

The block front in the north side of 25th street, from Broadway to Fifth avenue, which was recently leased by the Stephenson Estate, 27 Cedar street, to the Thomas Cusack Company, of Chicago and New York, will be improved with an eight-story brick and terra cotta office building, to have a frontage of 86 feet in 25th street, 30 feet on Broadway, and 28 feet on Fifth avenue. Preliminary plans for the project are being prepared by Zimmerman, Saxe & Zimmerman, 64 East Van Buren street, Chicago, Ill. Slawson & Hobbs were the brokers in the lease, which was placed on record several weeks ago. The property was taken for twenty-one years from December 1, 1917, at \$18,000 a year, and specifies that the tenant is to erect a new building.

Designing Yonkers Home.

York & Sawyer, 50 East 41st street, Manhattan, will draw plans for the two-story brick and steel, Convalescents' Home, to be erected at the northeast corner of Jerome and McLean avenues, in Yonkers, N. Y., by the estate of Caroline Neustatter, represented by William R. Rose, as attorney, 128 Broadway, Manhattan. Details regarding the proposed home will be available later. Its cost has been placed at \$250,000.

PERSONAL AND TRADE NOTES.

C. D. Cooley Company, architect, has moved from 37 East 28th street, to 41 Park Row.

Hopkins & McEntee, architects, have moved their offices from 37 East 28th street to 41 Park Row.

Kieley, Mueller Company, New York City, announces the appointment of F. J. Miller to their selling force. Mr. Miller has for many years been engaged in selling steam specialties and is well known in power plant circles.

Crane Packing Company of Chicago, manufacturers of the "John Crane" flexible metallic packing for all vapors and liquids, announces the establishment of their Eastern office in the Woolworth Building, New York City. Their engineer, A. W. Payne, has been placed in charge of this branch.

Climax Smoke Preventor Company of Boston, Mass., announces through B. L. Ames, general manager, the taking over of the business and management of the Monarch Blower Company, Troy, N. Y. Improved facilities for the manufacture of Monarch blowers are being perfected and a large addition is being made to the Climax selling force.

The Engineer Company, New York City, is now the sole builder of the Turner Baffle Wall. The B. W. R. Company, which formerly handled this wall, has retired from business and its president, J. W. Putnam, has become manager of the Baffle Wall department of the Engineer company, and the entire plant and organization of the B. W. R. Company has been taken by the Engineer Company.

The New Jersey Board of Boiler Rules, at a meeting held in Newark some time ago, adopted the A. S. M. E. Boiler Code for new installations of power boilers and heating boilers, to go into effect Nov. 1, 1917. Provision is to be made by the board for special consideration of boiler contracts and constructions entered upon before that date. The board has held a number of public hearings and at its next meeting is expected to take final action in the adoption of a code for regulation of existing boiler installations.

The Combined Councils of the Universal Craftsmen Council of Engineers of Greater New York held its thirteenth annual entertainment and ball at Maennerchor Hall recently. Dancing was the principal feature of enjoyment. A vaudeville entertainment was given at intervals between the dances. Frank Martin of Jenkins Bros. was the floor director. The officers of the combined

councils include E. R. Wallace, chairman; William Jobson, vice chairman; Oscar Paul, recording secretary; J. W. Matthews, financial secretary; Charles Knudson, treasurer.

Smoke Prevention Association held its twelfth annual convention recently at the Hotel Deshler, Columbus, O. The convention was called to order by President William H. Reid, chief smoke inspector of Chicago, the following officers being present: First vice president, Martin A. Rooney, Nashville, Tenn.; second vice president, W. L. Robinson, Baltimore, Md., and Frank A. Chambers, of the Chicago Smoke Inspection Department, secretary-treasurer. Mayor Karb addressed the convention, as did Henry A. Williams, president of the Columbus Chamber of Commerce, and Col. John Y. Bassell, manager of the Columbus Conventions and Publicity Association. Response was made by President Reid of the association.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—The U. S. Government, Col. John M. Carson, Jr., Depot Quartermaster in charge for owner, has had plans completed privately for 1-sty frame hospitals, to consist of about forty buildings of portable type, at the Columbia College Campus. Cost, \$300,000.

BROOKLYN, N. Y.—The U. S. Government, Navy Dept, F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is taking bids on the general contract, to close Oct. 31, for superstructure of the 3 to 6-sty reinforced concrete power plant, 58x107, at the Naval Hospital, from plans by the American Institute of Architecture, C. Grant LaFarge, chairman of Commission, 101 Park av, Manhattan. Cost, \$100,000.

BROOKLYN, N. Y.—Edward J. Smith, 30 Church st, Manhattan, has the general contract for hydraulic pumps and accumu-

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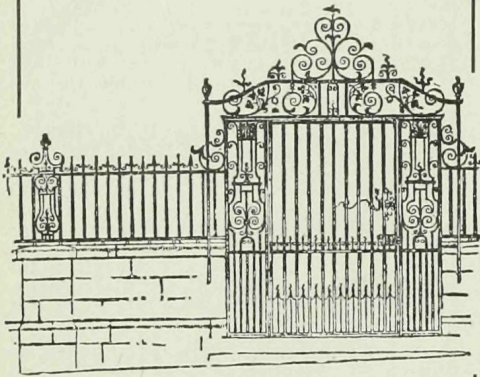
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lators at structural machine shops, for the U. S. Government, F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

WATERLOO, N. Y.—James A. Wetmore, Acting Supervising Architect, Treasury Dept, Washington, D. C., is taking bids on the general contract, to close October 29, for a 2-sty brick, terra cotta and stone post office bldg, for the U. S. Government, Hon. William C. McAdoo, Secy, Treasury Dept, Washington, D. C., owner.

LAKE DENMARK, N. J.—The U. S. Government, Navy Dept, F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for ten 1-sty hollow tile and concrete buildings, 50x150 ft each, with steel metal sashes. Cost, \$450,000.

DOVER, N. J.—Stone & Webster Construction Co., 120 Broadway, Manhattan, has the general contract for a group of 1-sty hollow tile storage bldgs, 30x150, at the Picatinny Arsenal, for the U. S. Government, Col. J. C. Nichols, Commandant, on premises, owner, from privately prepared plans.

OTISVILLE, N. Y.—The U. S. Government, Col. I. W. Littell, Quartermaster Dept., Washington, D. C., owner, is having plans prepared privately for 1-sty frame tuberculosis hospital bldgs. Cost, \$500,000.

CHARLESTON, S. C.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, contemplates erecting a navy yard, from privately prepared plans. Cost, \$125,000.

LAKE DENMARK, N. J.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, contemplates erecting 2-sty marine guard quarters, from privately prepared plans. Cost, \$52,000.

SARANAC LAKE, N. Y.—James A. Wetmore, Acting Supervising Architect, Washington, D. C., has plans in progress for a 1-sty brick and stone post office bldg, on Broadway, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. Cost, \$90,000.

NO ARCHITECTS SELECTED.

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

YONKERS, N. Y.—Ludlow Estate, 2 Sunnyside av, Yonkers, owner, contemplates erecting a 1-sty brick garage in Ludlow st, for which no architect has been selected. Cost, \$15,000.

VERONA, N. J.—W. I. Pogle, Grandview rd, N. J., and the-American Can Co., 120 Broadway, Manhattan, owners, contemplate erecting a dwelling on Grandview rd, for which no architect has been elected. Cost, \$40,000.

BUFFALO, N. Y.—Cousins & Son, 74 Wabash st, Buffalo, owner, contemplates erecting a 1-sty brick and steel or reinforced concrete factory, 80x120, in Wabash st, for which no architect has been selected, and details are undecided.

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

MANHATTAN.—John B. Snook & Sons, 261 Broadway, architect, is taking bids on the general contract for alterations to the warehouse at 306-310 11th av, for the W. & J. Sloane Co., 575 5th av, owner. Bids close at once. Cost, \$3,000.

HOSPITALS AND ASYLUMS.

POMFRET, N. Y.—Green & Wicks, 111 Franklin st, Buffalo, N. Y., architects, are taking bids on the general contract, to close 11 a. m., October 15, for a 2 and 3-sty brick and concrete memorial tuberculosis hospital for the Chautauqua Co., Newton Memorial Hospital, Judge Lambert, trustee, Fredonia, N. Y., owner. J. Foster Warner, 1036 Granite Bldg, Rochester, N. Y., is the advisory architect. Cost, \$135,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Hamm & Liebler, 348 Central av, Brooklyn, owners, are taking revised bids on the general contract for the alteration and addition of the brick and stone stable, 50x100, at 346-8 Central av, into a garage, from plans by Louis Allmendinger, 20 Palmetto st, architect. Consists of altering the present 1-sty bldg and erecting a 1-sty addition, 50x99. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Charles Herman Construction Co., 52 Vanderbilt av, general contractor, is taking bids on all subs, for

alterations to the 1-sty brick store and loft bldg, at 345 Canal st, for Frederick Hollender & Co., 123 Lafayette st, owner, from plans by J. P. Voelker, 979 3d av, architect. Cost, \$5,000.

MUNICIPAL.

BROOKLYN, N. Y.—The City of New York, Army Board, John Purroy Mitchel, Mayor, City Hall, owner, is taking bids on the general contract, to close 11 a. m. October 24, for the installation of a lighting system, etc., at the 14th Infantry Armory, 8th av and 15th st, and at the 47th Infantry Armory, Marcy av and Heywood st.

MISCELLANEOUS.

MANHATTAN.—The State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m., October 23, for the construction of a pier at the foot of West 53d st and North River, from plans by Frank N. Williams, Telephone Bldg, Albany, State Engineer.

MANHATTAN.—The City of New York, Fire Dept., Robert Adamson, Com'r, Municipal Bldg, Manhattan, owner, is taking bids on the general contract to close 10:30 a. m., October 15, for furnishing and delivering miscellaneous underground lead covered cables.

BRONX.—The City of New York, Douglas Mathewson, pres., Borough of the Bronx, Municipal Bldg, Crotona Park, Tremont and 3d avs, owner, is taking bids on the general contract to close 10:30 a. m., October 15, for repaving with sheet asphalt on a concrete foundation in East 158th st, from Jackson to Cauldwell avs, and on Park av west from East 162d st to East 165th st.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Frank A. Dolan, City Clerk, Assembly Chamber, City Hall, Jersey City, owner, is taking bids on the general contract to close 2 p. m., October 18, for the improvement of Van Cleef st from Stegman st to its northerly terminus.

SOUTH ORANGE TOWNSHIP, N. J.—The South Orange Township Committee, William A. Greenaway, chairman, Township Hall, Maplewood, N. J., owner, is taking bids on the general contract to close 8 p. m., October 16, for macadam pavement and cement sidewalks on Walton av, from Hoffman st to South Orange Line, from plans by E. R. Halsey, 164 Market st, Newark, township engineer.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Frank L. Dolan, City Clerk, Assembly Chamber, City Hall, Jersey City, owner, is taking bids on the general contract, to close 2 p. m. October 23, for the improvement of West Side av, bet St. Pauls av and the present stone pavement north of St. Pauls av.

NEW YORK STATE.—The State of New York, W. W. Wotherspoon, State Supt of Public Works, Capitol, Albany, N. Y., owner, is taking bids to close 12 m. November 2 for removing the Montezuma Aqueduct and completing the canal prism excavation near May's Point, and for dredging the canal prism near Fox Ridge (Barge Canal Contract No. 165), from plans by Frank M. Williams, Telephone Bldg, Albany, State engineer and surveyor.

PITTSFORD, N. Y.—The State of New York, W. W. Wotherspoon, State Supt of Public Works, Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 12 m. November 2, for work on Barge Canal contract No. 179, from plans by Frank M. Williams, Telephone Bldg, Albany, N. Y., State engineer and surveyor.

CONTEMPLATED CONSTRUCTION.

Manhattan. CHURCHES.

131ST ST.—John Megirian, 38 West 32d st, will draw plans for the alteration of the 4-sty brick and stone dwelling, 25x 100, at 8 West 131st st, into a mission, for the New York Colored Mission, 225 West 30th st, owner.

64TH ST.—Henry C. Pelton, 35 West 39th st, has preliminary plans in progress for a 1½-sty brick and stone church, 80x 98, at the southeast cor of 64th st and Park av, for the Fifth Avenue Baptist Church, 5th av and 46th st, Rev. Cornelius Woelfkin, pastor, 6 West 46th st, owner.

FACTORIES AND WAREHOUSES.

WEST BROADWAY.—A. O. Hoddick, 117 West 58th st, will draw plans for alterations to the 5-sty brick and stone warehouse, 65x75 at 481-3 West Broadway, for the Dominion Warehouses, Inc., 362 West Broadway, lessee.

HALLS AND CLUBS.

12TH ST.—George F. Crane, 74 Wall st, owner, has had plans completed privately for alterations to the 4-sty brick and stone club house on lot 25x100, at 14 West 12th st. The Civic Club, 12 East 31st st, is the lessee.

HOSPITALS AND ASYLUMS.

BEEKMAN ST.—Adolph Mertin, 34 West 28th st, has revised plans in progress for an addition to the brick and stone hospital bldg, 75x80, at Beekman and Water st, for the Volunteer Hospital, Beekman and Water sts, owner. Include a 4-sty addition and Solarium. Cost, \$75,000.

HOTELS.

11TH AV.—Frederick Jacobson, 27 Union sq, completed plans for alterations to the two 1-sty and 2-sty brick hotels and milk depots, 49x100, at 86-92 11th av, for John Hollings, 561 West 23d st, owner. Cost, \$4,000.

STABLES AND GARAGES.

32D ST.—Wortmann & Braun, 114 East 28th st, completed plans for alterations to the 4-sty brick garage, 20x93, at 120 East 32d st, for George H. Shaffer, 673 Madison av, owner. Cost, \$5,000.

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.

SUFFOLK ST.—Louis A. Sheinart, 194 Bowery, completed plans for alterations to the two 4-sty brick garages, 46x100, at 182-4 Suffolk st, for Julius Lurie, on premises, owner. Cost, \$12,000.

75TH ST.—Frederick Putnam Platt, 1123 Broadway, completed plans for alterations to the 4-sty brick garage, 50x101, at 116-8 East 75th st, for Mrs. C. King Palmer, 38 West 39th st, owner. Cost, \$30,000.

CHARLETON ST.—James P. Whiskerman, 38 East 42d st, has revised plans in progress for alterations to the 5-sty brick garage, 100x90, at 5221 Broadway, for Thomas Rudden estate, 139 Prince st, owner. Cost, \$25,000.

96TH ST.—James P. Whiskerman, 30 East 42d st, completed plans for a 3-sty brick stable and garage, 100x50, at 323-5 West 96th st, for the Builders' Land Development Co., owner, and Burns Bros., 50 Church st, lessees. Cost, \$40,000.

19TH ST.—Axel S. Hedman, 371 Fulton st, Bklyn, is revising plans for alterations and extension to the 1-sty brick and frame garage, 92x173, at 601-11 East 19th st, for John M. Brookman Est., Donald S. Walker, executor, 88 Wall st, owner. Includes front extension, 92x113. Cost, \$16,000.

32D ST.—E. L. Bon Mayhonn, 17 East 37th st, owner, has had plans completed privately for a 6-sty brick garage, 50x50, at 112-6 East 32d st. Cost, \$100,000.

MISCELLANEOUS.

BROADWAY.—Samuel Katz, 405 Lexington av, completed plans for alterations to the four 2-sty brick stores, storage and garage, 100x90, at 5221 Broadway, for Charles Weisbacker estate, c/o A. N. Gitterman, 51 East 42d st, owner. Cost, \$10,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

UNIVERSITY AV.—Neville & Bagge, 105 West 40th st, completed plans for a 6-sty brick, stone and terra cotta apartment house, 129x114, irreg, at the southwest cor of University av and Boscobel pl, for Stephen Ball, 271 West 125th st, owner and builder. Cost, \$175,000.

ST. LAWRENCE AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 1-sty brick apartment house

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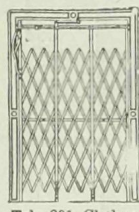
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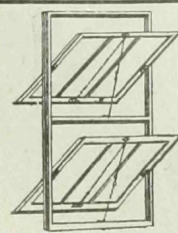
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and store, 30x30, on the west side of St. Lawrence av, 150 ft north of 177th st, for Albert Luik, 1434 Rosedale av, owner. Cost, \$3,500.

DWELLINGS.

COMMONWEALTH AV.—Moore & Landsiedel, 3d av and 148th st, completed plans for a 1-sty brick dwelling and store, 19x80, on the west side of Commonwealth av, 96 ft north of 177th st, for Albert Link, 1434 Rosedale av, Bronx, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

BRONX PARK.—Brinley & Holbrook, 156 5th av, completed plans for a 1-sty concrete storage and shelter bldg, 56 ft in diameter, at the Bronx Park Botanical Gardens, 300 ft west of Bronx Park, for the City of New York, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, Manhattan, owner. Cost, \$3,000.

STABLES AND GARAGES.

TIEBOUT AV.—H. G. Steinmetz, 1007 East 180th st, completed plans for alterations and extensions to the 1-sty brick garage, 49x100, on the east side of Tiebout av, 49 ft south of Ford st, for the Tiebout Avenue Co., 1005 East 180th st, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

ARTHUR AV.—Lucian Pisciotta, 3d av and 149 st, has plans in progress for a 2-sty brick bakery, 50x234, at Arthur and Hoffman avs, 100 ft south of East 187th st, for Leberio Lombardo, 618 East 182d st, owner. Cost, \$15,000.

197TH ST.—Irving Margon, 372 East 149th st, has plans in progress for a 1-sty brick taxpayer, 50x100, at the southwest cor of 197th st and Webster av. Owner's name will be announced later. Cost, \$12,000.

MISCELLANEOUS.

SHAKESPEARE AV.—John A. Milligan, 1474 Shakespeare av, Bronx, completed plans for a 1-sty brick extension to the 1-sty frame bldg on the west side of Shakespeare av, 249 ft south of 169th st, for the Sacred Heart Roman Catholic Church, Rev. Father John L. Lennon, pastor, 1253 Shakespeare av, Bronx, owner. Cost, \$2,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

78TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, have plans in progress for a 2-sty wood and brick filled stucco apartment house, 60x100, in 78th st, bet. 18th and 19th avs, for M. C. Shill, 1701 17th st, owner and builder. Cost, \$8,000.

DEGRAW ST.—Frank Adams, 216 Boerum st, completed plans for an extension to the 3-sty brick flat and store, in the south side of Degraw st, 133 ft east of Van Brunt st, for Salvatore Agneller, 167 Columbia st, owner. Cost, \$2,500.

DWELLINGS.

MARCY AV.—Henry M. Crittich, 432 South 5th st, Bklyn, completed plans for alterations to the 3-sty dwelling and garage, on the west side of Marcy av, 80 ft south of South 1st st, for Solomon Peretz, 79 Marcy av, owner. Cost, \$2,000.

MEADE ST.—Louis Berger, 1652 Myrtle av, Ridgewood, L. I., has plans in progress for eight 2-sty brick dwellings, 20x56, in Meade st, 20 ft south of Central av, for the Meade Construction Co., 256 Meade st, owner. Cost, \$6,000 each.

VAN SICLEN AV.—George Tree, Jr., 164 Van Siclen av, Bklyn, completed plans for extension to the 2½-sty dwelling, on the north side of Van Siclen av, 27 ft east of Av S, for Edgar Van Siclen, on premises, owner. Cost, \$2,500.

50TH ST.—Frankfort & Kirshner, 4812 12th av, completed plans for four 2½-sty frame dwellings, 18x50, in the south side of 50th st, 220 ft and 415 ft east of 16th av, and in the north side of 51st st, 345 ft east of 16th av, for Harris Wilder, 4703 13th av, Bklyn, owner and builder. Cost, \$5,000 each.

44TH ST.—Samuel Millman & Son, 1780 Pitkin av, completed plans for two 2 sty brick dwellings, 20x60, in the south side of 44th st, 250 ft west of 12th av, for Barrel Schwartz, 1343 43d st, owner. Total cost, \$10,000.

WEST 37TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for twenty 2-sty brick dwellings, 12x32 and 10x35, at the northeast cor of West 37th st and Mermaid av, for A. Carmese and B. Lewetto, 3306 Surf av, owners. Total cost, \$40,000.

EAST 13TH ST.—Jacob Glasser, 405 Lexington av, Manhattan, owner, has had plans completed privately for a 2-sty brick dwelling, 21x50, in the east side of East 13th st, 420 ft north of Av I. Cost, \$6,000.

CYPRESS ST.—Louis Allmendinger, 20 Palmetto st, completed plans for twelve 2-sty brick dwellings, 18x40, and garages, 20x18, at the northeast cor of Cypress and Centre sts, for Anthony Mayer, 1015 Hancock st, owner. Cost, \$4,500 each.

83D ST.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 27x42, in the north side of 83d st, 354 ft east of Colonial rd, for Homer Stiver, 187 81st st, Brooklyn, owner. Cost, \$7,000.

BEDFORD AV.—Harry Grattan, 523 East 14th st, Brooklyn, owner, has had plans completed privately for a 2½-sty frame dwelling, 20x40, on the west side of Bedford av, 90 ft south of Av M. Cost, \$5,000.

SACKMAN ST.—Morris Rothstein, 197 Snediker av, Brooklyn, completed plans for three 2-sty brick dwellings, 18x54, in the west side of Sackman st, 31 ft south of Lott av, for Taborisky Bros., 592 Powell st, owner. Cost, \$12,000.

82D ST.—Slee & Bryson, 154 Montague st, completed plans for two 3-sty frame dwellings, 22x43, in the north side of 82d st, 320 ft and 391 ft north of Colonial rd, for Homer Stiver, 187 81st st, owner. Cost, \$6,000 each.

AV N.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for a 2½-sty frame dwelling, 20x40, on the south side of Av N, 40 ft east of 7th st, for Francis McCormack, 50 Ocean av, Brooklyn, owner. Cost, \$6,000.

EAST NEW YORK AV.—Cantor & Dorfman, 371 Fulton st, completed plans for six 2-sty brick dwellings and stores, 20x80, at the northwest cor of East New York av, and Bristol st, for M. Beinenstock, 1258 47th st, owner and builder. Total cost, \$50,000.

76TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 24x40, in the north side of 76th st, 129 ft west of 3d av, for Albert Jansen, 345 76th st, owner and builder. Cost, \$16,000.

EAST 8TH ST.—Slee & Bryson, 154 Montague st, completed plans for a 2½-sty frame dwelling, 23x38, at 959 East 8th st, for the D & W Construction Co., Argyle rd, Bklyn, owner. Cost, \$5,000.

LEFFERTS AV.—Cantor & Dorfman, 371 Fulton st, completed plans for three 2-sty brick dwellings, 19x62, on the south side of Lefferts av, 158 ft east of Washington av, for the Kraslow Construction Co., 188 Montague st, owner. Total cost, \$25,000.

LINCOLN RD.—Cantor & Dorfman, 371 Fulton st, completed plans for three 2-sty brick dwellings, 19x62, on the north side of Lincoln rd, 100 ft east of Washington av, for the Kraslow Construction Co., 188 Montague st, owner. Total cost, \$25,000.

OCEAN AV.—Eric O. Holmgren, 371 Fulton st, completed plans for a 2 and 3-sty brick dwelling, 19x38x52, on the east side of Ocean av, 733 ft south of Lincoln rd, for Charles G. Reynolds, 350 Fulton st, Bklyn, owner. Cost, \$5,000.

EAST 24TH ST.—E. Kaiser, 68 East 94th st, Manhattan, completed plans for two 2-sty frame dwellings, 24x31, in the east side of East 24th st, 540 ft south of Av M, and in the west side of East 24th st, 580 ft north of Av M, for William Bordfeld, Av N and East 29th st, owner. Total cost, \$8,000.

EAST 12TH ST.—Helmle & Corbett, 190 Montague st, completed plans for extension to the 2½-sty dwelling, at the northwest cor of East 12th st and Albemarle rd, for Herbert F. Gunnison, 1123 Albemarle rd, owner. Cost, \$2,500.

GRAHAM AV.—Tobias Goldstone, 50 Graham av, completed plans for a 2-sty brick dwelling and stone, 20x95, on the east side of Graham av, 80 ft north of Ten Eyck st, for Charne Katz, 392 Bushwick av, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

WEST 8TH ST.—William Richter, 1028 East 2d st, Brooklyn, completed plans for a 1-sty brick storage bldg, 55x110, in the east side of West 8th st, 180 ft south of Sheepshead Bay rd, for the Long Island Railroad Co., Ralph Peters, pres., Atlantic and Flatbush avs, owner. Cost, \$4,000.

GATES AV.—Louis Allmendinger, 20 Palmetto st, completed plans for a 4-sty brick factory, 45x95, on the north side of Gates av, 200 ft east of Central av, for David Engel, 10 Stuyvesant av, owner. Cost, \$12,000.

DUPONT ST.—F. L. Hine, 189 Montague st, completed plans for a 2-sty brick cooperative bldg, 125x100, in the east side of Dupont st, 200 ft east of Oakland st, for Oliver C. Rouse, 165 Park pl, Bklyn, owner. Cost, \$9,000.

KING ST.—M. J. Weigand, foot of Montague st, completed plans for exterior alterations to the 2-sty storage bldg, in the east side of King st, 202 ft north of Conover st, for the New York Dock Co., William E. Harn, pres., 44 Whitehall st, Manhattan, owner. Cost, \$7,000.

CUMBERLAND ST.—A. E. Richardson, 100 Amity st, Flushing, L. I., has plans in progress for a 2-sty brick paint and

wagon shop, 50x75, in Cumberland st, for Jocker & Knauer, owner. Cost, \$2,000.

WRIGHT ST.—P. S. Lane, 50 East 42d st, Manhattan, completed plans for a 1-sty concrete ash hopper, 17x17, in the south side of Wright st, 225 ft east of Front st, for the Standard Oil Co., Henry C. Folger, pres., 26 Broadway, Manhattan, owner. Cost, \$3,500.

MUNICIPAL.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, Pres. Borough of Brooklyn, room 2, Borough Hall, Brooklyn, owner, is having plans prepared privately for the construction of Section No. 2 of biological plant, 26th Ward Disposal Works, bet Fairfield av and Jamaica Bay, and bet Miller and Schenck avs.

STABLES AND GARAGES.

GLENMORE AV.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 40x20, on the north side of Glenmore av, 29 ft east of Vermont av, for Morris Warsharsky, 439 Glenmore av, owner. Cost, \$2,500.

HULL ST.—Charles Infanger & Son, 2634 Atlantic av, completed plans for extension to the 1-sty stable and shed in the north side of Hull st, 75 ft west of Rockaway av, for Ernst Paulini, 2134 Fulton st, Brooklyn, owner. Cost, \$5,000.

HIMROD ST.—W. B. Wills, 1181 Myrtle av, completed plans for a 1 and 2-sty brick and stone garage and apartment, 60 x100, in Himrod st, 102 ft west of Wyckoff av, for Christian Ramb, owner. Cost, \$20,000.

ATLANTIC AV.—Cantor & Dorfman, 373 Fulton st, have plans in progress for a 2-sty brick and steel garage, 80x100, on the south side of Atlantic av, 95 ft east of Albany av, for the Midwood Building Co., 44 Court st, Brooklyn, owner. Cost, \$50,000.

16TH ST.—C. Shubert, 366 5th av, Manhattan, completed plans for extension to the garage in the east side of 16th st, 147 ft east of 10th av, for George W. Ballway, 1513 8th av, owner and lessee. Cost, \$5,000.

TENNESSEE ST.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 60x100, in the south side of Tennessee st, 129 ft west of Broadway, for David Caplan and Gussie Goldstein, 1450 Broadway, Manhattan, owners and builders. Cost, \$12,000.

8TH ST.—Thode & Harvie, 406 9th st, completed plans for a 1-sty brick garage, 50x100, in the south side of 8th st, 97 ft west of 3d av, for Clarence Tatern, 321 10th st, owner. Cost, \$9,000.

9TH ST.—Maximilian Zipkes, 405 Lexington av, Manhattan, completed plans for a 1-sty brick garage, 50x100, in the north side of 9th st, 210 ft west of 4th av, for the L. R. Realty Co., 189 Montague st, owner. Cost, \$15,000.

CENTRAL AV.—Louis Berger, 1652 Myrtle av, has plans in progress for twenty 1-sty brick and terra cotta garages, 18x20, at the southeast and southwest corners of Central av and Meade st, for the Meade Construction Co., 256 Meade st, owner. Total cost, \$10,000.

GREEN LANE.—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 20x88, on the west side of Green lane, 100 ft south of York st, for Michael DeMato, 178 High st, owner. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

EVERGREEN AV.—L. Allmendinger, 20 Palmetto st, completed plans for extension to the 1-sty restaurant and dance hall, at the northeast cor of Evergreen av and Linden st, for Frank Winterach, 405 Evergreen av, owner. Cost, \$4,000.

FULTON ST.—Charles R. Brown Paint Co., 190 Montague st, owner, has had plans completed privately for alterations to the 2-sty brick and stone store and office bldg, 72x152, at the southwest cor of Fulton and Clinton sts.

Queens.

DWELLINGS.

ELMHURST, L. I.—Hoffman & Simpkin, 66 Parcell st, Elmhurst, owners, have had plans completed privately for three 2½-sty frame dwellings, 17x52, in the north side of Dongan st, 260 ft west of Broadway. Cost, \$12,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 37 Greenway terrace, Forest Hills, L. I., owner, has had plans completed privately for a 2½-sty brick dwelling and garage, 42x34, at the northeast cor of Bow st and Middleway pl. Cost, \$20,000.

ST. ALBANS, L. I.—Frank F. Cloud, 21 Rugby rd, Brooklyn, completed plans for a 2-sty frame dwelling, 17x30, on the east side of Monticello av, 300 ft south of Banks av, for Hannah M. Allen, 135 Patchen av, owner. Cost, \$2,500.

WOODHAVEN, L. I.—J. D. Geddes, 4481 Fulton st, Jamaica, L. I., completed plans for two 2-sty dwellings, 20x55, on the west side of Woodhaven av, 38 ft north of Hopkins Court, for A. J. Cobb, Hopkins Court, Woodhaven, L. I., owner. Cost, \$9,000.

ELMHURST, L. I.—Herman Fritz, News Bldg, Passaic, completed plans for two 2½-sty frame dwelling, 20x39 ft each, for George C. Johnston, 75 Kingsland av, Elmhurst, owner. Cost, \$7,000 each.

CORONA, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for a 2-sty brick dwelling, 20x55, in the west side of 43d st, 140 ft north of Jackson av, for V. Scaffidi, 263 Av A, Manhattan, owner. Cost, \$6,000.

JAMAICA, L. I.—Fred Kuehler, 132 Ridgewood av, Brooklyn, owner, has had plans completed privately for a 2½-sty brick dwelling, 34x34, on the south side of Oceanview av, 234 ft east of Victoria st. Cost, \$6,500.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, Long Island City, is preparing plans for two 2½-sty dwellings, 35x37, at 185-186 Meteor st, for the Cord-Meyer Development Co., Hoffman Blvd., Forest Hills, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—W. J. Cunningham, Elmhurst, owner, has had plans completed privately for two 2-sty frame dwellings, 19x35, in the east side of Denman st, 325 ft and 300 ft south of Whitney av. Cost, \$9,000.

AUBURNDALE, L. I.—Charles H. Harn-den, Chambers st, Bayside, L. I., owner, has had plans completed privately for a 1-sty frame dwelling, 24x48, in the south side of Thomas st, 50 ft east of Orchard av. Cost, \$3,500.

OZONE PARK, L. I.—Edwin C. Georgi, 4185 Fulton st, Woodhaven, L. I., completed plans for a 2-sty brick dwelling and store, 20x50, on the north side of Jerome av, 50 ft east of Lawn av, for Antonia Caruso, 501 East 17th st, Manhattan, owner. Cost, \$5,000.

CORONA, L. I.—Albert Marinella, West Jackson av, Corona, has plans in progress for a 2-sty brick dwelling and garage, 20x55 and 20x30, respectively, on the east side of Grinnell av, 100 ft south of Burnside av, for V. DePolito, 43d st, Corona, owner. Cost, \$7,000.

Nassau.

DWELLINGS.

PLANDOME ESTATE, L. I.—Clarence Brazer, 1133 Broadway, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco dwelling and garage, 42x70, for August Jensen, owner. Cost, \$15,000.

STABLES AND GARAGES.

GREAT NECK, L. I.—Horace Trumbauer, 110 South Broad st, Philadelphia, Pa., completed plans for a 2-sty brick and stone garage at Lakeside for Mrs. Henry Phipps, 787 5th av, Manhattan, owner. Cost, \$15,000.

Westchester.

DWELLINGS.

IRVINGTON-ON-HUDSON, N. Y.—Aymar Embury, 2d, 132 Madison av, Manhattan, has plans in progress for the alteration and addition of the 2½-sty dwelling for F. P. King, on premises, owner. Cost, \$30,000.

HARTSDALE, N. Y.—Gerard Fountain, 103 Park av, Manhattan, will draw plans for two 2½-sty dwellings, 28x30, for the Model Homes, Inc., Hartsdale, N. Y., owner. Cost, \$7,000.

PELHAM, N. Y.—The Gramatan Homes, Inc., 154 East 1st st, Mt. Vernon, N. Y., owner, are having plans prepared privately for a 2½-sty frame and stucco dwelling, 27x34. Cost, \$7,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for two 2½-sty frame and stucco dwellings, 24x32, for a company now being formed. Owner's name and exact location will be announced later. Cost, \$6,000 each.

SCARSDALE, N. Y.—Albert Joseph Bodker, 62 West 45th st, Manhattan, is preparing sketches for a 2½-sty stone dwelling, 50x160, for W. A. Brainard, Produce Exchange, Manhattan, owner. Cost, \$100,000.

RYE, N. Y.—Peabody, Wilson & Brown, 389 5th av, Manhattan, have plans in progress for alterations and addition to the 2½-sty dwelling near Rye Beach, for J. M. Morehead, owner.

STABLES AND GARAGES.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for 1-sty brick individual garages, 15x 68, on Winifred av, for Aaron Weinberg, 481 East 141st st, Manhattan, owner. Cost, \$5,000.

YONKERS, N. Y.—The City of New York, Board of Water Supply, Municipal Bldg, Edward Walsh, secretary, City Hall, Yonkers, owner, has had plans completed privately for a 1½-sty frame garage, 51x 33, at 100 Van Cortlandt Park av. Cost, \$3,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—Rommolo Botelli, 207 Market st, Newark, N. J., completed plans for alterations and addition to the 1 and 2-sty brick apartment house and store at 339 Central av, for the Fiedler Corporation, Firemen's Bldg, Newark, owner. Cost, \$6,000.

WEST HOBOKEN, N. J.—N. Soldwedel, 421 Bergenline av, town of Union, N. J., has plans in progress for a 3-sty brick and stone flat, offices and storage room, 28x77, at the northeast cor of Spring and Cortland sts, for Charles A. Heins, 169 Spring st, West Hoboken, N. J., owner. Cost, \$20,000.

NEWARK, N. J.—Edgar F. Hauser, Union Bldg, Newark, completed plans for a 3-sty frame flat, 22x60, to include a

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NEW YORK

1-sty cement block garage, 30x20, at 200 Johnson av, for Mrs. Gussie Amada Gelman, 251 Broome st, Newark, N. J., owner, and builder. Cost, \$8,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 4-sty brick and stone apartment house, 75x113, at 233-7 Washington av, for Morris Daniels, owner. Cost, \$75,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick and stone apartment house, 74x75, at 184 Monticello av, for William C. Buscher, 684 Bergenline av, West New York, N. J., owner. Cost, \$60,000.

WEST NEW YORK, N. J.—A. De Paola, 542 Bergenline av, West New York, completed plans for alterations and addition to the 3-sty brick flat, 23x77, at 604 Hudson av, for Frank Guastella, 606 Hudson av, West New York, owner and builder. Consists of a 3-sty brick extension 23x28 to rear, and an entire new 3d sty. Cost, \$9,000.

GARFIELD, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2-sty cement block and brick veneer flat and store, 21x68, at 58 Jewel st, for Ignazio Benigno, 57 Jewel st, Garfield, owner. Cost, \$6,000.

DWELLINGS.

UPPER MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, N. J., is revising plans for a 2½-sty dwelling, 25x37, for D. Lindsay, owner. Cost, \$8,000.

NUTLEY, N. J.—William A. L. Lambert, High st, Nutley, completed plans for a 1-sty frame dwelling, 26x42x22, on Bloomfield av, for the Nutley Realty Co., High st, Nutley, owner and builder. Cost, \$3,500.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2½-sty fieldstone and stucco finish dwelling, 40x40, on Lincoln av, for Antonio Nazzaro, 238 East 16th st, Paterson, owner. Cost, \$15,000.

LYONS FARMS, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame dwelling 35x36, for Oxley & Sherwood, 627 Franklin st, Elizabeth, owners and builders. Cost, \$7,500.

MONTCLAIR, N. J.—W. Leslie Walker, 103 Park av, Manhattan, has been retained to prepare plans for the construction of a dwelling for Mrs. George K. Kirkham, 147 Gates av, Montclair, owner. Details will be available later.

PATERSON, N. J.—Charles H. Benjamin, 772 East 25th st, Paterson, completed plans for a 2½-sty frame dwelling, 28 x35, at 331 18th av, for Robert J. Edwards, 215 Derrom av, Paterson, owner and builder. Cost, \$6,000.

WEST ORANGE, N. J.—William Garbrants, 564 Main st, East Orange, N. J., completed plans for a 2½-sty frame dwelling, 31x35, on the east side of Harvard terrace, for Ernest McChesney, 15 Quimby pl, West Orange, N. J., owner and builder. Cost, \$6,000.

MORRISTOWN, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, architect, has been retained to prepare plans for the construction of a dwelling for William North Duane, 16 Wall st, Manhattan, owner. Details will be available later.

SHREWSBURY, N. J.—George W. Conable and William E. Austin, associate architects, 46 West 24th st, Manhattan, have revised plans in progress for a 2½-sty frame dwelling, 88x42, on Meadow Brook Farm, for H. C. Hallenbeck, Shrewsbury.

EAST ORANGE, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x32, for Harry J. Stevens, Prudential Bldg, Newark, owner. Cost, \$3,500.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, is completing plans for a 2-sty brick and stone dwelling, 25x56, at 52 Bruce st, for Antonio Guiliano, 107 Colden st, Newark, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, completed plans for a 1-sty reinforced concrete warehouse, 60x305, at 4 and 5 South av, for National Air Cell Covering Co., Ft. Henderson st, Newark, owner.

BAYONNE, N. J.—Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., will draw plans for a brick and stone Y. M. C. A. bldg for the Y. M. C. A., c/o Charles A. Towson, 124 East 28th st, Manhattan, owner. Cost, \$250,000.

HOSPITALS AND ASYLUMS.

RAHWAY, N. J.—The U. S. Government, Col. Glennon, Mills Bldg, and Col. I. W. Littell, Adams Bldg, Washington, D. C., and Quartermaster, Manhattan, owner, is having plans prepared privately for the reconstruction of the 1-sty frame hospital bldg. Cost, \$500,000.

SCHOOLS AND COLLEGES.

CALIFON, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have plans in progress for a 1-sty brick school, 40x90, in Hunterdon County, for the Board of Education of Union Graded School, Districts of Lebanon and Tewsbury Townships, Mrs. William Philhaver, Califon, N. J., owner. Cost, \$20,000.

STABLES AND GARAGES.

VERONA, N. J.—Edward and Elmer Williams, c/o Gade Bros., 120 Mulberry st, Newark, N. J., owners, are having plans prepared privately for a 1-sty public garage, about 50x64.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—George E. Jones, Union Bldg, Newark, completed plans for seven 1-sty brick and stone stores and living quarters, 129x70, irreg, at 395-7 Clinton av, for the Tenrose Holding Co, Union Bldg, Newark, owner. Cost, \$10,000.

RED BANK, N. J.—Charles Lewis, West st, Red Bank, owner, is having plans prepared privately for two 2-sty brick stores and offices, 50x120, in the east side of Broad st, opposite Monmouth st. Cost, \$30,000.

NUTLEY, N. J.—Anton L. Vegliante, 41 Passaic st, Garfield, N. J., has plans in progress for a 1-sty hollow tile and stucco baker shop, 24x41, at 141 Franklin av, for Umberto Ricci, Nutley, N. J., owner. Cost, \$3,000.

MISCELLANEOUS.

WEST HOBOKEN, N. J.—McDermott & Binda, 582 Spring st, West Hoboken, completed plans for a 1 and 2-sty brick embroidery factory and dwelling, 50x90, in Walnut st, bet Summit and Central avs, for Frank Selbach, 601 22d st, West Hoboken, N. J., owner, and the Amalgamated Embroidery Co., 1133 Broadway, Manhattan, lessee. Cost, \$10,000.

ORANGE, N. J.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, completed plans for a 2-sty brick and stone service bldg, 44x85, for the Orange Memorial Hospital, on premises; owner.

NEWARK, N. J.—Alfred Peter, 828 Broad st, Newark, will draw plans for a 2-sty brick fire engine house, at the cor of Elm rd and Gotthart st, for the City of Newark, Thomas L. Raymond, Mayor, City Hall, Newark, owner. Cost, \$50,000.

KEARNY, N. J.—John F. Capen, 207 Market st, Newark, has completed plans for a 1-sty frame covered with sheet iron service building for employees, on the Meadows along the Hackensack River, for the Martin Dennis Co., Henry E. Richards, 859 Sumner av, Newark, pres.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

SCHENECTADY, N. Y.—The Obenaus-Nichols Co., 208 South Center st, Schenectady, N. Y., has preliminary plans in progress for alterations and addition to the 3-sty brick and frame store at 238 State st for the People's Store, c/o Mr. Feder, owner. Cost, \$10,000.

DWELLINGS.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, Conn., completed plans for remodeling the 2½-sty frame dwelling for Frank A. Graft, Lafayette st, Stamford, Conn., owner.

FULTON, N. Y.—The Rapid Realty Co., Verne D. Calkins and Edward Quirk, interested, Fulton, N. Y., owners, contemplate erecting fifteen 2-sty frame dwellings on the Van Wagenen Tract, from privately prepared plans. Cost, \$2,500 each.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Donnor Steel Co., Abbott rd, Buffalo, owner, is having plans prepared privately for a coke plant in Abbey st on West along Bell st to South Buffalo R. R., north to Lackawanna to plant of A. Feine & Sons. Details will be available later.

GLOVERSVILLE, N. Y.—Comstock & Van Dreser, 29 West Fulton st, Gloversville, N. Y., have new plans in progress for an addition to the 3-sty and basement brick factory, 40x180, at 185 West Fulton st, for the Daniel Hays Co., 185 West Fulton st, Gloversville, owner. Cost, from \$50,000 to \$60,000.

SYRACUSE, N. Y.—The Penman Littlehales Chemical Co., Spring and Free sts, Syracuse, N. Y., owner, is having plans prepared privately for remodeling the two 2 and 4-sty frame factory bldgs at Spring and Free sts. The Syracuse Bridge Co., Griffin Bldg, Syracuse, is the steel engineer. Cost, \$25,000.

HOTELS.

LAKE PLACID, N. Y.—H. E. Paddon, 120 Broadway, Manhattan, has plans in progress for a 2½-sty clapboards and stone hotel, 54x30, to contain 7 rooms and 3 baths, for Stephen Ayers, owner.

MUNICIPAL.

JAMESTOWN, N. Y.—John W. Rulifson & C. O. Hultgren, associate architects, Squires Bldg, Jamestown, N. Y., completed plans and specifications for addition to the City Hall Annex, in Spring st, near 3d st, for the City of Jamestown, C. J. Jones, City Clerk, City Hall, Jamestown, owner. Consists of 5-sty brick addition, 35x40, and a 1-sty fire station, to be used as jail. Cost, \$30,000.

SCHOOLS AND COLLEGES.

PORT DICKINSON, N. Y.—Jewel & Umbrecht, Press Bldg, Binghamton, N. Y., will draw plans for a 2-sty brick high school in Chenango st, opposite Phelps st, for the Port Dickinson & Ogden School Districts, Earl Beckwith, trustee, Fenton, N. Y., owner.

STORES, OFFICES AND LOFTS.

ROCHESTER, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 3-sty brick and stone telephone exchange, 40x70, at "Chase Exchange," for the New York Telephone Co., 15 Dey st, Manhattan, owner.

MISCELLANEOUS.

ADIRONDACK MTS., N. Y.—Francis Y. Joannes, 52 Vanderbilt av, Manhattan, completed plans for 1 and 2-sty wood camp and cottages, irregular dimensions, at 4th Lake Fulton Chain, for Otto M. Bidlitz, 787 5th av, Manhattan, owner. Cost, \$25,000.

ITHACA, N. Y.—Wayne Morrell, architect, c/o owner, has plans in progress for a 2-sty hollow tile and reinforced concrete addition to the milk condensary for Hires Condensed Milk Co., Philadelphia, Pa., owner. G. F. Hartman, c/o owner, is the engineer. Cost, \$50,000.

GREENWICH, CONN.—Clyde Potts, 30 Church st, Manhattan, has plans in progress for a sewage disposal plant to include three or four separate pumping stations for the Town of Greenwich, c/o Albert C. Peck, chairman of Sewer Commissioners, Greenwich, Conn., owner. S. E. Minor, Greenwich av, Greenwich, is the engineer for sewers. Cost, \$350,000.

HOSPITALS AND ASYLUMS.

SYRACUSE, N. Y.—James A. Randall, 209 Midland av, Syracuse, N. Y., has preliminary plans in progress for a 4-sty brick, steel and stone Home for the Aged, to accommodate 250 persons, for the Roman Catholic Diocese of Syracuse, Right Rev. Father John Grimes, Bishop, 253 East Onondaga st, Syracuse, owner. Site has not yet been selected.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Bernard Robinson, 1368 Broadway, has the general contract for alterations to the two 5-sty brick apartment houses, 35x86, at 58-60 Manhattan av, for Nellie Downey Estate, c/o M. E. Downey, on premises, owner, from plans by Sherwood H. Webber, architect. Cost, \$20,000.

MANHATTAN.—Louis Warsikowsky, 157 East 112th st, has the general contract for the alteration of the brick dwelling at 231 East 122d st, into an apartment house, for Mrs. Delia Mulcahy, 233 East 122d st, owner, from plans by O. Reissmann, 147 4th av, architect. Cost, \$3,000.

CHURCHES.

NEW ROCHELLE, N. Y.—George Watson, Lawton and Huguenot sts, New Rochelle, has the general contract for a 1-sty brick and stucco church, 81x52, for the Bethesda Baptist Church (colored), Rev. J. B. Boddie, 111 Horton av, New Rochelle, owner, from plans by L. L. Barnard, Lawton st, New Rochelle, architect.

BUFFALO, N. Y.—Frank G. Hanssel, 1001 White Bldg, Buffalo, has the general contract for a tile and brick veneer church, 49x89, to contain auditorium, Sunday school room, parsonage and church parlors, at Le Roy av and Marigold st, for the Kensington M. E. Church, Rev. J. T. Hough, 71 Richlawn av, Buffalo, owner, from plans by H. C. Swain, 301 Lockwood Bld, Buffalo, architect. Cost, \$45,000.

BALDWINSVILLE, N. Y.—John McCarthy, Baldwinsville, has the general contract for a 1-sty frame and stucco parish house, 36x60, to contain auditorium, stage, kitchen and dining room, for the Grace Episcopal Church, Rev. Charles S. Champin, 64 Oswego st, Baldwinsville, owner, from plans by Sackett & Park, 34 Syracuse Savings Bank Bldg, Syracuse, N. Y., architects.

LASALLE, N. Y.—Braas Brothers, 1110 Whitney av, Niagara Falls, N. Y., have the general contract for a 2-sty brick church, school and entertainment hall, about 56x100, and 2 1/2-sty rectory, 40x32, near Stop No. 59 on River, for St. Johns LaSalle church, Rev. Father Arthur Madden, Point av, LaSalle, owner, from plans by Featherly & Cannon, 727 Main st, Niagara Falls, N. Y., architects. Cost, \$40,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, West st, Englewood, has the general contract for a 2 1/2-sty brick veneer and frame dwelling, 30x62, for Oswald Kirkly, Grand av, Englewood, owner, from plans by Harde & Hasselman, 56 West 45th st, Manhattan, architects. Cost, \$25,000.

MT. VERNON, N. Y.—Gramatan Homes, Inc., 1st st, Mt. Vernon, has the general contract for a 2 1/2-sty frame and shingle dwelling, 24x37, on Columbus av, for Mrs. William L. Stone, 131 Park av, Manhattan, owner, from privately prepared plans. Cost, \$7,000.

NEWBURGH, N. Y.—Edwin Wellman, 115 West st, Newburgh, has the general contract for a 2-sty terra cotta and plaster dwelling, 34x28, for P. J. Bryant, owner, c/o U. S. Military Academy, West Point, N. Y., owner, from plans by F. H. Gowing, 18 Tremont st, Boston, Mass., architect.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William L. Blanchard, 160 Sherman av, Newark, has the general contract for a 2-sty brick factory, 80x100, at the cor of Badger av and Runyon st, for the New Jersey Optical Co., 126 South st, Newark, owner, from plans by Jordan Green, 31 Clinton st, Newark, architect. Cost, \$40,000.

HOBOKEN, N. J.—Limouze Bros., 810 Park av, Weehawken, N. J., have the general contract for a 2-sty brick factory, 75 x100, at Grand and 11th st, for the Ayrad Mfg Co., 1103 Grand st, Hoboken, owner, from plans by George B. McIntyre, Union Hill, N. J., architect.

NIAGARA FALLS, N. Y.—The Peckham Construction Co., Mutual Life Bldg, Buffalo, N. Y., has the general contract for a 4-sty reinforced concrete benzol plant, 60 x80, for the Niagara Alkali Co., Buffalo av and Union st, Niagara Falls, owner, from privately prepared plans.

PATERSON, N. J.—Elia & Martino, Romaine Bldg, Paterson, have the general contract for a 1-sty brick dye house, 42x70, at 122-4 3d av, for the Union Silk Dyeing Co., Mariano DeGrado, agent, 237 East 16th st, Paterson, owner, from privately prepared plans. Cost, \$5,000.

NEWTON, N. J.—William L. Platt Construction Co., United Bank Bldg, Paterson, N. J., has the general contract for a

1-sty brick boiler house, 50x50, on Sparta av, for the Sussex Print Works, 33 Liberty st, Newton, owner, from plans by Andrew Kidd, Jr., 95 Liberty st, Manhattan, architect and engineer. Cost, \$7,000.

MUNICIPAL.

NORTH BERGEN, N. J.—Adie & Broberg, 400 30th st, Woodcliff, N. J., have the general contract for the construction of an addition and alterations to the firehouse of the Woodcliff Engine Co., on the west side of Hudson av, near 31st st, for the Township of North Bergen, Patrick A. Brady, Township Clerk, Township Hall, Boulevard and Main st, North Bergen, owner, from plans by William Mayer, Jr., 711 Bergenline av, West New York, N. J., architect.

STABLES AND GARAGES.

BRONX.—Altieri Construction Co., 51 East 42nd st, has the general contract for a 1 sty brick garage, 50x75, in the west side of Exterior st, 134 ft north of 150th st, for the Street Coal Co., on premises, owner, from plans by Frank Parker, 176th st and Southern Boulevard, architect. Cost, \$8,000.

MANHATTAN.—Barry Bros., 2804 3d av, Manhattan, have the general contract for a 2-sty brick public garage, 75x90, in the east side of Jumel pl, opposite 168th st, for the Bronx Bar Co., 2804 3d av, Manhattan, owner, from plans by Moore & Landwehr, 148th st and 3d av, architect. Cost, \$35,000.

YONKERS, N. Y.—Louis Johnson, 261 McLean av, Yonkers, has the general contract for a 1-sty stone garage, 36x50, in Ludow st, for George B. Foster, 298 South Broadway, Yonkers, owner, from plans by William P. Katz, Proctor Bldg, Yonkers, architect. Cost, \$7,000.

MILL NECK, L. I.—Rogers & Blydenburgh, Carll av, Babylon, L. I., have the general contract for various farm bldgs for Arthur V. Davis, 120 Broadway, Manhattan, owner, from plans by Guy Lowell, 225 5th av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William Higginson, 1123 Broadway, has the general contract for alterations to the brick office bldg, 25x100, at 127 East 23d st, for Henry Stieger, 129 East 23d st, owner, from plans by Charles H. Gillespie, 1123 Broadway, architect. Cost, \$3,000.

MANHATTAN.—Cauldwell-Wingate Co., 381 4th av, has the general contract for alterations to the 21-sty brick, marble and terra cotta office bldg, 81x110, at 65 Broad-

way, for the American Express Co., 63-5 Broadway, owner, and the Electric Bond & Share Co., 71 Broadway, lessee, from privately prepared plans.

MANHATTAN.—John N. Knauff, 334 5th av, has the general contract for the alterations of the 3-sty brick and stone dwelling and stores, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, lessee, from plans by James P. Whiskerman, 30 East 42d st, architect. Cost, \$25,000.

MANHATTAN.—Edwin Outwater, 18 East 41st st, has the general contract for alterations to the 3-sty brick store and salesroom bldg, 25x100, at 2786 Broadway and 250 West 108th st, for William Mitchell, 44 West 1st st, owner, from plans by Samuel D. V. Harard, 848 Herkimer st, Bklyn, architect. Cost, \$7,000.

MANHATTAN.—Thomas Ferguson, 194 Bradhurst av, has the general contract for rear extension to the 1-sty brick store, 20 x37, at the southwest cor of St. Nicholas av and 182d st, for Mortimer C. Addoms, owner, and H. Yohalem, 4231 Broadway, lessee, from plans by Neville & Bagge, 105 West 40th st, architects. Cost, \$3,500.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, Arlington, N. J., has the general contract for a 1-sty brick office bldg, 32x 32, at 358 Ogden st, for Alfred B. Ayers Co., on premises, owner, from plans by James S. Pigott, Union Bldg, Newark, architect. Cost, \$6,000.

NEWARK, N. J.—Edward M. Waldron, 665 Broad st, Newark, has the general contract for a 2-sty brick office bldg, 30x 40, on Frelinghuysen av, for John K. Meyer Tire Duck Co., 50 Union sq, Manhattan, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Cost, \$10,000.

MISCELLANEOUS.

BRONX.—John B. Roberts & Co., 3 West 29th st, Manhattan, has the general contract for interior finish to the recreation room on the Jerome av line for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner, from plans by George H. Pegram, 165 Broadway, chief engineer.

NIAGARA FALLS, N. Y.—J. W. Cowper Co., Inc., Fidelity Bldg, Buffalo, has the general contract for a 1-sty brick and steel power house in Stephenson st for the Kellogg Products Co., c/o Spencer Kellogg & Sons, Niagara sq, Buffalo, N. Y., owner, from privately prepared plans.

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BINGHAMTON, N. Y.—S. B. Carrington, 501-3 State st, Binghamton, has the general contract for a hollow tile, timber and concrete enclosed running track, 1/2 mile long and 25 ft. wide, on Riverside dr, for Dr. Willis Kilmer, Binghamton, owner, from privately prepared plans. Cost, \$23,000.

ITHACA, N. Y.—Driscoll Bros. & Co., South Aurora st, Ithaca, has the general contract for a 1-sty frame and siding mess hall, with two wings, 40x132 ft each, at the Aviation Grounds, for the Cornell University, C. E. Curtis, supt. of grounds and bldgs, Ithaca, N. Y., owner, from privately prepared plans. Cost, \$15,000.

SCHENECTADY, N. Y.—Brown & Lowe, Foster av, Schenectady, have the general contract for a 1-sty brick and steel drop forge bldg (No. 93), 80x400, at the General Electric Works, for the General Electric Co., George E. Emmons, general manager, on premises, owner, from plans by C. G. Hulth, architect and engineer.

QUEENS.—John B. Roberts & Co., 3 West 29th st, Manhattan, has the general contract for interior finish to the recreation room on Ditmars av station of Queens-Astoria line, for the Interborough Rapid Transit Co., Theodore P. Shonts, pres., 165 Broadway, Manhattan, owner, from plans by George H. Pegram, 165 Broadway, Manhattan, chief engineer.

NEWARK, N. J.—W. H. Connolly Co., 495 12th av, Newark, has the general contract for a 2-sty fire engine house, 50x100, at the junction of Sanford av and Palm st, for the City of Newark, Thomas L. Raymond, City Hall, Newark, owner, from plans by Frank Grad, American National Bank Bldg, cor Springfield and Belmont avs, Newark, architect. Cost, \$62,000.

EAST NORWICH, L. I.—Charles N. Brady, Glen Cove, L. I., has the general contract for 1-sty frame farm bldgs for O. A. Campbell, East Norwich, L. I., owner, from plans by J. W. O'Connor, 3 West 29th st, Manhattan, architect. Cost, \$7,000.

MENDHAM, N. J.—F. L. Garabrant & Co., Morris st, Mendham, N. J., have the general contract for a dairy and cattle bldgs for Dr. H. V. Walker, 437 Riverside av, Newark, owner, from privately prepared plans. Cost, \$15,000.

EAST WILLIAMSON, N. Y.—William Kenny, 86 Front av, Rochester, N. Y., has the general contract for a 1-sty frame trolley station, 30x50, for the New York State Railroad Co., Mr. Ogilvie, 267 State st, Rochester, N. Y., owner, from privately prepared plans.

ROCHESTER, N. Y.—Frank J. Gardner, 298 Bernard st, Rochester, has the general contract for a frame coal pocket, 33x110, in Childs st, cor Syke st, for the Jenkins & Macy Co., 100 Cutler Bldg, Rochester, owner, from plans by Konwald Engineering Co., Hudson, N. Y., architects. Cost, \$12,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL MACHINE TOOL BUILDERS' ASSOCIATION will hold its sixteenth annual convention at the Hotel Astor, New York City, on Tuesday and Wednesday, Oct. 30 and 31.

AMERICAN IRON AND STEEL INSTITUTE will hold its autumn meeting at the Hotel Sinton, Cincinnati, October 26 and 27.

ELECTRICAL SUPPLY JOBBERS' ASSOCIATION will hold its semi-annual meeting at the Hotel Sinton, Cincinnati, O., November 13-15.

NATIONAL HOUSING ASSOCIATION will hold its annual meeting at Chicago October 15-17, 1917. Headquarters, Hotel LaSalle. For information inquire of Lawrence Veiller, secretary, 105 East 22d st, New York City.

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

THE NATIONAL HARDWARE ASSOCIATION and the AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold their next joint convention at Atlantic City, N. J., October 17-19, with headquarters for both associations at the Marlborough-Blenheim.

THE AMERICAN CIVIC ASSOCIATION will hold its thirteenth annual convention at St. Louis, Mo., on October 22-24. City planning and city development will be among the subjects considered, and there is to be a discussion on the subject of the best means of carrying on civic improvement work while the country is at war. The secretary of the association is R. B. Watrous, 914 Union Trust Building, St. Louis, Mo.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912, OF REAL ESTATE RECORD AND BUILDERS' GUIDE, published weekly at New York, N. Y., for October 1, 1917.

State of New York, County of New York, ss. Before me, a Notary Public, in and for the State and county aforesaid, personally appeared F. T. Miller, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, Publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in Section 413, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are: Publisher, Record & Guide Company, 119 West 40th St., New York, New York.

Editor, None. Managing Editor, A. K. Mack, 119 West 40th St., New York, New York. Business Manager, S. A. Paxson, 119 West 40th St., New York, New York.

2. That the owners are: F. W. Dodge Company, 119 West 40th St., New York, New York. Estate of F. W. Dodge, 119 West 40th St., New York, New York. F. T. Miller, 119 West 40th St., New York, New York.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bonafide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest, direct or indirect, in the said stock, bonds, or other securities than as so stated by him.

F. T. MILLER, President of Record & Guide Company, Publishers of Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 28th day of September, 1917.

(Seal) HENRI DAVID, Notary Public No. 196, New York County, Register's No. 8165.

(My commission expires March 30, 1918.)

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

MANHATTAN ORDERS SERVED.

- Barclay st, 55—Henry S VanDuzer, 31 Nassau. WSS(R)
Barclay st, 5—Royal Ribbon & Carbon Co, 26 Barclay. D&R
Beach st, 77-9—Edward V Z Lane, 143 Liberty, WSS(R)
Bleecker st, 111-3—Henry Sidenberg, 114 5 av, Stp(R)
Bowery, 231-3—Comity Mtg Co, care Geo G Dutcher, 40 Wall. FD
Bowery, 197—Alice Flynn, 9 Bowery. TD
Broome st, 406-12—American Express Co, 65 Bway. A-FD
Broadway, 746-50—A T Stewart Realty Co. FD
18 st, 119 E—Charles Olbrich. FA-A
27 st, 1 E—Chas A Coe est, care Henry E, 69 Wall. WSS(R)
48 st, 17 E—Rosa L Barsaghi. A-FD
125 st, 63 E—Hudson Realty Co, 30 E 42. DC
5 AV, 630—Columbia College, 63 Wall. Tel-FA
Fulton st, 45—Houghland & Houghland. Rec-GE-FA-EI
Fulton st, 45—Rosenblum Co. GE-FA
Greenwich st, 627-31—Henry William Co, 34 Pine. FD-A
Hester st, 117—Isaac Marx, 257 Pine. GE
John st, 83—John W Kelly. Rec-FP(R)
Lenox av, 190—Emma D Toumey, 157 E 72, ExS-Ex(R)-FE-St(R)
Lenox av, 721-35—N Y Railways Co, 165 Bway. FP(R)-ExS-FE-St(R)
Leroy st, 114-8—St Veronica's Ch, 149 Christopher. O-FE(R)
Manhattan st, 28-40—Fredk L Sleeper. Rec-FA
Manhattan st, 28-40—Abr Beekman. Rec-FA-EI
Manhattan st, 28-40—Thos McGuire. Rec-FA
Manhattan st, 28-40—Ann McGuire, 3044. Albany Crescent av, Kingsbridge, N Y, FP(R)-DC
Park Row, 176—Bernard Golden, 217 Centre, Stp(R)
Pearl st, 67—Celgar Realty Co, 217 Broad, Newark, N. J. Ex(R)-ExS-FE
2 av, 146—Anna Fried, 331 E 84. DC
4 st, 24-G W—Geo G Kip, 88 Nassau. FD-A
10 st, 250 W—Julius A Stursberg, 45 E 17. DC
14 st, 131 W—Ida Kempner, 131 Riverside dr, WSS(R)
21 st, 266 W—Simon Geiger. DC
26 st, 126 W—West 26th St Cafe Co. DC
26 st, 128 W—Mechlowitz & Freeman. Rec-EI
26 st, 128 W—Anshen & Feldman. Rec
35 st, 519-28 W—A N Corp, 7 Washington pl. ExS Broadway, 171—Standard Comb Mfg Co, EI-FA-NoS-CF
Broadway, 661—E Kahn Co. FA-Rec-GE-CF
Broadway, 1700—K H Slocum. FA-Rec
Broadway, 3340—E Gostein. FP
3 st, 90 E—Third St Ice Co, RefSys(R)-FP-FD-CF
12 st, 621 E—M Butinsky & Son. FA-GE
77 st, 109 E—Henry R Hoyt, 15 William. CF
114 st, 115 E—M Freiberg. FA-Rec
Fulton st, 142—A K S Jewelry Mfg Co. CF-FA
Greenwich st, 97—B Sherman. FA-NoS-GE
Monroe st, 94—Max Levin. FA-GE
Rutgers st, 49—Louis Goldstein. D&R
2 av, 1111—A Marks. FA-Rec
7 av, 729—Export & Import Film Co, NoS-FP(R)-CF-Rec
6 av, 35—Art Celluloid Co. FA-CF-Rec-NoS
Washington pl, 9—Roberts, Cushman & Co, 10 Washington pl. FA-NoS
West Broadway, 398—Citarella & Pezza. FP(R)
40 st, 213 W—Aster Press. WSS(R)-ExS-FE(R)
40 st, 345 W—Empire City Film Laboratories, CF-Rec-FP(R)-NoS
BRONX ORDERS SERVED.
Courtlandt av, 489—Ike Jaffe. FP(R)
135 st, 364 E—Chas A Becker. Rec-FA
135 st, 725-7 E—Wood Hydraulic Hoist & Body Co. NoS-Rec-FA
Fordham rd, 567 E—Bronx Chalmers Co.NoS-CF
Southern blvd, 953—Hunts Point Palace Corp, Rub
3 av, 3875—London Casino. D&R-FA
RICHMOND ORDERS SERVED.
Chestnut av (Rosebank)—G Siegle Co, CF-NoS-ExS
Bentley st, 21 (Tottenville)—G W Carfoot. CF

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New York City

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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 W. 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.
PORTLAND CEMENT ASSOCIATION, 101 Park Ave. Tel. Vanderbilt 3977.

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).

FULLER CO., G. A., 111 Broadway. Tel. Rector 4300.
CHAMPION & LEVIEN, INC., 48 E. 10th St. Tel. Stuyvesant 387.
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.

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.

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 266.

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., 102 Reade St. Tel. Worth 600.

Marble and Tile

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

Masons and Plasterers.

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

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.

Newspapers.

JEWISH MORNING JOURNAL, 77 Bowery. Tel. Orchard 8406.

Painters.

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

Parquet Floors

ERBE WILLIAM J., 2 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.
ASIFORTH, 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.
BUCKLEY & 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, GEO. 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.
ELLMAN & 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.
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.

McGUIRE, LAURENCE, 135 Broadway. Tel. Cortlandt 218.

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.

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., 20 Nassau St. Tel. John 3670.

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

SLAWSON & HOBBS, 162 W. 72d St. Tel. Columbus 7240.

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.
GOODWIN & GOODWIN, Lenox Ave. and 123d St.; 148 W. 57th St.
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, 2 E. 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.
KETCHAM BROS., 129 Ralph Ave. Tel. Bushwick 86.
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. I., 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.

Terra Cotta.

NEW JERSEY TERRA COTTA CO., 149 Broadway. Tel. Cortlandt 3908.

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 Work

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