

REAL ESTATE BUILDERS RECORD AND GUIDE.

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CONDITIONS LEADING UP TO THE TENEMENT LAW

Suggestions Made to Permanently Cure Certain Defects in System As It Exists Today

By WILLIAM H. ABBOTT

First Deputy Commissioner, Tenement House Dept.

ARTICLE SIX.

IT may not be amiss to voice a few sentiments respecting the Tenement House Law, some of which are my own, while others have been gathered from those architects, builders, owners and tenants with whom I come in daily contact, but all of which I trust may open up new lines of thought and action, and help solve some of the perplexing questions that are continually being aired in our daily papers, usually by some prejudiced person, with a mind not broad enough to see the situation except from a biased angle.

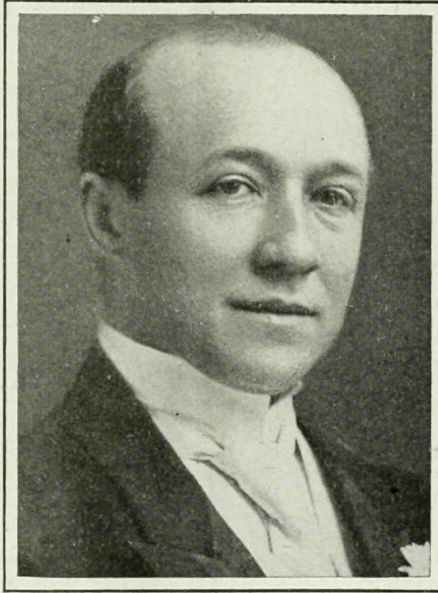
The Tenement House Law is freely admitted to be one of the greatest boons to the vast multitude of tenement dwellers in the City of New York that has ever been inaugurated and with the honest and strict enforcement of its requirements, the tenants are at least getting what they are entitled to, the landlords are keeping their houses in better condition, and the builder and speculator has to operate under the strict supervision of one of the most careful departments of the City Government.

Those who remember the conditions portrayed in the foregoing articles do not require any further proof of the need of proper housing and sanitary maintenance of the homes of the tenement dwellers. Many of these facts are also true of the other classes of buildings in which persons live, but over which the Tenement House Department has no jurisdiction, and it is not too much to say that the sooner all houses in which the occupants reside are subjected to the same regulations that govern the tenement, the better it will be for the community as a whole; healthier citizens will be the result and fewer lives lost by inadequate fire egress.

In the urban districts throughout every borough there are rows and rows of dwelling houses in which bedrooms are located so that their only means of light and ventilation is through a small covered vent shaft. These same houses contain an interior room in the basement in which the servant is required to sleep, that has neither light nor ventilation except by artificial means and by the air that passes in at the open door after having used up all its life giving agencies in the outer room.

Possibly you think this statement requires some proof. Let me tell you, as an architect (prior to my connection with the City Government) I have been called in by many owners to make alterations to their buildings, and have seen from personal observation the conditions above mentioned.

Since our subways are assured, good roads, bridges and ferries leading out into the suburbs and bringing us to acres and acres of undeveloped country, I consider a more auspicious time for the starting of a housing development could not be found than now and I would advocate not only one zone but a dozen; competition will keep prices down, first in the cost of the land, then in the construction of the building, and lastly the most important, in rent.



WILLIAM H. ABBOTT.

You ask how are we going to induce the working man to go to these developments? Let us tell the railroad and other transportation companies that 500 homes will be built in certain localities if they will sell a ticket to be used before 8 o'clock a. m. and between 5 and 7 p. m. for half the price it would cost during the balance of the day. Would they do it? I believe they would be only too glad to. If they hesitate, let our own municipal ferries lead the way by carrying the people, if not free, at least at a reduced rate, so that a large percentage of our population could be landed in the outlying boroughs within walking distance of their homes for a nominal car fare, and then see how quickly the railroads will cooperate.

Overcrowding Wiped Out.

This will soon wipe out the overcrowding in the cities, reduce the high building to one of reasonable proportions, and will develop a youth who will in after years be strong enough to ably carry on the duties which every citizen should consider his birthright, so that the hospital, charity institution and the asylum would go begging for patients.

Is it consistent for the city to spend so much money in trying to perfect the homes of the tenement dwellers when those very occupants go out into the urban sections and find conditions considerably worse than they left in their city homes?

The toilet accommodations in these dwellings above referred to consist of a badly ventilated and probably unlighted compartment in a cellar, the enclosing walls of which are never freshened with whitewash nor paint and the fixtures allowed to exist in any condition that may result from the careless use by the person (hired help) using them. The fact that the mistress never goes to this lower story is the excuse for the toilet accommodations existing in many cases, in an unspeakable condition.

Regarding the need of restricting the type of buildings erected in the outlying sections of the boroughs, would it be too drastic to insist on every new building used for dwelling purposes, or every old building converted to that use, being required to be separated from each other, say, by about 30 inches; or if not a detached house, then allow one of a semi-detached design with five or six feet between it and its adjoining neighbor?

Would it then be too severe a step to say that sewage pipes should be a certain size for residential sections, and then limit the number and size of water-closet and waste lines entering the public sewer in a given distance. The final step of requiring at least one toilet for every family would clinch the situation, and with these regulations our dwelling houses could not be increased beyond a given height.

There is another serious point that should be considered. Why do we construct frame tenements? Because they are cheaper? Yes, by a few hundred dollars in their first cost. Take the cost and maintenance of a brick building for ten years as against a frame one for the same period. By the time the frame building has been painted three times, the extra fire insurance, the extra coal bills each winter, possibly a new roof at the expiration of this period, you will find the expenditure almost equal. This being the case, why not eliminate frame buildings and prohibit their use for dwelling purposes. This would tend to reduce the fire risk and I am sure would lessen greatly the loss of life by fire.

I therefore think it most wise that all societies and other bodies of civic and social ambition who have any prospect of influencing their political representatives, draw up resolutions suggesting that a General Housing Law for all dwelling houses be presented to proper authorities, so that no person may live in dark interior rooms, and all buildings be equipped with proper fire escapes and egress from yards to street, that the ratio of water closets be increased so that the boarding or lodging house shall have at least one toilet for every six or eight persons; that private schools and employment agencies shall be so regulated that more conveniences and better fire protection be given them; and that the so-called studio buildings and bachelor apartments, as well as the hotels, be brought within the scope of such regulation.

Another matter that should be considered carefully with a view to having some proposed law cover the situation is the registering of all buildings, no matter for what purpose the building is being or is intended to be used, a strict account of its history should be properly recorded, and if thought desirable a certificate might be issued every year stating that the particular structure was maintained in accordance with Chapter — of the Laws of —, which entitled the occupants to run a factory, a lodging house, a bachelor's apartment house, a studio building, a stable, a storage warehouse, etc. By this method a closer supervision of the many occupations,

trades and livelihoods within the city could be recorded, and buildings used for purposes for which they were never intended (and there are many) could be vacated and persistent offenders punished by the imposition of a fine.

This same principle might be carried still further, having as its object the better protection of the innocent purchaser, so that every transfer or conveyance of a deed shall bear full particulars as to the class of building under which it would be classified. Thus the unsuspecting buyer may read in the instrument conveyed to him, that on the lot which he is buying is a structure, so many stories high and is certified to be adequate for use as a —; the certificate might accompany the instrument and be handed down to the new tenant. Failure to properly carry out this provision could be severely dealt with, and the neglectful party be made to pay a heavy fine.

There are undoubtedly many sites in the city that are not suited for tenement houses. A purchaser therefore should not buy unless he is sure that the type of building he desires to erect can be legally built on the site. Many times a builder has obtained possession of a small gore or corner lot on which a tenement house cannot be constructed and show good returns. The amount of open air space required by the law does not allow him to cover as much of this lot as he would like, and having a "lemon" on his hands he naturally blames the Tenement House Department and does not hesitate to tell his friends that the Department is unjust and has caused his ruin.

Another case is where the owner of a lot on a narrow street wishes to build his tenement "high up in the air," perhaps six or eight stories, the location is a good one, and a high class apartment building is this owner's dream. He has drawn up his plans, and figured his returns; all looks rosy. After submitting his scheme to the Department he finds the law will not allow a building of that height to go on so narrow a street. It is needless to say the Department has another bad friend, and only by considerable argument can this gentleman be convinced that he cannot do just as he likes with his own property. However, turn which way you may, all those having any dealings with the Department, admire and unhesitatingly admit the great benefits resulting from the law. I think there is not a person who could honestly advocate the return to former conditions, although there are a few who do think some modification might be allowed in certain instances, especially where they are vitally interested.

One of the most persistent and ever recurring battles that is fought nearly every year is among a few builders, owners and speculators, and the friends of the Department. The former wishing to take the three-family house out of the Tenement House Department's jurisdiction, while the latter body is just as persistent in believing that this type of building should remain under the regulations that govern it now.

As the departmental work on the three-family house is now reduced to only sanitary inspections (the structural work being completed), there is very little room for argument from owners of the old law type, and when one considers that the cost of a new law three-family house is only a few hundred dollars additional to that of the two-family and store building, and that this slight excess in cost is more than offset by the great benefits attending the construction and safety in the new law building, there should be no further controversy.

Reference has already been made to the preparation in advance for the planning and development of new towns. It might be well to suggest that some legislative action be taken, making it obligatory on towns and municipalities to draw up plans for extensions and improvements as soon as the population has reached a certain figure, say 10,000. In this manner unsanitary and overcrowding conditions could not exist. Sites for public gardens, squares, parks width of highways can all be provided for in a uniform and beneficial manner and

houses of character and dignity will then add to the artistic and beauty of the open country beyond.

It does seem that some restriction might be put on builders—why not license them? Too many inexperienced, untrained persons (including women) have tried to build houses. What is the result? Everything is left to the mechanic and the "tricks in all trades" play a very important part in providing substitutes for the specified articles.

The tinker, tailor and shoemaker have launched out into the building business, who with the assistance of the second hand material man, who sells his half burned timbers, old bricks, light weight iron beams and columns, to anyone who pays the price; have raised monuments of bricks and mortar that are only held in position by the fact that the houses are built in a row.

Some few years ago, I had occasion to examine some work in the hall of a new law tenement. As the flooring was down, I had to ask the carpenter to remove a few boards, and to my great astonishment I found a vegetable growth that I afterwards found out to have been caused by the so-called builder (shoemaker) filling in between the beams with scrapings from the road, instead of

concrete, and that oats were actually sprouting. Why should persons of this type be allowed to build our homes?

Before builders can obtain a license, make them pass an examination and then with a small fee of say \$25 for a permit commence an operation, the situation could be kept well under control. The fees thus obtained would be used to defray the cost of running some part of the city government.

Another suggestion is a regulatory ordinance prohibiting the occupancy for living purposes of any new building until same is thoroughly "dried out," or say, at least three months after the completion of same.

I am satisfied that a great deal of sickness develops from the use of living rooms that are still "sweating." This is caused by the hurried construction of the building, application of plaster on "green" walls, wall paper applied over plaster that is not thoroughly dry, and finished wood flooring laid over concrete even before same is set.

This condition not only ruins a person's health, but seriously damages the building, and some precautionary measure should be adopted to regulate the already well developed evil.

THE END.

WATER TESTS IN QUEENS.

Pressure and Volume at Fire Hydrants Tested in Three Sections.

THE prospects are bright for lower fire insurance rates in Long Island City in the near future that will save the owners of industrial and mercantile establishments thousands of dollars annually," stated Walter I. Willis, secretary of the Queens Chamber of Commerce, yesterday. Mr. Willis accompanied the engineers of the New York Fire Insurance Exchange, in charge of A. F. Worden, and the engineers of the Department of Water Supply, Gas and Electricity, in charge of W. F. Laase, Borough Engineer, in making the tests on Tuesday afternoon of the pressure and volume of water at fire hydrants in three sections of Long Island City—Steinway, Astoria and Hunters Point.

It is now four years since the Industrial Committee of the Queens Chamber of Commerce took up the question of having the additional "District Charge" for fire insurance in Long Island City of 15c. and 25c. per \$100 removed. This extra charge applies only to the First Ward of Queens and is based upon conditions that existed in 1899, such as inadequate water supply, poor street paving and overhead wiring, and lack of sufficient fire protection.

The matter was originally taken up in 1913 with the Fire Insurance Exchange by C. G. M. Thomas, who was then Chairman of the Industrial Committee of the Chamber. In the summer of 1915 the efforts of the Chamber were renewed and tests of both volume and pressure of water in the various fire hydrants throughout Long Island City were made under the supervision of Thomas F. Dwyer, Deputy Commissioner of the Department of Water Supply, Gas and Electricity, cooperating with the New York Fire Insurance Exchange and the Board of Fire Underwriters.

The results of the tests made at that time were favorable, except in three small areas as follows:

(1) In the Hunters Point section bounded by Newtown Creek, Dutch Kills Canal, Hunters Point avenue and the line between the First and Second Wards.

(2) In the Astoria section, bounded by the East River, Hoyt, Willow and Main streets.

(3) In the Steinway section lying northeast of Winthrop avenue and southeast of Barrien Canal.

At that time Willis O. Robb, manager of the New York Fire Insurance Exchange, wrote the Chamber regarding these tests as follows:

"The Rate Committee of the Exchange believes it would be justified in recommending the remission of the advance in rates for defective supply conditions in Long Island

City, if the three comparatively small areas could, with reasonable promptness, be brought up to the proper standard. We can then permanently wipe off the map the entire District Charge for the entire area of the First Ward of the Borough of Queens."

These new mains, which include 18,000 lineal feet of pipe line, costing approximately \$64,000 to install, have only recently been completed. The joint tests made on Tuesday indicate that both pressure and volume of water in these sections have been greatly increased and it is, therefore, hoped that the New York Fire Insurance Exchange will act favorably on the application of the Queens Chamber of Commerce to remove an excessive charge for fire insurance in the First Ward that will result in a saving of thousands of dollars annually to the owners of industrial and mercantile risks.

Record for Geo. A. Fuller Company.

In view of recent discussion, as to the progress made by the various construction organizations doing work on army cantonments, it is interesting to note that work at Camp Funston, Fort Riley, Kansas, is further advanced than any other cantonment in the United States. Captain Fred J. Herman, construction quartermaster, U. S. A., who recently returned to Washington, is the authority for this information. Building interests in New York City will be gratified to learn that this excellent record has been established by the Geo. A. Fuller Company, under the supervision of Leslie Witherspoon, vice-president of the company, who is in charge of the Chicago office. He has been ably assisted by Edgar S. Belden, who is in direct charge of the project.

Flag Raising Ceremony.

The flag raising ceremony signaling the completion of the steel work on Brooklyn's new twenty-five-story office building, at the corner of Court and Remsen streets, was finally carried out on Wednesday morning, after two previous postponements due to unfavorable weather conditions. Edward Demas, foreman of the foundry and steel work of the building, was hoisted up from the sidewalk to the roof of the building on a narrow plank with chains attached to each end. A large crowd watched the ascent and cheered when he placed a large American flag at the highest point of the new building. The structure is being erected for the Court & Remsen Company at a cost of about \$1,500,000, by Starrett & Voss, 103 Park avenue, Manhattan, from plans by Starrett & Van Vleck. David Porter, Inc., is the agent for the building, which will have a total floor area of about 100,000 square feet. It is expected that it will be completed by April 1, 1918.

PROMOTION AND CONSTRUCTION OF BUILDINGS PRESENT MANY COMPLEX PROBLEMS

By ISAAC T. COOK

THE most important single factor in connection with the success of an office building is the law of supply and demand. The questions a conscientious promoter should ask himself before launching his enterprise are: "Is this location suitable for an office structure?" "Are there or will there be a fair demand for this space at the time of completion of the building or will I be compelled to raid the neighboring buildings for tenants?" "Will my location enable me to offer tenants something besides the novelty of moving into a new building?" "Does the city's population and its reasonable growth justify this additional improvement?" All of which being answered in the affirmative, the promoter can conscientiously proceed with the development of his enterprise.

Often, the promoter has originally no property interest in his selected site, which interest he usually obtains either through acquisition of the fee simple title or a ninety-nine year leasehold estate, with an option to purchase if possible or if not, then a straight ninety-nine year lease without revaluation, at a rental upon which basis the ground will have reasonable possibilities of appreciating in value so as to in a great measure take care of the depreciation of the building.

Tall Building As a Guide.

A guide which I have used in obtaining a site has been that, a tall building, upon a given plot, will be a success, if, a one story building, erected thereon, with ground floor stores and basement, will earn enough to pay taxes and a reasonable return upon the cost of the property, in the case of a fee, and upon a leasehold a sufficient return to pay ground rent, taxes and interest upon the cost of the one-story building.

With the site decided upon and obtained next comes a decision as to the class of improvement to be erected, that is, whether it is to be a building for the ordinary run of commercial tenants, or a special building particularly adapted for lawyers, physicians or dentists, etc. This is often determined by one predominating tenant, before the site is acquired, for example, a bank or financial institution may determine upon an office building, the ground floor of which is to be used for its quarters. In such an instance the upper portion of the building would ordinarily be designed for the general run of commercial tenants, lawyers, financial brokers, etc.

Selection of An Architect.

The selection of an architect to make preliminary plans often is accomplished in the early stages of an enterprise—but it is important in the selection of your preliminary architect to use farsighted, sound business judgment, because the architect who draws the preliminary plans should be the one who designs the building and it is always very much more convenient and satisfactory if one is absolutely sure of his man from the very start.

The preliminary layouts made, then comes the task of making the promoters' estimates of income and expenses. At this point conservatism should be exercised because it is the height of folly for a promoter to deceive himself or his associates with regard to the results to be expected from his structure. Each estimate should be carefully checked against known and proven figures and conditions, before being finally submitted, because as one of our members put it at Atlanta two years ago, "Hasty estimates always come home to roost."

Unless the building is erected by a large financial institution or insurance company, some financing is generally necessary. Of course, there are many ways of financing, but the method in vogue in most States is through the sale of capital stock and a first mort-

gage, placed upon the property, or the sale of an issue of first or perhaps first and second mortgage bonds. This is a phase of the subject upon which a great deal could be said, and one upon which it is more or less foolish to go into detail because each case is a problem of its own.

Avoid pyramiding securities as much as possible, get the interest rate as low as possible and have a reasonable sinking fund for the retirement of any mortgage or bond issues sold. It is always well, if possible, to have the first sinking fund payment deferred until the second or third year after the completion of the building, to give an opportunity to completely tenant the structure before its earnings are burdened with a sinking fund.

In the matter of financing the promoter should be reasonable in the profit he demands, either as commissions or participation in the capital stock of the company. This is, of course, governed largely by what he is able to deliver to the company in the way of land in fee simple, when price and all other things are taken into consideration or in the way of a leasehold value in view the rental, location and value of the property, etc.

The steps mentioned heretofore may be termed preliminary and are often more or less interwoven. Generally, after the financing is definitely fixed, the next proceeding is the preparation of the detailed plans and specifications. At this point it is most important that the promoter check up very carefully the layout and specifications, and if his experience in office building operation and management has been limited, he should by all means obtain the services of an expert of wide experience to advise with him and the architect, to obtain an "Adequate Improvement" for the property. By this is meant neither too much nor too little actual building to insure the greatest possible return at the least cost. It takes a certain amount of space for light and ventilation courts as well as physical structure, such as walls, steam pipes, plumbing, wiring, elevators, etc.

Unnecessary Cost Added.

If you cover too much ground with your building, light and air are sacrificed, the cubical contents increased and additional cost incurred which will, in the end, bring no return on that portion of the investment. If too small an area is covered by the building, the return upon the full value of your ground is not obtained and in addition, the overhead charge is much greater in proportion than when the best possible improvement is made. The office building expert can render a wonderfully efficient service to the owner and promoter by trimming unnecessary embellishments and at the same time securing a building that is good in appearance, and earning capacity, as well as low in cost.

Another and most important feature is to obtain a building that will be most flexible and susceptible of division into units that will suit the requirements and demands of the different lines represented by the renting public.

An architect's work is necessarily very diversified and a broad gauged, open-minded architect will welcome rather than oppose the services of the practical building expert to work with him in the preparation of the plans and specifications.

In this connection whenever I am associated with a new enterprise, I get the suggestions of every man in my organization, when going over the plans and specifications, and very often go outside of my organization.

In the letting of the general contract, when the work is either upon a competitive or percentage basis, the services

of the building expert are indeed valuable, and particularly so in the letting of the sub-contracts. Reputable and experienced general and sub-contractors should be selected to save delays in construction and financial post mortems.

During construction the promoter, if he be an experienced building man, and if not, then the expert, should be consulted on any changes and contingencies which may and do arise. In fact, no change should be made in the plans as approved, without his being consulted and his views obtained. He will, of course, act in behalf of the owner and will serve as a balance wheel between the architect and builder. The promoter or practical man should keep closely in touch with the work as it progresses with a view to shortening the construction period as much as possible, thereby economizing upon the carrying charges. Here is one of the many individual stages in the progress of an office building for the expert to really save an amount equal to his fee.

Renting Campaign.

Before the completion of the building a renting campaign is of vital importance. The character of this campaign is dependent upon the circumstances surrounding the enterprise. In one, and of course the most desirable instance, the demand for space far exceeds the supply, giving an opportunity for a selection of tenants to a greater or less extent. Here, however, care should be exercised because the opportunity for error under these circumstances is almost as great as when the tenants must be closely solicited.

Under these circumstances it is easier to pick tenants who will be a credit to a building and weed out the less desirable applicants, using caution to select substantial tenants who will stay with you, because this is an ideal condition and may not continue. In fact, it is not often met.

Most of the buildings with which I have been connected have been tenanted only after diligent efforts. This necessitates a strenuous renting campaign and the best system I have been able to find is a system of direct advertising to a selected list of prospects beginning at or near the time ground is broken, and continuing follow-up postals or direct advertising matter prepared by an advertising expert at intervals during the construction period, personally following up the inquiries that are received therefrom.

"Raiding" An Evil.

I wish to put myself on record as opposed to "raiding" the buildings of competitors. By this you will understand I mean the direct solicitation of another man's tenants, offering them rentals which are so low that for the time being there is no profit in securing them depending for a profitable tenancy upon an opportunity to raise the rents at some future date. By these means, a waste is created, for either your competitor must lose money by reducing his rentals to a point that is as low or lower than the rate offered by you, or you lose by securing the tenant at the low rental quoted. I have had some experience with raiding being practiced upon buildings under my management, the result being most unsatisfactory to all concerned.

Fair competition, based upon service, location, and arrangement of space, also the advantages obtained by the promoter's securing a low price upon the ground, if purchased in fee, or in low ground rental in the case of a lease, as well as low building cost, will always confront the office building owner and manager and it behooves those in charge of buildings of this character to render efficient and satisfactory service and grant the reasonable requests of their

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POPULARIZING THE TORRENS SYSTEM

Some of the Old Difficulties Overcome
Through Legislation Analyzed In Detail

By GILBERT RAY HAWES

SO much has been already said and written about the Torrens System that every real estate man and property owner should be thoroughly acquainted by this time with the main facts as to its origin and progress, as well as the benefits derived from its adoption and use. Now that it has been in successful operation in Australia, Canada and many other countries for more than fifty years, and has been adopted by fifteen of our own states, in two of which, Massachusetts and Illinois, it has been in successful operation about twenty years, it may fairly be said to have passed the experimental stage. It is no longer a purely academic question, and after ten years of public agitation on the subject it ought not to require a further campaign of education.

But the question is frequently asked as to why the property owners in New York State have not generally availed themselves of this system, which has worked so well elsewhere.

It must be borne in mind that the initial effort in this State to obtain a Torrens Law was in 1907, when a few public spirited citizens called upon Governor Hughes and persuaded him to send a special message to the Legislature, which resulted in the passage of an act authorizing the appointment of a commission to investigate the subject. This commission, after many hearings and careful investigation, reported in favor of the Torrens System and denounced the old methods as "antiquated, cumbersome and expensive." The Legislature passed the first Torrens Law in 1908 by a small margin of votes, as a bitter fight was made against it by the interests opposed. This law did not go into effect until 1909, and the year following it was amended.

Under the strict construction placed by the courts upon certain sections it became necessary to still further amend the law. Accordingly, four bills were introduced in the Legislature of 1916, all of which were referred to a special sub-committee of the joint judiciary committees of the Senate and Assembly. Meetings were held at Albany and in New York City, and after many arguments and conferences mutual concessions were made, and a bill, apparently satisfactory to every one, including Register Hopper, Register Polak, the Real Estate Board of New York, and the writer, and was passed and signed by Governor Whitman and became a law, known as Chapter 547 of the Laws of 1916, amending Article XII of the Real Property Law. For the first time we now have a practical and workable Torrens Law, approved by the courts and all of the old title insurance companies, with one notable exception.

The refusal of financial institutions to make mortgage loans upon Torrens certificates has always been one of the chief obstacles to the growth of the Torrens, as property owners naturally were loath to incur the expense necessary to secure registration if they could not thereafter secure mortgage loans, except by withdrawing their properties from the Torrens. This condition has been remedied by the passage this year of two bills, drawn by the writer, which amend the banking law so as to provide that savings banks, trust companies, etc., may loan now on Torrens certificates the same as upon policies of title insurance. These bills are Chapter 187 of the Laws of 1917 and Chapter 405 of the Laws of 1917.

An avowed advocate of the Torrens put a weapon into the hands of the opponents of the Torrens by insisting that the sole object of the law was to register good titles, and the Court of Appeals so held in the famous test case of *Partenfelder v. People*, at the request

of this so-called "Amicus Curiae," who was, in effect, an "Inimicus Torrentiae." This was at once seized upon by every enemy of the Torrens as conclusive proof that clouds could not be removed from the title, although the act so states distinctly. Finally the Court of Appeals was constrained to modify this statement in the following language:

"In this connection it may not be out of place to correct another misapprehension. In *Partenfelder v. People* (211 N. Y. 355, 357, 358) Judge Chase, writing for the court, quoted the following, viz., 'The object and purpose of the law are to register good titles, not to cure bad ones,' and among other things said: 'If the plaintiff rests his case upon the complaint and accompanying papers and they do not show a title good as against all the world the action should be dismissed upon a defendant's motion.' That did not mean that a mere cloud could not be removed in an action to register the title, but it did mean that the court should not grant a judgment unless the plaintiff established his title." (*Barkenthian v. People*, 212 N. Y. 36.)

And yet our enemies and critics are constantly quoting the first dictum of the Court of Appeals, while ignoring its correction. Of course no one has ever claimed that the Torrens can perform miracles, or that by the mere act of registration a bad title can be magically transformed into a good title. But after all defects have been cured and all clouds removed and a good title "established" in the course of the action and proceeding brought in the Supreme Court, then a final judgment and decree of registration is entered, whereby a title in fee simple absolute is vested by the State.

No one questions for a moment the sincerity and earnestness of both Register Hopper and Register Polak in proposing to further amend the present Torrens Law. But such efforts are ill-advised and would prove disastrous, as the proposed amendments are of doubtful advantage and would tend to weaken the safeguards now afforded. If such an amendatory act were passed by the Legislature undoubtedly it would be attacked on the ground of its unconstitutionality, and this would mean many years of weary litigation until a test case could be determined by the Court of Appeals, and in the interval the property owners would lose interest and the Torrens System would gradually expire from innocuous desuetude.

LEAGUE ORGANIZED.

Meeting Last Wednesday of Those Interested in Torrens System.

FORMAL organization of the Torrens Title League of the State of New York was effected last Wednesday evening at the Hotel McAlpin. The object of the League is to amend the New York Torrens Law, advocating "changes in the present New York Land Title Registration Law that shall shorten and cheapen court proceedings, make the examination of titles exclusively official, and put the public treasury (State or County) back of the assurance fund." The league is also to advocate an amendment to the State Constitution making it possible to omit court proceedings except in contested cases. James R. Brown presided and addresses were made by E. A. Tredwell and William L. Carns. Walter Fairchild, special Deputy Register of New York County, explained the purposes of the League and answered questions relative to the Torrens Law and amendments.

J. Clarence Davies, real estate broker, was elected to the office of president;

Register John J. Hopper, of New York County, treasurer, and Walter Fairchild, secretary. Messrs. Davies and Hopper were unable to attend the meeting. The following county vice-presidents were elected: New York, Ronald K. Brown, Alfred Bishop Mason, William Grant Brown, Samuel S. Isaacs, William L. Carns, Max Just; Kings, Sidney V. Lowell, Michael E. Finnegan; Queens, George H. Jantzen; Richmond, Anning S. Prall; Bronx, James A. Hamilton; Suffolk, John A. Wilbur, Jeremiah Robbins, W. H. West; Westchester, William H. Mills, H. Nelson Ehrhart, Oscar V. Barger; Rockland, Henry Von L. Meyer; Putnam, Samuel W. Hadden; Erie, Charles H. Kilhofer, Charles F. Warner; Albany, U. G. Stockwell, Ten Eyck T. Mosher; Broome, D. R. Selleck; St. Lawrence, W. Jay Russell; Monroe, Daniel Donohue, C. F. Garfield, A. Frank Warren; Onondaga, Fred N. Van Patten, S. T. Betts, Clarence A. Hills; Oneida, Hugh R. Jones, C. W. Hill; Dutchess, Edwin J. Webb.

Ground Broken for Viaduct.

On last Thursday, at noon, Borough President Marks turned the first spadeful of earth that marked the formal commencement of the work of building the viaduct at Park avenue, connecting 40th street with the Grand Central Terminal at 42d street. The purpose of this structure; that will extend from 40th to 42d street, is to facilitate the movement of traffic in what President Marks, in his opening address, declared to be one of the most congested sections of any city in the world. After the opening address and the turning of the first spadeful of earth President Marks called upon Ira A. Place, vice-president of the New York Central Railroad, for a short address. Music for the occasion was furnished by the Manhattan Borough Band.

The construction of this viaduct, which will cost the city a total of \$517,070, should lessen the crowding of Fifth avenue by providing another north and south thoroughfare and which will discharge the railroad terminal traffic, in itself a vast volume, without materially adding to the pedestrian and vehicle congestion in 42d street. This new viaduct will connect with the existing one, which extends across the front and around the west side of the Grand Central Terminal at an elevation, and will be fed at the grade at 45th street and Vanderbilt avenue and at 40th street and Park avenue.

Application to Close Streets.

Application has been made to the Local Board of Public Improvement in the Wakefield section for the closing of several streets for the purpose of locating the Hebrew Orphan Asylum there. This will come up at the first meeting in November, in the Bronx Borough Hall. The proceedings call for laying out on the map of the City of New York the discontinuing and closing of the following streets and avenues: Crawford avenue from Baychester to Gunther avenues, Schieffelin avenue from Baychester to Tieman avenues, Ludovick avenue from Laconia to Crawford avenues, Gunther avenue from Laconia to Crawford avenues, Wickham avenue from East 230th street to Needham avenue, Bruner avenue from Nelson place to Needham avenue, Ely avenue from Nelson place to Needham avenue, Grace avenue from Nelson place to Needham avenue, and Edson avenue from Nelson place to Needham avenue.

New Real Estate Firm.

Arthur L. Shaw and William H. Ebbitt have formed a partnership under the firm name of Shaw & Ebbitt, with offices at 4032 Broadway, where they will transact a general real estate and insurance business in all its branches, specializing, however, in the management of properties. Mr. Shaw has severed his connection as a member of the firm of Shaw & Company, with whom he has been associated for the last eighteen years as head of the management department. Mr. Ebbitt has been active as a real estate broker for some years.

LEGAL NOTES AFFECTING REALTY

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

Rescission of Contract.

THE purchasers of land paid part of the consideration and executed notes and a deed of trust for the remainder. A year after they asserted that the sellers' title was defective, but after submitting the question to an attorney they paid the notes maturing at that time. When notes due two years after the execution of the contract matured the purchasers demanded a rescission of the contract on account of the alleged defects, and refused to consummate their bargain. The sellers denied the purchasers' ground for rescission and sold the property under the deed of trust. Eight years after their acceptance of the deed the purchasers instituted a suit for rescission, a prior suit having in the meantime been dismissed. The Circuit Court of Appeals, Fourth Circuit, holds, *Knupp v. Bell*, 243 Fed. 157, that, in view of their acceptance of the deed, the purchasers were not entitled to equitable relief, but were limited to relief on the covenants of warranty contained in the deed; this being particularly true, as neither the purchasers nor the subsequent purchasers were disturbed in possession.

Altering Premises.

If after the beginning of a leasehold the landlord and tenant agree to changes in the premises, with a reduction of rent, the Massachusetts Supreme Court holds, *Arafe v. Howe*, 116 N. E. 911, that the tenant cannot thereafter recover for damages caused by the changes. A lease authorized the landlord to place pipes for heating and water supply in the basement. It was held that the tenant could not recover damages for such placing of pipes, though the heating and ventilation of the basement were thereby somewhat impaired, in the absence of evidence that the landlord did not act reasonably and in good faith.

Failure to Read Documents.

A vendor of land signed the deed without reading it and took a note without reading that. It was held in a suit to set them aside, *Hughes v. Truitt* (Mo.), 196 L. W. 1065, that he could not then be permitted to say that he did not know their contents. He afterwards found out that the note was signed, not by the purchaser, but by his agent. Instead of returning the note to the agent, and demanding one from the principal instead, he retained it, borrowed money on it and permitted the bank to pursue it to judgment, failing to collect it from the agent. It was held that he had ratified the transaction and could not afterwards proceed against the principal.

Error in Deed.

The Arkansas Supreme Court holds, *Lay v. Gaines*, 196 S. W. 919, that a vendor of land has in equity a lien on the land for the purchase money, although a deed in absolute form has been executed, reciting a different amount paid as the purchase price, and this lien is good as against the vendee or any person purchasing with notice of the fact that the price has not been paid. It constitutes no violation of the rules of evidence for a vendor to be allowed to show in a suit on the purchase money note that the price has not in fact been paid, and that the amount is different from that recited in the deed.

Improper Tax Sale.

When land is assessed for the taxes of several years, and the taxes have been paid for one or more of such years, a sale for the whole amount assessed is void. Under New York Tax Law (Laws, 1909, c. 62), providing that where taxes have been paid there is such a defect in a tax sale therefor that the owner may bring an action within five years from

the redemption period, the comptroller, after payment of taxes for 1907 and 1908, leaving only the tax for 1905 unpaid, had no right to sell the property for the taxes for 1907 and 1908, and the owner, unless estopped by his conduct, might recover the property in an action of ejectment against the purchaser. But where the owners of property were cognizant of its sale for taxes for certain years which had been paid they were bound to forbid improvements thereon by the grantee, and their silence was fraudulent, and estopped them from maintaining an action of ejectment against such grantee.—*Levinson v. Myers*, 166 N. Y. Supp. 705.

Mortgage Agreement.

In an action to foreclose a mortgage, brought by the junior participant against the senior participant and others, wherein the complaint nowhere alleged the senior mortgagee's extension, but alleged only that on demand upon it to foreclose it refused to comply on the ground of its extension agreement, and that it was not paid

BUILDING PROBLEMS.

(Continued from page 569.)

tenants, which are the most effective methods of holding and preventing them from leaving when a raid is attempted.

Early in the renting campaign the question of schedule making presents itself, fraught by dangers of all sorts, the danger of a schedule too low to be profitable or one so high that prospective tenants are frightened away. This is a serious matter, for if the public gets the impression that the prices are outrageously high, this opinion is very hard to change.

Another danger is that the schedule will be out of proportion, the more desirable spaces being comparatively either too high or too low in price, the result in the first instance being that they remain vacant, and in the second, that they are rented first to the prejudice of the less desirable spaces. Here the expert can render a valuable service.

After the schedule is adopted, stick to it to the last ditch, because if it has been carefully prepared, results will surely come from a diligent effort, using it as a basis. I have found that in quoting prices it is best to keep as far from the square foot basis as possible. Except, possibly, in unusually large leases, when the tenant begins to talk price per square foot the result is going to be unsatisfactory for both parties concerned.

Before the completion of the building it is important that the personnel of the operating force be decided upon and the various members of the force should be ready, each to take his position and perform his bit without friction from the very start. A building's reputation for service or lack of service is often made during the first month's operation and a reputation once established, be it good, bad or indifferent, is very hard to change.

By far, not the least of importance in connection with a building, is a system of accounting to properly analyze the items which go to make up its operating costs. I mention this along with other items embraced in the promotion and construction of office buildings because I have seen several buildings operate for years and not make a showing, principally due to the fact that the system of accounting and operation were not properly installed at the outset.

Opposed to this condition I have in mind one building with which I have been connected in an advisory capacity during construction. This building will not be turned over to the owners for some time, yet two months ago my auditor visited the city in which the build-

ing is located and worked out a system of accounting. At approximately the same time the superintendent of one of the buildings under my management visited the building site and laid out the system of operation. He will make another trip to this building shortly and see that the operation is started smoothly.

The points upon which I have touched are not nearly all of the problems which present themselves to the individual whose lot it is to handle office building promotion, but these will serve as a beginning and each individual present can add in his own mind the many difficulties which he has faced between the time of the inception of the idea of erecting a building and the realization and ultimate operation of the structure.

Zoning Resolution.

The aid of citizens of New York City in the enforcement of the Zoning Resolution is requested by Fire Commissioner Adamson in a circular to be distributed to several thousand home owners and business men throughout the five boroughs. This circular is designed to make the Zoning Resolution more widely understood and appeals to citizens to report violations to the Fire Commissioner. Only by the most widespread citizen cooperation, Mr. Adamson believes, can the Zoning Resolution be made to accomplish its object.

The circular will be sent to local taxpayers' organizations, civic clubs, neighborhood associations, and other bodies interested in civic betterment for distribution to members and property owners. It reads as follows:

The Zoning Resolution recently adopted by the Board of Estimate divides the city into residential and business districts. From the residential districts all kinds of business and manufacturing establishments are excluded. From the business districts all heavy manufacturing establishments as well as all kinds of nuisances are excluded. The law, however, affects only new uses to which buildings may be put. It does not interfere with use existing in any building prior to July 25, 1916.

For their own protection, therefore citizens should report all changes of occupancy in restricted districts that are of a hurtful character, to the Fire Commissioner, who is charged with the enforcement of the Zoning Resolution in so far as it affects existing buildings. Although inspectors of the Fire Department report violations of the occupancy provisions of the resolution, citizens can do much to obtain a more effective administration of the law by entering complaints against the introduction of any new trade or business hurtful to the quiet and comfort of their neighborhood. This is especially true of residential districts. Any apartment or dwelling in such districts changed into a shop or store should be immediately reported to the Fire Department. When not reported, at once it becomes increasingly difficult for the Department to obtain proof that the building was not so used as of the date when the law was passed, in which case it has no authority to act.

BUILDING MANAGEMENT

GETTING THE BEST RESULTS FROM OFFICE BUILDING EMPLOYEES

By J. F. DOUGLAS

NO large business as a rule can succeed without organization. Occasionally a line of business is so profitable that even a bad organization can secure a certain amount of success. A well-rounded organization in such a business, however, would get much better results.

American bankers and credit agencies now place great stress on organization. A man who is careless in answering his correspondence and in attending to his business duties gets a poor rating and a poor line of credit. A well organized and well conducted business, though lacking capital, can often get a good report and a good line of credit. The following example is one instance of what may happen to a poorly organized business:

Where One Loan Failed.

A large manufacturer in the eastern portion of the country applied for a loan at a local bank. The president of the bank and a credit man went out to the plant for the purpose of looking it over before passing on the loan. They found the president of the organization in the basement, perspiring very hard and covered with dirt, working terrifically at some work that any ordinary workman could have done. There was no one in authority in the office to meet the bank officials when they arrived. They decided without much hesitation that the business was so poorly organized that they could not extend a line of credit. This manufacturer failed. The banker told me this man failed not because of lack of knowledge of the business, nor because of lack of energy or willingness to work, but because he was unable to organize his business and get the best results from it.

I can best illustrate the development of an organization by giving a short history of the development of the Metropolitan Building Company of Seattle, an institution having at the present time about one hundred employes.

When we took over the lease of the University tract in 1907 I became manager of the company. At that time the company got possession of the Post Intelligencer Building. We had one man in the office. We had one janitor and two elevator boys. A little later, when we started construction of the White Building, we took on a girl in the office, and the man in the office became the rental man of the company, devoting his time to the renting of the space in the White Building.

Building a System.

When the White Building got under way we began to plan for the operation of the building, and consequently we took on an additional man, who devoted himself to getting a force to operate the building. It takes about twenty employes to operate a building such as the White Building. These employes consist of janitors, window washers, elevator boys, electricians, maintenance men, etc.

When we got a second building under way we found it was necessary to give more attention to the renting of the buildings, because in addition to renting new space we had space in the buildings that were already rented that was vacated from time to time. We needed more than one man in the rental department. We accordingly placed a man in charge of the rental office, whom we called the "rental manager." This branch of the organization then became complete—a rental department consisting of a rental manager with one or more rental men, just as the occasion required.

In the beginning the "operating man-

ager" looked after the placing of insurance, collection of rentals, checking of bills on new construction, and, in fact, practically all matters outside of the renting space. It soon became apparent to us that the operation of buildings and collection of rentals should be divorced, consequently we gradually added a third department, which may be called the "financial department."

In other words, we grew into an organization consisting of:

1. The rental department, organized for the renting of space.

2. The operating department, organized for the purpose of selecting and superintending employees that have to do with the operation of the buildings.

3. The financial department, that has the collection of rentals, placing of insurance and paying out of moneys.

Some thought has, of course, been spent upon the question of organization, but our organization has been more or less of a gradual development shaped to meet the necessities of the case. The organization of companies must, of course, differ according to the needs of the business. In the main, however, they are much the same.

Our rental organization is analogous to the selling organizations of most commercial companies; our operating organization is somewhat similar to the operating organization of any concern that has a plant; our financial organization is like the office organization in most companies that have to do with the sending out of statements, collection of bills, payment of moneys, placing of insurance and other work of a financial nature.

In theory at least the proper way to build up an organization is to select the proper head for each department and to allow the head of each department full sway in the selection of employes in his particular department. If the head of the department has full power to select his employes he can be held absolutely responsible for the work of that department.

In actual practice there are many times when you have to deviate from this theory. Nearly every employe or head of a department has some good qualities and has certain other qualities that are not commendable. It is pretty hard to find an all-round man. You have to weigh the man and then decide whether the qualities that are commendable outweigh those that are not.

Assuming that the heads of departments are competent to choose the employes in their own particular departments, the attention of the manager of the concern, so far as the selection of employes is concerned, can be centered on securing the proper heads of departments. Frequently the head of a department may be a very good all-around man in most respects, but his judgment in reference to employes is not good. Personal friendship may control. In such cases it is necessary for the manager to cooperate with him more or less in selecting his employes.

Sometimes it is apparent to a manager of a company that one department of his organization needs strengthening. He makes various suggestions along this line, but gets no results. It is then up to him to decide whether or not it is best to get rid of the head of the department or to inject a new man into that particular department. It is sometimes a hard question to decide, but if a department is not getting satisfactory results there are only two things to do, one is to get rid of the head of the department, and the other is to put new blood into the department.

Most large companies are suffering

from the fact that the manager does not occasionally weed out the head of a department. The manager of the company is close to his heads of departments, and it is like cutting off an arm to let one of them out. In every company, however, the manager should occasionally look over the heads of departments and pick out the weakest head, and then, no matter what the cost, get rid of this particular lieutenant, and start off with a new one. All discipline is lost where the heads of departments are allowed to go along in a rut year after year. If occasionally a man who is not getting top notch results is dropped from the organization the discipline is likely to have very beneficial results.

Monthly Meetings.

For some time also we have pursued the policy of having a monthly meeting of all the heads of departments and of the employes who have to do with the expenditure of money. All the men who are called into the conferences are taken into our fullest confidence and we explain just what the management is aiming at, and we ask their co-operation in our policy. If there is anything the matter with the policy that has been adopted, every man who comes to the conference feels free to criticize it. I believe we have never had a conference that we have not developed at least one idea of some merit. This policy of frequent meetings of heads of departments is now a well settled one in well organized corporations and tends to secure good team work.

It is hard to lay down any general rule for the selection of employes. In our office we keep a list of persons who are available for different positions. In the event of a vacancy we look over this list and if we are unable to find any satisfactory applicant for the vacancy we endeavor to get in touch with some other person who will fill the particular position. At the best there are only a certain number of people available for a position, and the best you can do is to pick out the person you think is the most competent of those who are available. Frequently it is necessary to take what you believe from the beginning will be an unsatisfactory employe. If the employe turns out to be unsatisfactory there is nothing to do but to start all over again and endeavor to replace him with one who does prove satisfactory. Assuming that a fairly satisfactory organization has been built up, there are many things that tend to cement an organization and to make it run smoothly.

Treatment of Employes.

Employers should at all times treat their employes courteously. They should take an interest in their welfare. They should see that they are doing their work under the most favorable conditions. As far as practicable they should make the days short and should take advantage of holidays and rest days wherever possible. Every employe who is regularly employed is entitled to some play time during the year on salary. An employe without frequent rests gets into a rut. Frequent rests and changes keep the mind fresh and receptive to ideas.

The employer should co-operate with the employe for the purpose of advancing the interest of the employe. If the employer knows anything of interest to the employe, such as a better position that may be offered, or knows of any investment in connection with the enterprise that would be of interest to the employe, it is his duty to make known such an opportunity. The employe will work more cheerfully and be less likely to be scouting around for a position if

he feels that the employer is not putting anything in his way toward the securing of a better position. Each individual is entitled to the best opportunity to use his talents and no employer should do anything that in any way will restrict the opportunities of his employes.

There is a limit beyond which the wages in an organization cannot go, but wages should be pushed up as far as practicable. It is poor economy in any business to endeavor to get employes for low wages. Good wages with a large output per employe should be the rule.

Cooperation.

I am a great believer in cooperation and profit-sharing. I have read the reports of many companies that have adopted profit-sharing plans. According to these reports the profit-sharing schemes work out to the advantage of both the employer and the employe. It is very difficult, however, to work out a satisfactory profit-sharing plan. The profit-sharing plan that brings no profit to the employe does not appeal to him; on the other hand, any suggestion that might keep down the earnings of the company does not appeal to the board of directors. My idea of a profit-sharing plan is that reasonable wages should be paid to all employes and a reasonable return should be paid to the company for the money invested; after such a return the employes should get a fair share in any surplus.

In my opinion a proper profit-sharing plan will not cost any corporation any real money. It is human nature for an individual to work just a little harder and to be a little more careful where he knows the work or the care will directly affect his own pocketbook. In most organizations salaries soon reach a point where it is impossible to make any further advance. With the profit-sharing plan employes do not expect a constant raise of salary, but they endeavor to enhance their salaries by increasing profits.

To sum up the whole matter: In order to build up an effective business organization the general manager should select his own heads of departments. The heads of departments should select their own employes. Practical considerations make it necessary to vary occasionally from these rules. Employes should have courteous and considerate treatment from the employer. The employer should cooperate in every way that is possible to advance the interests of the employe. A business well organized is on a fair way to success.

Where the employer or the manager and his employes are doing good team work, the end is nearly certain to be "good results."

"SAFETY FIRST."

Precautions to Save Life and Limb Taken by Public Service Commission.

GENERALLY speaking, the traveling public knows very little of the extent of the provisions made for its safety by the Public Service Commission of the First District. To fully understand what methods for the safe and efficient management of the various means of transportation are undertaken by this commission it would only be necessary to visit the laboratories, both physical and chemical, which are maintained as a fundamental part of the work of this body and learn from the engineers and chemists in charge just what the city is doing to provide for the safety of the patrons of the subways and other transportation mediums.

Primary interest in the work of these laboratories would no doubt center in that part involved in the construction of the new subways. This work covers a wide scope and includes the testing of all materials entering into the construction of this most important branch of our rapid transit system. These tests tend to operate mainly in two ways; holding the supply man and contractor

up to the letter of the specifications, and also to establish a permanent standard for the materials used in all future construction by the city through the Public Service Commission.

Materials entering into the construction of subways and similar operations undergo a very drastic test in these laboratories and whatever fails to stand up to the standard required is promptly rejected by the engineers in charge. One or two experiences along this line and the contractor discovers that honesty is surely the best policy when applied to work on the city's subways, and that in the long run he will save himself time and money by providing exactly what is called for in the specifications. The standardized specification means labor and materials up to that standard in every respect and no variation from it will be permitted.

Testing All Materials.

The work of the physical laboratory includes the testing of all structural materials for strength and quality. Cement, sand, steel, iron, gravel, broken stone and concrete are in this department proved worthy or unworthy of use as far as their application to city work is concerned. Every consignment of materials is subjected to these tests, which are made in a thoroughly professional manner. A complete description of the methods of this laboratory in making the separate analysis of each commodity used would take too long to be given at this time. The main fact is the point that the records obtained in the tests are carefully kept and will be made the basis of establishing a standard for all future construction.

In the chemical laboratory elaborate tests are made of the composition of the materials and supplies. This work involves the analysis of steel, for its percentage of carbon, sulphur, manganese, etc.; copper, for its ductility; paints and pigments, rubber and insulating materials and many other substances which come under the head of supplies and materials are all subjected to the examination for possible flaws or failure to meet with the requirements. Even the air which the patrons of the subways are forced to breathe is subjected to careful examination and analysis both for the presence of carbon-dioxide in quantities that would be deleterious to health and also for a complete knowledge of its germ content. Where it is discovered that the percentage of carbon-monoxide is too high, adequate measures for additional ventilating devices, such as supply and exhaust fans, are provided for.

During actual construction work these same examinations of the air are made to protect the health of the workmen engaged on the structure, as well as at intervals in various parts of the system now in operation. In the bacteriological analysis some very interesting results have been obtained, which will no doubt demonstrate that immediate improvements in the existing subways are imperative and that when accomplished the health of that part of the public forced to use them will consequently be improved.

What It All Means.

What do these tests, examinations and general precautions mean to the traveling public? First, safety in so far as modern engineering science and knowledge is able to co-operate in the construction of public utilities, by providing the maximum amount of protection to the patrons. This means that the possibility of an accident due to a failure of a structural part is reduced to the minimum and that discounting the human element the traveler should be as safe on a common carrier as he would be in his home. A single serious accident attributed to faulty construction or failure of material would cost the operating company and the city more than the total expense of the installation and maintenance of these laboratories. Had the insulating material in the present subway been subjected to a test similar to the one now required it is extremely doubtful if a

fatal accident, such as the one which happened last year at Broadway and 53d street, could have occurred, as now this material has to meet a test for high qualities under all possible circumstances.

Secondly, economy is to be considered, both in the initial cost of the operation and later in the expense of repairs and maintenance. By the careful examination of all materials entering into the construction of public works the city is assured of receiving the best possible value for the money expended in municipal improvements. Considered from a purely economical viewpoint, the laboratories maintained by the Public Service Commission are an excellent investment. The construction of new subways and other rapid transit mediums is costing the city a great many millions of dollars and the expense of the operation of these laboratories is a very small part of the whole, particularly when compared with the monumental service they render and the amount of money they will actually save to the community in repairs, upkeep and possible law suits resulting from an accident due wholly or in part to faulty construction or a failure of structural materials. By these laboratory tests the fullest life and usage of all materials employed is practically guaranteed and it is expected that structural repairs and replacements other than those necessitated by actual wearing out will become a negligible quantity.

Care of Oak Floors.

All floors require some attention. There are several preparations put up by varnish and wax manufacturers that give excellent results for cleaning, and the care of oak floors.

Shellac Finish.—If water has been spilled upon the floor, and it has turned white in places, moisten a soft cloth with a little alcohol and lightly rub the spots, which should immediately disappear. Do not repeat this operation too often, however, or the finish will be entirely removed. Shellacked floors sometimes take on a clouded or grayish appearance due to dampness in the air. This condition can usually be greatly improved by the same treatment as above. If the finish has become so dirty that it is necessary to remove same entirely, first scrub the floor with wood alcohol and then bleach it with oxalic acid. Never use lye, as it turns the wood black and ruins the surface permanently. After all moisture has evaporated, the original finish may be applied.

Varnish Finish.—If the finish has become badly worn, thoroughly scrub it with a brush and Sapolio and water. Never flood the floor. After it has dried out, apply a thin coat of varnish; or in case time cannot be allowed for the varnish to dry, wax may be substituted. Do not use shellac on top of old varnish or varnish on top of old shellac.

Wax Finish.—Waxed floors should be dusted daily with a broom covered with cotton flannel. Keep a can of wax on hand, and should the finish become worn in the doorways or elsewhere, apply a thin coat, rubbing well into the wood. Allow the wax to dry for one hour, and then polish thoroughly. Before rewaxing the floor, scrub it thoroughly with turpentine and a piece of cheese cloth.

Make Scaffolds Safe.

Temporary scaffolds are responsible for an astonishing number of accidents. The fact that as a rule they are only to be used for a short space of time seems to be responsible in many cases for their being rather carelessly put together. Too great care cannot be exercised in erecting scaffolds. Only material in perfect condition should be used and before men are allowed to work upon any scaffold it should be thoroughly inspected and, if possible, tested in some manner in order to make sure that it is perfectly safe for men to work upon and that it will safely carry any load which may be imposed upon it.—Accident Prevention Bulletin.

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Property owners are interested in the possible effect of the operation of the new Catskill water supply system on fire insurance rates. It is asserted that the improvement in high pressure facilities has reduced the fire hazard to such an appreciable extent that a reduction is inevitable.

The joint commission appointed by the States of New York and New Jersey to bring about better regulation and use of the harbor facilities of the Port of New York are hopeful of speedily bringing about the required relief from congestion in New York Harbor. Shipping and commercial interests generally will be gratified to hear that definite progress is being made toward this end.

Comptroller Prendergast has submitted to the Board of Estimate and Apportionment a report of the work of the Finance Department to secure for the City of New York an equitable apportionment of the Direct State Tax. The Comptroller points out that the city's share of this year's tax, aggregating \$8,463,765 out of a total direct state tax of \$13,058,752, is 64.81 per cent, as compared with 69.27 per cent, the proportion for 1914, this ratio being the lowest proportion of a direct state tax borne by the city since 1900, when the city paid 64.67 per cent.

"Our country and its allies are in need of every pound of steel which can be produced in this country and which can be used for war purposes. To insure this supply every furnace and mill having relation to the subject must, without interruption, produce to the fullest capacity and be subject to the control of the Government through its lawfully constituted agencies. No excuse for neglect, delay or interruption will, or can, be accepted by the Government. Up to the present time we have no reason to complain of the attitude and the action of the Government."—Elbert H. Gary.

National Movement.

A movement similar to the Committee in New York for the Alleviation of Stagnation in Building is on foot in Chicago, under the auspices of the Chicago Association of Commerce. These, together with similar movements in other large industrial centers, may lead to a National Construction Advisory Board to co-ordinate the efforts of the various trade organizations.

A cursory survey of conditions in the city of Chicago (but not taking in the surrounding industrial territory) shows no great need of housing accommodations, which seems to be quite contrary to the prevailing condition on the Eastern Seaboard, and that a supply of mortgage money is available, which is also contrary to the condition here, but that the transportation problem is acute in that section. Building in the City of Chicago is somewhat stagnated on account of high-priced materials and scarcity of labor, many workmen having gone East. With few exceptions the supply of building materials seems to be ample, both in Chicago and the Eastern markets.

Sub-committees of the New York Committee have been meeting during the past few weeks and gathering data, and are getting a clearer knowledge of the actual facts in the New York industrial center.

With the general inflation, which is bound soon to make itself more evident, mortgage money rates may be higher (as far as permitted by legislation), rents may be higher and conditions may adjust themselves through these natural channels, but it is not improbable that Government relief may be given in the transportation, price regulation and financial directions if nation-wide facts can be presented to show their necessity.

It is yet difficult to estimate the consequences of Judge Lovett's priority order No. 2, issued on October 27, prohibiting mill shipments of certain building materials, presumably to give preference at this time to coal, which constitutes about thirty-five per cent. of all freight carried by railroads; in the Eastern districts about forty-three per cent. of the tonnage.

It is possible that the public does not yet realize the demands which will be made upon the tools of industry of this country when the United States bears its full share of the war burden.

On the evening of October 23, Dr. George Adam of Montreal, member of the staff of the Chief of Munitions of Great Britain, stated that America has yet furnished only eight per cent. of the munitions used by the Allies and that the women of Great Britain have made more than fifty per cent. of all munitions used. This means demands on factory work of this country beyond anything which we have yet appreciated, for we must furnish more munitions for the Allies as well as a war supply for ourselves.

The production of this country during the war and subsequent to it depends upon the available "plant," that is, the construction of the tools of industry which has taken place in generations past and which may take place in the meantime. Construction must have taken place before production can commence.

It is not to be expected that the intricacies of this composite building and construction organization, composed of some two hundred different trades, some of which are rooted to localities, but all of which must work together as the players in a vast orchestra, either in the building of a single great enterprise or in the undertaking of nation-wide business, are readily understood by those outside of it. Service is above expediency and patriotism above profit, but accomplishment is impossible without organization.

Trades and industries must be organized, and organization must be federated. The construction interests must gather their own data themselves and have an organized identity through a small National Construction Advisory

Board in order that a reliable consensus of opinion be available.

The Council of National Defense recently recommended that as "every effort that this country is capable of making, should be applied to bring the war to a speedy and successful conclusion"—enterprises which are not fundamental to the efficient operation of the country's necessary activities should not be undertaken.

Many building and construction enterprises are most necessary tools of industry; to stop work on these is to stop work on the plant and to limit production as the war is prolonged and to limit our capacity for participating in reconstruction after the war is ended.

A Construction Advisory Board might well assist in the intelligent direction of the building and construction trades, centering its efforts on the most useful work during the war and preserving the organization for usefulness after the war is over.

To the Next Mayor.

One of the most important campaigns in the history of New York City is drawing to a close. Many issues have been raised and debated. Foremost among them has been the steadily rising cost of government and its influence upon taxation and the tax rate, a phase of municipal development so closely allied with real estate that their problems are practically identical. The 75,000 owners of New York City real estate represent property with an assessed valuation, during 1917, of \$8,254,549,000, bearing the burden of more than 95 per cent of the cost of municipal government.

Next week you will be elected mayor, and for the next four years you will guide the destinies of one of the greatest cities of its time during the most critical period in its history. Real estate interests take this opportunity of outlining the principal difficulties with which they have been confronted within recent years, and of earnestly suggesting possible reforms that will tend not alone to benefit this form of investment, but will react to the ultimate benefit of the entire city and the nation.

First, study diligently the enormous budgets required for the proper functioning of the numerous divisions of the city government in order that the cost of operation might be reduced to the minimum without interfering with efficient administration.

Second, find new sources of revenue quickly. You probably know that real estate cannot longer endure the menace of additional taxation, and that more income must be derived from other mediums in order to furnish the necessary relief for the over-burdened property owner.

Third, extend your best efforts towards encouraging the movement for the equalization of the State tax so that up-State counties will not be permitted further to capitalize New York City's assessment at full value, while other counties in the State assess realty at anything but full value.

Fourth, center your influence and the power of your office on the attainment of the much needed Home Rule Bill in order that the city may be able to provide the maximum amount of service to its citizens without infringement upon State authority or the usurpation of any of the necessary State powers. Let cities be blessed with more comprehensive opportunities for self-government through a more flexible and workable charter, and through less domination by the State Legislature, many of whose members do not live in New York City, and are not familiar with its peculiar problems.

Lastly, attempt an early and satisfactory solution of the West Side problem, which means so much to the proper development of New York City's commercial and industrial facilities. Some improvement must be projected in order to furnish the necessary arteries of transportation which New York's economic position in the markets of the world makes imperative. The proper

growth of New York has been in a large measure due to its facilities for receiving freight by rail and water and future expansion must be fostered and encouraged by providing additional facilities wherever possible.

These five problems of immediate importance are presented for your consideration in the hope that during your administration real estate, together with all the other important interests which have combined in making New York City the hub of America's economic life, will be able to contribute a full share toward its unhampered and unrestricted development and expansion. If New York City is to remain the metropolis of America and eventually gain for itself world supremacy among the cities nothing must stand in the way of its progress.

Labor and Immigration.

For many months there has been a cry of scarcity of available labor supply for practically all purposes. Industrial and commercial activities, agricultural pursuits, building endeavor and other phases of business life have been halted by the difficulty of securing an adequate supply of labor for the current requirements. One of the most potent factors in connection with this situation is the fact that immigration has greatly declined since the outbreak of the war in 1914.

According to figures recently made public by Frederic C. Howe, Commissioner of Immigration, it was shown that 362,877 aliens entered the United States during the past year, as compared with 366,748 in 1916 and 432,244 in 1915. Immigration has steadily decreased since the start of the war. During the fiscal year of 1914 there was recorded a total of 1,403,081 immigrants entering this country. This figure was the maximum prior to the outbreak of the war. Commissioner Howe further states that in 1914 a total of 633,805 aliens left these shores for foreign ports, making the total increase for the year 769,276.

For more than three years the source of immigration has been closed by lack of transportation caused by the war. Furthermore, the bulk of our immigrants came from the nations that are now engaged in the world conflict. American industries were largely dependent upon this immigration for its supply of labor, particularly the unskilled type, and the fact that this source of supply is now closed is in a large measure responsible for the scarcity of labor that has existed and that must continue to exist for the period of the war at least. All lines of industrial and commercial activity have experienced difficulties that were superinduced by labor shortage. The building industry is no exception to the rule, and from the present tense situation there is but little prospect of relief while hostilities are continued.

Telephone Controversy.

Editor of the RECORD AND GUIDE:

During the past five years the burden which an owner of an apartment house has been compelled to endure on account of having a telephone in each apartment in his building has become greater each year. The loss on an average amounts to approximately twelve dollars a month in a non-elevator building, and in an elevator building about eighteen dollars a month.

There has been no method devised to date by which it would be possible to offset this loss. There have been many suggestions made by which the New York Telephone Company can relieve the owner of this unnecessary expense. The most practicable method of doing away with this loss would be the installation of slot machines in each apartment. The New York Telephone Company would claim that this would be impossible, owing to the fact that their service mains are not large enough to supply the great number of consumers to which they would have to give service, but it is a known fact that the

United Electric Light & Power Co., as well as the Consolidated Gas Co. have so arranged their systems and their service lines that they can supply the same amount of consumers that the New York Telephone Co. would have. There are two reasons why the telephone company does not care to follow out the above-mentioned suggestion. First, that the company now has the owners and agents where a switchboard is in operation, acting as an adjuster and a collector for their accounts; second, that the company is saving the expense of collection agents, whom it would have to employ should the slot machine system be installed in each apartment building.

The owners are now compelled to put this situation directly up to the tenant. It is no longer a dispute between the landlord and the New York Telephone Company but is now between the tenant and the company. Should the latter fail to act favorably in the very near future the owners will be compelled to charge a minimum rate a month for the use of a telephone in each apartment.

FRANK J. M'MAHON.

Building Opportunity.

Editor of the RECORD AND GUIDE:

The letter of "Architect" in the Record and Guide of August 4 regarding the apathy of the investors and builders to warehouse and manufacturing buildings touches on a matter which I have given considerable thought. It is most certainly a paradox in a class by itself to note the tremendous demand by high class and reputable concerns for modern space and the lack of a corresponding effort to meet the demand.

It seems to me that there are few investment opportunities that present more possibilities for reliable and conservative income return than a commercial building rented for a long term to a good tenant. All the elements of an ideal investment are present and it is indeed surprising that so many excellent chances for gilt-edged investments are being disregarded or overlooked.

A. S.

Apartment Houses.

Editor of the RECORD AND GUIDE:

High grade apartment houses are, in most cases, twelve stories or higher and of course are of fireproof construction. They are especially attractive as a permanent investment, for the majority are carefully planned and usually well constructed, the result of careful supervision by the architect and builder. In addition they receive the benefits of efficient supervision in construction by the loaning institution financing the operation, which calls for the erection of a building answering their strict requirements resulting in the production of a good, staple and standardized article. The longevity of these houses is calculated by experts to be from forty to fifty years. In many cases there are tenants in the building who are financially able to purchase same.

There is a general permanency assured to the owner of having tenants on long term leases, as the occupants of these apartments usually spend considerable sums in decorating and furnishing. There is little or no loss of rent, as most of the buildings of this character are always fully rented.

This class of investment shows no reduction of rents, but on the contrary a steady increase is the result. Buildings of this height now completed and constructed will hereafter find themselves especially advantageously classed, having benefited by the former low price of construction. In the future it will be impossible to reproduce similar structures at anywhere near the cost of these existing buildings. This shows an enhancement in value of edifices already completed. It is likely that there will be an absolute scarcity of this commodity a year hence.

Many persons are locating in this city who formerly lived in the smaller cities and there is a steady evidence that the better families in foreign war countries

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.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 281.—Tenant in an apartment has signified his intention to move October 1. During tenant's absence from his home, has the superintendent the right to enter his apartment with a pass key for the purpose of showing the rooms to a prospective tenant? TENANT.

Answer No. 281.—This depends on the provisions of the lease. Almost every apartment lease has a clause giving the right of the landlord to show apartments. A tenant who in violation of such a clause absented himself or otherwise prevented showing the apartment could be liable to the landlord in damages—possibly a year's rent.

are also looking to this city as their future home.

When one takes into consideration that in this metropolis a new business is started on the average of every ten minutes, that every thirty minutes a new business corporation is formed and that every two minutes somebody changes his residence, and every four years the population is increased by a total equal to the population of Boston or of St. Louis, one can then readily understand why the high grade apartment house as an investment in New York City has a permanency of value which is unexcelled.

LEON S. ALTMAYER.

Coal for Household.

Editor of the RECORD AND GUIDE:

The coal situation has recently occupied much space in the newspapers and magazines and all householders are vitally interested in some definite means for solving the problem presented in obtaining the necessary fuel to carry them through the coming winter months. The Federal authorities have made a promise that coal prices and supply will be regulated and that operators and dealers will have to be satisfied with a reasonable profit; furthermore, that consumers, particularly householders, will be protected.

Up to the present time the promises of the Government do not seem to have had much weight with the coal dealers and producers. They admit that the price of coal is \$8.50 a ton, or whatever figure was designated for a particular locality, but further declare that they have none at that or any other price. The winter is coming on and what will the householder do for fuel to warm his residence? It is known that in many instances householders, who ordered their fuel last June or July, who up to the present time have received none or only a slight portion of the original order, now despair of obtaining their supplies. They are contemplating the closing of their dwellings and renting furnished apartments or hotel suites for the winter months. In some of the suburban sections this is not at all unusual, and unless immediate action is taken by the responsible authorities for relieving the coal situation as applied to householders, the condition will become even worse than it is today.

It will have a tendency to further congestion in the large cities and with the existing scarcity of accommodations for renting purposes will aggravate a condition that even now is bothering some of the leading communities. The fact will be responsible for further increased rentals and will generally upset house-keeping arrangements for a period of months.

HOUSEHOLDER.

REAL ESTATE NEWS OF THE WEEK

Cammann, Voorhees & Floyd

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Trading Moderately Active, With Sustained Demand for
Residential Holdings—Big Auction Offerings Scheduled

TRADING continued moderately active this week and reflected no new developments. The outstanding feature of the market continued to be the demand for residential properties, for both investment and occupancy purposes, and most of the principal deals of the week concerned buildings of this character. Small income producing properties in various sections of the city also figured favorably in the business of the week.

Commercial leases predominated in this phase of the realty market, and a number of important leases were closed, indicating the steady expansion of New York business, and the well-maintained demand for space of this kind. Important leases of the week concerned space in the new office buildings at Madison avenue and 38th street which has practically been filled with a number of high-class firms in various lines of trade who have been attracted to the Grand Central Terminal zone.

Other business leases of the week concerned a plot in East 24th street, which will furnish the site of a garage, large space in a building near Herald Square taken by a shoe firm, and a ten-story warehouse in Franklin street, formerly occupied by a prominent firm of grocers.

An interesting transaction in the auction rooms this week concerned the old three-story tenement with stores at 166 and 166½ Bowery offered as the result of a partition suit, at the stand of Joseph P. Day. The property was sold for \$29,800 to the Hopkins Security Company, representing I. Blyn & Sons, shoe dealers, who occupy the store at 162 Bowery. The property is assessed at \$29,000. Three important auction sales of Manhattan, Bronx and Brooklyn real estate are scheduled during the month of No-

vember, that an important bearing on the real estate market, which will again be put to the test as to the present marketability of this class of investment. The real estate holdings of the Fish family, comprising about sixty-five properties, many of which are in the downtown Third avenue section of Manhattan, will be offered by Bryan L. Kennelly on Wednesday, November 21, at 14 Vesey street. The Fish properties have an assessed value of \$1,714,000 and their placement on the market at this time represents one of the largest proceedings of its kind in the city for many years. The holdings of the family have not been hitherto for sale, and the ownership has extended uninterruptedly in the same family since it was originally a part of a farm of Governor Peter Stuyvesant. It has been managed for some years by the Hamilton Fish Corporation, which was formed to take over and administer the property.

In the Bronx, a partition suit instituted by Emma L. Mohler against Cortland Godwin and others, will result in the auction sale some time during November, of the 231 lots known as the Godwin property on the west and east sides of Broadway, on Kingsbridge avenue, Albany, Crescent, 230th and 231st street, and adjacent avenues and streets. The lots are in the immediate neighborhood of the 231st street station of the subway.

In Brooklyn, the Bond & Mortgage Guarantee Company, which recently sold at auction through Jere Johnson, Jr., Company 106 lots on Avenues M and L and East 57th street, and surrounding streets, announced that they would sell on Monday evening, November 12, at 189 Montague street, the remaining 72 lots of this tract which were not disposed of at the recent sale. The property is within a short walk of Jamaica Bay and the entrance to Mill Island.

THE CITY BUDGET.

Real Estate Board Sends Statement to
Board of Aldermen.

THE following statement was presented at a recent budget hearing of the Board of Estimate to that body on behalf of the Real Estate Board. The budget was finally determined by the Board of Estimate, \$240,519,858, and is before the Board of Aldermen, which may decrease but may not increase the appropriations. A similar appeal for such economies as are possible is being sent by the Real Estate Board to the Board of Aldermen. The statement follows:

"It is unnecessary to recite the circumstances under which you are now considering the budget for 1918. We are about to face the most extraordinary period in the history of this or any country. The burdens of government consequent to the war are appalling. It is estimated that the annual national expense will reach the enormous total of twenty billion dollars and at least one-fourth of this must come from this immediate section of the country. The State expense, with the cost of its militia and other expense incident to the war, will approximate \$100,000,000, of which this city will pay 70 per cent. It must, therefore, be apparent to you gentlemen that if the community is to meet these extraordinary expenses there must be the most rigid economy in everything and nowhere can this economy be better exercised than in the performance of the ordinary functions of government.

Every department and every bureau and every committee receiving support from the City unless absolutely productive or absolutely necessary, should be either abolished or its activities suspended during the period of the war. The Real Estate Board feels, therefore, that the burden of proof for any part of the tremendous budget contemplated is upon the Board of Estimate and there

must be an overwhelming preponderance of testimony in favor of any activity financed by the Board of Estimate and charged to the taxpayers, if such activity is to be continued. We feel that departments that are conflicting or whose activities are not absolutely necessary should be consolidated, abolished or suspended during the period of the war. For instance, all functions of the Tenement House Department and the Bureau of Fire Prevention as to buildings could be left to the uniformed force of the Fire Department, to the Board of Health and to the building bureaus in the several boroughs.

"We believe the City Chamberlain's office should receive only sufficient money to take care of it until legislation can be procured in January to abolish it. We believe the office of Commissioner of Accounts, which investigates and studies merely, should either be abolished or its activities suspended during the period of the war. We feel that the various extraordinary activities of the Board of Health and the Department of Charities, excellent enough perhaps in their way, should be abolished during the period of the war, except such activities as are absolutely necessary to take care of those mentally and physically unable to take care of themselves. The various paid committees of the Board of Estimate, the Central Purchasing Committee, the Board of Inebriety should be abolished or their activities suspended during the war.

"The Law Department has grown into a monstrosity and should have its appropriation cut in half. Licenses should be made part of the Bureau of City Revenue in the Comptroller's office or placed under the City Clerk. The Bureau of Weights and Measures should be made a bureau in the Department of Markets.

"Water taxes should be collected in the Comptroller's office. They can be certified as arrears are certified. This would save \$500,000.

"The Department of Plant and Struc-

tures should be abolished or consolidated with Docks and Ferries. The Department of Correction is developing into a department of great extravagance. Dr. Allen, of the Institute for Public Service has prepared an analysis showing the growth of the expense of this department.

"The printing expense should be cut in half. Only one report should be printed, the report of the Mayor summarizing the work of his departments. Every building owned by the city should be fully utilized and the several outside offices housed in them."

Fixing Gas Standard.

The Consolidated Gas Company has applied to the Public Service Commission for a rehearing of the order of the Commission adopted on October 13, 1917, providing a method by which the gas companies operating in New York City might adopt the British thermal unit standard in the manufacture of illuminating gas as an alternative of the present candle power standard now in use. The Commission's order was to cover the period of the duration of the war and for three months thereafter, and was issued primarily because of the needs of the National Government for certain residuals extracted from gas and greatly needed in the manufacture of high explosives. The Commission was informed by the United States Government that the gas companies of the country were being depended upon to furnish these residuals and that the Government would reimburse the gas companies for any expense incurred in obtaining them. Nevertheless, the Consolidated Gas Company claims that the Commission's order is in effect a price-fixing order and would compel the company to sell gas at a price less than the cost of manufacture.

Successor of Heckscher & de Saulles.

Cushman & Wakefield (Inc.), a new real estate corporation has been organized to succeed the firm of Heckscher & de Saulles, dissolved on account of the death of John L. de Saulles. The new company will engage in a general real estate and insurance business, specializing in the management of commercial buildings and will assume the management of all the properties formerly managed by Heckscher & de Saulles, including among others, 50 East 42d street, 244 Madison avenue, 734 Fifth avenue and 780 Riverside drive. The officers of the new corporation are J. Clydesdale Cushman, president; Bernard Wakefield, vice-president; Cyril F. Taylor, secretary and treasurer. The directorate will include in addition to the officers, G. Maurice Heckscher and Charles B. Jaqua. The Cushman & Wakefield (Inc.) main office will be at 50 East 42d street.

Storage Place for Records.

The Board of Estimate at a recent meeting unanimously voted to provide a place in the Catskill watershed to store the Register's duplicate plant and a resolution providing \$3,000 to alter and equip the building was made. The building provided is the Triangulation Monument Building which is a substantial stone structure and suitable for the purposes intended.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 9, as against 16 last week and 29 a year ago.

The number of sales south of 59th street was 3, as compared with 9 last week and 9 a year ago.

The sales north of 59th street aggregated 6, as compared with 7 last week and 20 a year ago.

From the Bronx 15 sales at private contract were reported, as against 11 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 584 of this issue.

Acquire Times Square Apartment.

Isadore H. Kempner, president of the New Amsterdam Realty Company, has purchased from Harris and Maurice Mandelbaum, the four six-story tenements at 421 to 427 West 53d street, on a plot 100x147.4 x irregular, between Ninth and Tenth avenues. Henry I. Cooper was the broker. The purchaser intends to remodel the property into small suites and stores. The reported selling price was about \$200,000. The property was acquired by the seller recently from Charles Laue, as part payment for the southeast corner of Fort Washington avenue and 173d street, which eventually will furnish the site for a tall apartment house.

Buys Late Playwright's Home.

The home of the late Clyde Fitch, the playwright, at 113 East 40th street, a five-story American basement dwelling, on lot 18.9x98.9, has been sold, through Pease & Elliman, by the Fitch estate,

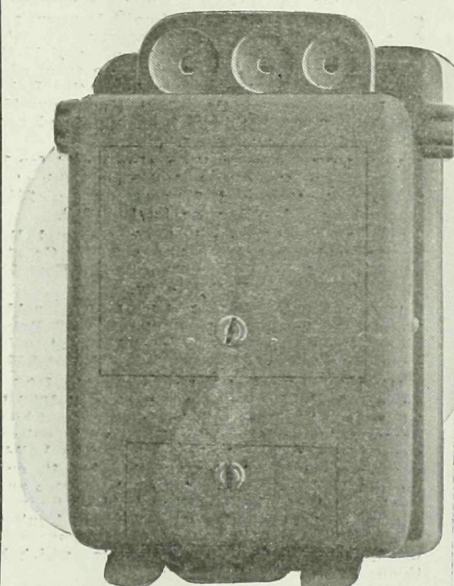
represented by Ernst & Cane, attorneys. Mr. Fitch in his will provided that all of the furnishings in the house, including many rare objects of art collected in his travels, should be left to the Actors' Fund. The house adjoins the large residence of Ernest Flagg and is opposite the residence of Walter E. Maynard and the new apartment house recently purchased by William Ziegler. It is interesting to note that Pease & Elliman sold the old house on this site in 1890 for Louis J. Pooler to Mr. Fitch.

Hotel Montague in Trade.

The M. E. S. Corporation, Robert E. Simon, president, has sold the Hotel Montague, the seven-story building on a plot 75x100, in Montague street, Brooklyn, opposite the Hotel Bossert. The purchaser gave in part payment a large residence at Westfield, N. J., on a plot 200x300, and 110-acre stock farm at New Market and New Brunswick boulevards, near Dunellen, N. J. Walter J. Smith was the broker.

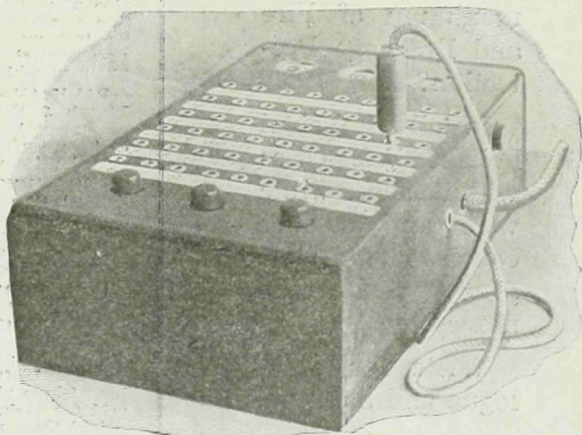
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BRIEFLY, it consists —(as shown)— of a coin collecting box at the tenants' apartment and a recording and controlling device on the switchboard. It ends disputes with tenants, loss of money, heavy maintenance in book-keeping, collecting, printing of slips, checking, etc.

The device is tested, perfected, trouble-proof, and begins to save your money from the moment it is installed. Write TODAY for data.



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Re-Sale of Times Court.

Ex-Register Max S. Grifenhagen has purchased the nine-story apartment house, known as the Times Court, at 241 to 249 West 51st street, on a plot 82.6x100.5, between Broadway and Eighth avenue. The property is assessed by the city at \$300,000. Mr. Grifenhagen purchased it from the 254 West 51st Street Company, representing the Chatham and Phenix Bank, and the Harriman National Bank, who took it over at foreclosure some time ago on a bid of \$50,000 over a prior mortgage of \$275,000.

Brooklyn Dwellings in Deal.

Walter E. Shuttleworth has resold the former home of the late Henry George in the Bay Ridge section, together with his own residence adjoining at the corner of Shore Road and 99th street. These properties, together with a plot of lots forming the frontage of 300 feet on the east side of Tenth avenue, from

47th to 48th streets, extending back 160 feet in one street and 240 feet in the other, were purchased by William Kenny, who took them in part payment for his residence on the Shore Road, having a frontage of 220 feet on this avenue, and extending back 650 feet along Oliver street to Marine avenue. A. Moskowitz was the broker in the exchange.

Manhattan.**North—of 59th Street.**

96TH ST.—Duross Co. sold for Frederic de P. Foster, trustee, 15 West 96th st, between Central Park West and Columbus av, a 4-sty dwelling, on a lot 20x100.

117TH ST.—John R. Davidson sold for the estate of Nathias Antony the 5-sty flat at 320 West 117th st, on plot 26.3x100, to the Westbrook Realty Co.

128TH ST.—Kurz & Uren (Inc.) sold for Albert C. Ayer et al 236 East 128th st, between 2d and 3d avs, a 3-sty dwelling, on lot 18.9x99.11.

136TH ST.—Smith & Mitchell sold for Catherine Baument to George Donalson the dwelling on lot 17x99.11, at 249 West 136th st.

NAGLE AV.—J. W. Baler has purchased, through Byrne & Baumann, the large modern apartment building at 59-61 Nagle av, between Broadway and Elwood st, covering a plot 50x125, from the estate of E. A. Hurry, which held the property at \$65,000.

8TH AV.—Ennis & Sinnott resold to a client of M. I. Strunsky & Co., 2377 8th av, a 5-sty flat, 25x84, between 127th and 128th sts, which they acquired in an exchange from Adolph Wolf last month.

Bronx.

ALDUS ST.—Frederick Brown has resold to Morris Yamm the apartment house on plot 42x111, at 962 Aldus st, at the southwest corner of Hoe av, held at \$60,000, through Samuel Rubin.

KELLY ST.—The Benenson Realty Co. sold to Plough & Fox the plot 50x120, in the east side of Kelly st, 75 ft. south of Intervale av. The buyers gave in exchange the 5-sty apartment house, 50x100, at the northeast corner of Park av and 186th st.

170TH ST.—Wolfsohn & August exchanged for the Sardis Realty Co., S. Morrill Banner, president, the 1-sty taxpayer property, comprising eight stores, at the northeast corner of 170th st and Jerome av, 113.6x100 ft., for a tract of lots at Woodbridge, N. J., owned by the Rahway Land Improvement Co., Paul Korn, president. Wolfsohn & August have been appointed agents for the Jerome av corner.

180TH ST.—Kurz & Uren (Inc.) sold for 173d Street Realty Co. (Inc.), 309 East 180th st, between Valentine and Tiebout avs, a 2½-sty frame 1-fam. dwelling, on lot 16.8x100.

188TH ST.—The Cruikshank Co. and D. A. Troita sold for the Broadway Trust Co et al, trustees, a dwelling, 20x89.34, at 516 East 188th st, 22 ft. west of Bathgate av.

BELMONT AV.—Frederick Brown sold to Morris Bogdnoff and Louis Levy 2018 Belmont av, at the northeast corner of 170th st, a 5-sty apartment house, on plot 40x96, held at \$55,000.

HOE AV.—Frederick Brown bought 1058 Hoe av, southeast corner of 165th st, and 1088 East 165th st, adjoining, two 5-sty apartment houses, accommodating forty families, with suites of three, four, five and six rooms. The buildings occupy a combined plot fronting 110 ft. on the av and 100 ft. in the street, and produce an annual rental of \$18,500. The holding figure was \$165,000. The Empire City Savins Bank took the houses two weeks ago in foreclosure actions against the W. O. Construction Co., which built them.

INWOOD AV.—J. Clarence Davies sold for Eugene T. Woolf the lot, 25x80, on the west side of Inwood av, 33 ft. south of Macombs rd. The purchasers bought the adjoining plot, 87x80, last month through the same broker, and now control a frontage of 112 ft. on Inwood av upon which they will erect a 2-sty garage.

PARK AV.—An investor has bought from the Plough & Fox Co., builders, the 5-sty modern apartment house, on plot 50x100, at the northeast corner of Park av and 186th st. The reported price was \$60,000.

SEDGWICK AV.—J. Clarence Davies and Samuel Cowen sold for the American Savins Bank, the 6-sty apartment house on plot 123x74, at the junction of Sedewick and Cedar avs, south of 177th st. It contains six stores and thirty-six apartments.

SOUTHERN BLVD.—Byrne & Baumann sold for the Preferred Investing Co. to the Barnes Realty Co., the two plots, one on the east side of Southern Boulevard, 225 ft. south of 149th st, 150x100; the other in the south side of 149th st, 59 ft. west of Austln pl, 59x130x12 regular. These plots were held at \$60,000 and were sold for cash. The Preferred Investing Co. acquired these plots last June in exchange for the six apartment houses in the Dyckman section.

VALENTINE AV.—Henry Morgenthau Co. sold to the Spear Construction Co., for cash, the apartment house, on plot 83x100, at the southwest corner of Valentine av and 184th st.

WEBSTER AV.—The Wardwin Co., owner of the Webster Theatre, 400 East 167th st, bought through G. A. Pfortner five lots adjoining the theatre on the west side of Webster av, 150 ft. south of 167th st, and extending to Brook av, for the site of an addition to the playhouse.

WOODYCREST AV.—The Nehring Co. sold for Charles F. Reimer 1183 Woodycrest av, a 4-sty apartment house, on a plot 50x115. The property was held at \$35,000.

Brooklyn.

LINDEN ST.—R. A. Schlesing sold the 3-fam. house, 269-a Linden st, for Rose Koehler to Charles Dreest.

McDONOUGH ST., ETC.—A. H. Remmers & Co. sold 536 McDonough st for Mrs. L. Papp to Henry A. von Busch, and 402 McDonough st for Mrs. T. E. Kerby.

WASHINGTON ST.—The State Banking Department sold through S. B. O'Sullivan, as broker, the Wallabout Branch of the Union Bank of Brooklyn, now in liquidation. The property consists of a 2-sty banking building, 100x100, at the northeast corner of Washington and Flushing avs, and was purchased by Leonard Briggs. The property was sold to be carried on the bank's books at \$128,000, but is reported to have been sold at less than that sum.

BAY 13TH ST.—Meister Builders (Inc.) purchased from the Land Estate Corporation, a 6-fam. dwelling at 141 Bay 13th st, on lot 25x100.

BAY 13TH ST.—Meister Builders (Inc.) sold 141 Bay 13th st, a 6-fam. apartment house, on lot 25x100.

17TH ST.—A. J. Waldror sold dwellings at 1085 East 17th st for Donald Starritt to Otto W. Walter; at 311 Madison st for David A. Pardv to Hallie A. Ordng; at 16 Ormond pl for Fanny F. C. Kattenhorn of Horwich Port, Mass., to John J. Eagan, and at 18-20 Ormond pl for Asa M. Thayer as executor of the estate of Prentiss White to the same buyer, which gives him a plot 55x165.

39TH ST.—The Artee Realty Corporation, associated with Realty Trust, sold the brick apartment house with store at 261 39th st, between 12th and 13th avs, in the Martense district, to David Green.

50TH ST.—Realty Associates sold 1151 50th st, west of 12th av, a 2-sty brick, 2-fam. dwelling, on lot 20x100 to Olaf Larson; also a vacant plot, 65x97, at 575-579 Park av to Madison Construction and Improvement Co., through J. Garlick, broker, for improvement with a 1-sty garage; and 145 Crown st, one of the 47 "Easy Housekeeping Homes" built by Realty Associates in the block between Bedford and Rogers avs, to Edward R. Felgenhauer. All of these houses have now been sold.

65TH ST.—Artee Realty Co., associated with Realty Trust, sold the 1-fam. dwelling, 1763 65th st, in the Mapleton district, to Frank Squill.

76TH ST.—James Watters sold for Albert Janson a 1-fam. brick dwelling at 267 76th st, Bay Ridge.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold for Rose Warren the 3-sty store building 4115 Fort Hamilton av.

15TH AV.—I. Salzberg sold for J. Glickman to J. Neinken, the plot 60x100, at the northeast corner of 15th av and 55th st.

20TH AV.—Meister Builders (Inc.) sold to Robert D. Kesselman, 7719 20th av, 2½-sty house, on lot 25x100.

Queens.

ELMHURST.—The Julius Strauss Realty Corporation has sold its holdings of 408 lots in the Nassau Heights section of Flmhurst to the South Elmhurst Land & Building Corporation for about \$50,000.

Richmond.

EGBERTVILLE.—Cornelius G. Kolff sold for Carl F. Grieshaber two lots on Eleanor st to Michael Serfino, who will erect a cottage.

EGBERTVILLE.—Cornelius G. Kolff sold for Carl F. Grieshaber a plot on the corner of 3d st and Lawn av to Martin J. Allen, the adjoining property owner.

LIVINGSTON.—Cornelius G. Kolff sold for the Henderson Estate Co. to R. P. Slicher, of West New Brighton, for an investment, a Colonial residence on a plot 100x140, on Bard av, Livingston.

OAKWOOD HEIGHTS.—J. Sterling Drake sold for Mrs. Rose Kruser and the Eva Bechtel estate the road house property on the southwest corner of Amboy rd and Clarke av, comprising about five acres, frame hotel, pavilion, grove, baseball field, etc. The property is entirely surrounded by streets and avenue and has 2,100 ft. road frontage. The buyer is Charles A. Tecklenberg, who will enlarge the hotel and occupy it.

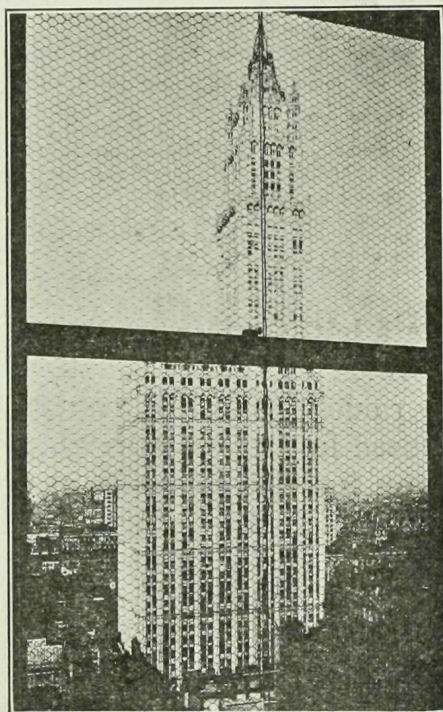
TOMPKINSVILLE.—Edward W. Thompson sold through W. S. E. Hall the house on Dantel Low Terrace and Benzler av. Mr. Hall also sold a house on Oakland av, West New Brighton, for J. Fred Smith to a New York merchant for his home.

WEST NEW BRIGHTON, S. I.—Cornelius G. Kolff sold for W. H. J. Bodine, eleven lots in the west side of Bodine st, south of Richmond ter, to Hans Hermansen, the builder, of West New Brighton, who will improve the property by the erection of one and two-family houses. Mr. Hermansen has had plans prepared for these new houses and they will be quite an improvement to the neighborhood.

Out of Town.

SHIPPAN POINT, CONN.—The Ruland & Whiting Co., purchased for William G. Ihrig from the Atlantic Realty Co. and another a waterfront plot, 100x140. The property is directly on Long Island Sound, and will be improved by the purchaser with a modern dwelling.

GOOD GROUND, L. I.—The T. B. Ackerson Co. sold the Shinnecock Casino property, at Good Ground, L. I., consisting of 44 acres, having a long frontage on Shinnecock Bay. On them are a dwelling, a log cabin and outbuildings. Negotiations are reported pending for the sale of the property to developers. The prospective buyers intend to remodel the buildings for dwellings and lay out the land for a bungalow community. The property is wooded and has an elevation of about 25 feet above the bay.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

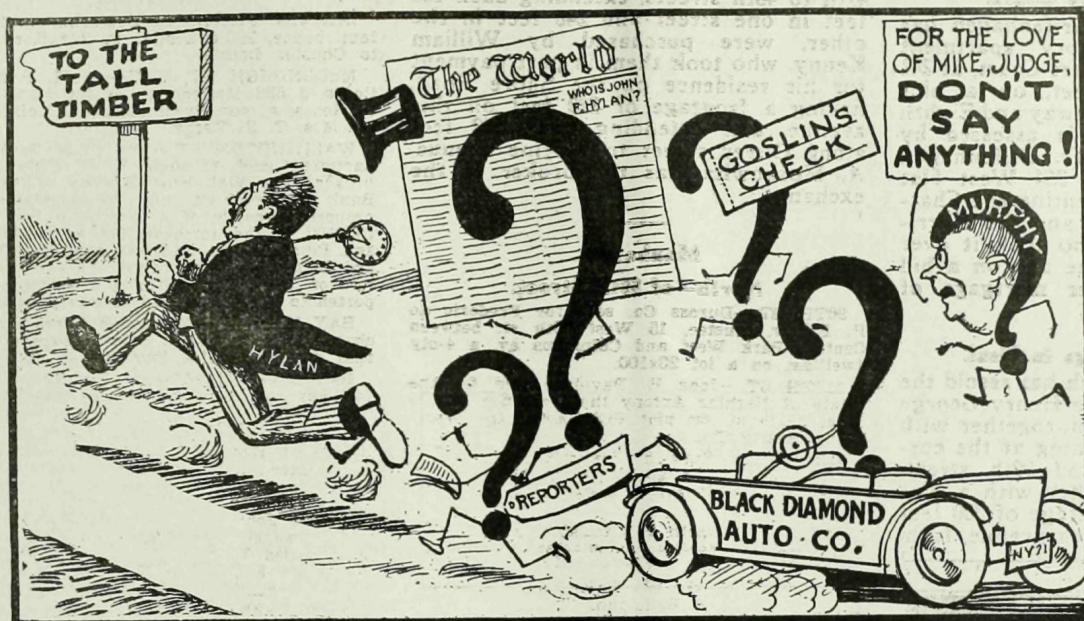
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Who sued his own Company through a dummy until it was on the verge of bankruptcy?

Ask the “dummy” clerk in Hylan’s office—he knows

Who called in Alfred R. Goslin, the swindler fifty-three times indicted for thirty stock-jobbing frauds, as an expert to reorganize the Black Diamond Motor Company?

Ask Hylan—he knows

Who tried to charge a cousin of his wife \$2,280 for collecting a judgment of \$3,780?

Ask Hylan—he knows

Who wrote a letter to Goslin, the swindler, which the police found when they raided his office, reading: “Inclosed find note. Kindly thanking you for your interest in my behalf”—Signed “John F. Hylan”?

Ask the Judge—he knows

Who received from Goslin, the swindler, and his stenographer, checks for \$950 when he was running for Municipal Judge?

Ask Hylan—he knows

Who denies himself to reporters?
Who refuses to answer questions?
And Why?

Ask Hylan—he knows

Who, What, and Where is Hylan?

Ask Murphy and Hearst—they know



The “Bull’s Eye” is the Fusion emblem. Be sure to vote alongside it.

Keep Mitchel on the job!

Fusion Committee of 1917



The “Bull’s Eye” is the Fusion emblem. Be sure to vote alongside it.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; 10% discount for two or more insertions.

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

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

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 23, 1917.—Sealed proposals will be opened in this office at 3 p. m., Dec. 5, 1917, for the construction of the United States post office at Decatur, Ala. Drawings and specifications may be obtained from the custodian of the site at Decatur, Ala., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

WANTS AND OFFERS

REAL ESTATE Renting Man, experienced in mid-town district, wanted by prominent brokerage office; excellent opportunity; applications treated confidentially; state age, experience, references and salary desired. Address BROKER, Box 462, Record and Guide.

WANTED—Superintendent's position for thoroughly experienced, reliable married man; fifteen years head janitor in well known office building; eight years in charge of painters and carpenters; familiar with the showing and renting of offices and all work connected with the operation of big buildings. Box 463, Record & Guide.

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GREAT NECK ESTATES, L. I.—The Robert E. Farley Organization announces that Mrs. Anna D. Chadwick, has exercised her option on the plot adjoining her recent purchase in the Great Neck Estates, Long Island, owned by Desmond, Dunne.

MONTCCLAIR, N. J.—W. Morgan Shuster, former representative of the United States in Persia, has purchased the brick and frame residence on the west side of Orange rd, near Llewellyn rd, Montclair, N. J., from Gertrude L. Brown. The residence, which contains fourteen rooms, four bathrooms, and a billiard room, was built several years ago by the late William H. Nesbit. It is on a plot 120x300. On the rear of the property is a garage with chauffeur's quarters. The property has been held at \$40,000. F. M. Crawley & Bros. were the brokers.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for the Wilsey Realty Co. to Guy H. Stoutenburgh, of East Orange, N. J., a plot on the west side of Virginia pl, near Phelps rd, Upper Ridgewood.

HUDSON HEIGHTS, N. Y.—Kurz & Uren (Inc.) sold for the Hudson P. Rose Co. two lots at Hudson Heights, Westchester County, N. Y., known as Nos. 121A and 121 B, 50x185, on Hamilton av, between Mount Hope boulevard and Nichols driveway.

HUDSON HEIGHTS, N. Y.—Kurz & Uren (Inc.) sold for the Hudson P. Rose Co., the vacant plot of land 50x150, on Stanley av, near the Mount Hope Station, N. Y., known as lots 1168 and 1169.

PELHAM HEIGHTS, N. Y.—Fish & Marvin sold for Harry E. Field his property on Elderwood av, at Pelham Heights. The plot has a road frontage of 250 ft and the residence is of brick built in the Elizabethan style. There is a garage with quarters. The purchaser is Howard Avery. The place was held at \$50,000.

SCARSDALE, N. Y.—Griffen, Prince & Ripley sold for Arthur Stewart the new stone and stucco English style house, on Walworth av, Greenacres, to Mrs. Grace L. Conger, of Scarsdale. The property has just been completed and was held at \$22,500.

YONKERS, N. Y.—The Van Cortlandt Realty Co., Robert Louis Hogue, president, sold through J. Romaine Brown Co. the large stucco residence and plot 55x191 on Fanshaw av, Van Cortlandt ter, to a purchaser, who will occupy after making alterations.

YONKERS, N. Y.—The Robert E. Farley Organization sold a plot on Fairview av, in the Nepperhan Heights section, to R. E. Munson.

RECENT LEASES.

Leases in Heckscher Building.

The Guaranty Securities Corporation, commercial banker, is the lessee of the store, basement and second floor of the new sixteen-story Heckscher Building, at the southwest corner of Madison avenue and 38th street. Announcement that this lease was pending was published in the Record and Guide last week. The leasing corporation will move its main office from the Equitable Building. Its new quarters will comprise about 24,000 square feet, which have been taken for a long term at an aggregate rental of \$350,000. Heckscher & DeSaulles represented August Heckscher as broker, and Jay Frank was the broker for the lessee. It is announced that the tenant will fit up elaborate banking offices involving an outlay of approximately \$30,000. It was also reported that the George H. Doran Company, publisher, has leased the sixth floor in the same building for ten years at an aggregate rental of about \$85,000. This lease almost completes the renting of this new sixteen-story building, there being only one floor now available for rent. Heckscher & DeSaulles represented the owner and the Brett & Goode Company acted for the lessee in the transaction.

Leases Garage Site.

The Leicestershire Realty Company, Franklin Pettit, president, has leased through Joseph P. Day, the five two-story buildings at 156 to 164 East 24th street, to the Reich Garage (Inc.), Adolph Reich, president. The property has been taken for a term of twenty-one years and will furnish the site for a modern public garage.

Shoe Firm to Move.

Manning & Trunk leased for F. & G. Pflomm, as agents for Charles E. Johnson, the ground floor and basement in the building at the southeast corner of Sixth avenue and 39th street. The space has been held at \$16,000 a year, and has been leased for ten years from February 1, next, to the L. M. Hirsch Sample Shoe Company, which has been located on Sixth avenue, between 24th and 25th streets, for the past thirty years.

Franklin Street Warehouse Lease.

Duross Company has leased for Francis H. Leggett & Son to the Duval Company (warehousemen), the ten-story fireproof building at 126-128 Franklin street, comprising the block front from West Broadway to Varick street. The lessors, wholesale grocers, formerly occupied this building, but the widening of Varick street compelled them to move to larger quarters at 27th street and Thirteenth avenue. The building now has about 75,000 square feet of floor space.

Manhattan.

ALBERT B. ASHFORTH (INC.) leased space in the Acker Merrall & Condit Building, at the southwest corner of 5th av and 35th st, to Joseph George Berman, Alter Brody, the Professional Golfers' Association of America, Mooney Kosofsky, Dikran Medzigan, the National Garment Retailers' Association and, in conjunction with Frederick Fox & Co., the 11th floor of 10 East 33d st.

BASTINE & CO., as agents, leased apartments at 319 West 95th st to A. M. Dupay and William Davis; the building is now entirely rented.

BASTINE & CO., as agents, leased the 2d floor at 27 East 10th st to Leonard Gordon Co.; the entire building at 138 West 18th st to Charles and William Awe; 3d floor at 653 1st av to Lavezzo & Brother; also 8th floor at 34 East 10th st to Fred Lackner for the Philip Braender estate.

HARVEY N. BLOOMER rented for W. J. Naus to the Regal Shoe Co. the 3-sty building, on lot 25x110, at the southeast corner of 125th st and 7th av; also the store at 215 West 125th st to the New York Herald. These leases aggregate more than \$200,000.

VASA K. BRACHER has completed the leasing of apartments in the Camden, 206 West 95th st, to Miss Dorothy Toye, Mrs. John H. O'Brien, Mrs. Dorothy T. Paxson, James B. Stewart, Mrs. Elizabeth Drew, Mrs. Florence O. Ross, W. F. Holdridge, Mrs. Mabelle Bolick; at the Milton, 24 West 60th st, to Adrian L. Daly, Walter E. Packard, Mrs. Lurinda Farthing and Cornelius Hays; at the Nagle Arms, 65 Nagle av, to James E. Collins, Mrs. Annie R. Garlick, William O'Connor, Herbert C. Hinrichs and Alexander Marcus.

BRETT & GOODE CO. leased for H. L. Moxley & Co. to Feiber, Bailey & Waldman, silk merchants, the 1st loft at 168 Madison av.

BRETT & GOODE CO. leased to the Animated Target Co. the westerly half basement in the Strand Theatre building, containing about 10,000 sq. ft., in conjunction with the Cross & Animated Target Co. the store at 216 West 34th st, for the Gramont Holding Co., and the store at 136 East 42d st for the estate of Robert W. Goelet. This company is engaged in the promotion of marksmanship in large cities throughout the country.

CAMMANN, VOORHEES & FLOYD rented apartments at 121 Madison av to William T. Mullaly; at 25 East 30th st to Robert C. Adams, Mrs. B. Walthew and M. Tigner; at 41 Park av to Capt. Ralph S. Watney, and at 130 East 24th st to Miss Anne C. Phillips.

FIRM OF LEONARD J. CARPENTER rented the 3d and 4th floors at 109-11 Wall st to the Federal Sugar Commission, thus completing the renting of this new building; also with Bleiman & Co. rented the store, basement and sub-basement 696-702 Broadway, containing 30,000 sq. ft.

CROSS & BROWN CO. leased to the Vitagraph Co. 2,000 sq. ft. of space at 1600 Broadway; at 9 East 59th st space to Emil Onet; at 407-409 Broadway to Frederick Liebig; at 102-4 5th av to F. A. Blossom; and in conjunction with Geo. R. Read & Co. at 1170 Broadway to N. Y. Contracting & Trucking Co.

CROSS & BROWN CO. leased two floors, comprising about 15,000 sq. ft. of space, at 1140 Broadway to Rudolph Schreiber; at 505 5th av space to Leonard Drew; at the southwest corner of 5th av and 47th st space to Dr. M. Diamond; at 299 Madison av space to Oliver Continuous Fitter Co.

HARRY B. CUTNER leased for the Sherman National Bank the 3d and 4th floors in the new building on the site formerly occupied by the Knickerbocker Club at 319 5th av to A. Jacobson & Bro., furriers. The bank will occupy the store floor and use the basement for safe deposit vaults.

DUFF & BROWN CO. leased for Cornelia W. Slade to J. D. Barry 511 West 182d st, a 3-sty dwelling.

DUFF & CONGER leased an apartment at 1261 Madison av to A. Mallin; at 1326 Madison av to Mrs. Sarah B. Ullman; at 120 East 85th st to Dr. R. N. Disbrow; at 14 East 88th st to Charles Fichtner.

DOUGLAS L. ELLIMAN & CO. leased for Arthur W. Butler the 5-sty American basement dwelling at 120 East 55th st, furnished, for the winter season to Mrs. Carlos de Heredia, of Lenox, Mass.; also the dwelling at 27 East 76th st for Seth M. Milliken to Nelson B. Burr; also leased for Walter N. Stillman, of Evans, Stillman & Co., bankers, his large apartment at 405 Park av, furnished, for the winter to J. S. Brown, and for Raymond F. Almirall a large duplex apartment at 969 Park av, northeast corner 82d st, furnished, for the season to Mrs. Charles I. Hudson. They also leased the following unfurnished apartments: 112 East 74th st to Mrs. Howland Haggerty Pell; 416 Madison av to Mrs. Clara R. Meyers; 20 East 48th st to Mrs. Rae Martin, and 105 West 55th st to A. E. Forran, completing the renting of the building.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Gerard H. Cocks the residence at 131 East 54th st, on lot 20x100.5, furnished, for the winter season to Rockhill B. Potts.

DOUGLAS L. ELLIMAN & CO. leased for Robert Hoe, the 5-sty American basement house at 123 East 34th st, on a lot 20x100, to Albert G. Milbank for a long term; also leased the 5-sty house at 116 East 47th st, furnished, for the winter to Mrs. John S. Garvan of Noroton, Connecticut, for Dr. Richard Derby, who was represented by the Douglas Robinson, Charles S. Brown Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment, containing 12 rooms and 4 baths, at 1067 5th av to Mrs. C. P. Soden for Worthington Whitehouse, agent; also apartments in 116 East 58th st to Mrs. J. D. Bedel; at 114 East 84th st to J. Wilcox Donaldson; at 48 West 59th st to G. Lee Ranaoli; at 28 East 49th st to George B. MacBride; a furnished apartment in 63 East 74th st for Mrs. Francis Geer to Mrs. Harold Hadden.

DOUGLAS L. ELLIMAN & CO. rented for Oppenheim, Collins & Co. to M. P. Gould Co., advertising agents, a lot in 58-60 West 50th st, for executive offices.

C. L. FERLINGHETTI, of the Guarantee Realty Co., rented to Sampel Waldman the front parlor at 143 West 44th st.

FIFTH AVENUE BUILDING CO. leased space to Gilchrist Co. of Boston, the Napier Manufacturing Co., the Riverside Woolen Co., the Lord Baltimore Press, Emerson & Elliott, the Denver Dry Goods Co., the matters Fur Exchange, M. E. Smith & Co. of Omana, Aluminum Goods Manufacturing Co. of Manitowic, Wis., the Pennsylvania Paper and Stock Co., the Frank & Meyer Neckwear Co. of St. Louis, and the Oriental Commercial Co. of Tokio, Japan, in 200 5th av.

JOHN N. GOLDING rented stores at the northwest corner of 88th st and Columbus av; at the northwest corner of 12d st and Lexington av; at 422 Broadway; at the northeast corner of 32d st and Lexington av; for Ennis & Sinnott, at the northeast corner of 182d st and St. Nicholas av; at 2014 Amsterdam av; at 78 8th av, and also the 2d floor at 30 West 44th st to August Ahnhausen.

E. M. GOODMAN leased to the New York Uniform Corporation, composed of five large clothing manufacturers in the country, approximately 50,000 sq. ft. in the Masonic Building, at the northeast corner of 6th av and 23d st, for the manufacture of government uniforms.

GOODWIN & GOODWIN rented for Dr. Robert Kunitzer to A. Weisinger the 3-sty dwelling at 7 West 121st st for five years.

GOODWIN & GOODWIN rented apartments at 501 West 138th st to Miss Cecile Salone, Theodore M. Towneli, Fredk C. Schneider, Miss Dorothy Horwitz and Michael Kayata; at 61 Hamilton pl, to Thomas B. Wings, Samuel Janovici and Henry G. Dallwig; at 565 West 144th st, to David Conen and Louis Kreiner; at 545 West 162d st, to Harry Horwitz, Marie Smith and Jacob Harris; at 566 West 162d st, to Mrs. B. Keller, Isaac Cronstine and Jacob Parker; at 585 Broadway to Solomon Marcuciesi and Jacob Goldstein.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased the 4-sty dwelling 67 West 49th st to Mrs. L. W. W. Downs.

N. BRIGHAM HALL & WM. D. BLOODGOOD (INC.) leased apartments in 109-111 East 56th st to Professor Louis Leakey, the lecturer, and to Walter G. Mulliner, a member of the British War Relief.

HEIL & STERN leased for the Charter Construction Co. the 19th floor at 906 Broadway, northeast corner of 20th st, containing 16,000 ft. for a long term at a total rental of about \$50,000, to Jacob Auslander & Son, manufacturers of children's head gear.

HEIL & STERN leased in 145-7 West 28th st the 7th floor to Waldman, Rabinowitz & Co., manufacturers of dresses; the 8th floor to Richman & Phillit, furriers, at present located at 312-14 7th av; the 10th floor to Morgenstern & Denker, furriers, at present located at 312-14 7th av; also in 164-6 West 25th st the store and basement to George I. Fox, furrier, formerly located at 279 7th av; 8th floor to Weinstein & Sorito, manufacturers of cloaks and suits.

M. & L. HESS (INC.) leased the 3d floor, containing 9,000 sq. ft., at 304-6 6th av, northeast corner 19th st, to J. Simon.

M. & L. HESS (INC.) leased the 2d floor at 13-15 East 22d st to the New Era Art Linen Manufacturing Co., manufacturers of fancy linens, at 17-21 East 22d st; space on the 12th floor to James A. Alexander, neckwear.

HENRY HOF leased for Mary E. Casson the store, basement and 1st loft at 601 1st av to the New York Association for the Blind.

HENRY HOF leased for George A. Lavelle the 4-sty dwelling at 149 East 51st st to Miss Alma Jorgensen.

HOUGHTON COMPANY leased the 5-sty American basement dwelling 307 West 100th st for Fanny L. Dryfoos to Grace Humiston.

HOUGHTON COMPANY has leased in conjunction with J. Edgar Leaycraft & Co. the 28-ft. 5-sty American basement dwelling 73 Riverside dr, between 79th and 80th sts, to Christine Kyle.

HOUGHTON COMPANY leased to Ethel J. Wood the 4-sty dwelling 10 West 70th st for the estate of Patrick H. McGratty.

LAKIN & DINKELSPIEL leased for a short term to the East Side House Music School a store in the Hotel Nassau, 56 East 59th st, which they will occupy for the sale of clothing and household goods, the proceeds to be used to carry on the work of this organization; also an office in the Childs Building, 110 West 34th st to Frederic von Goerschen, orthopedic appliances.

J. EDGAR LEAYCRAFT & CO. leased for the Lawyers Title & Trust Co. the 5-sty American dwelling at 73 Riverside dr; also an apart-

ment in the remodeled building 5 West 39th st to Roger Aitken.

J. EDGAR LEAYCRAFT & CO. leased the dwelling 73 Riverside dr to Mrs. Chrystine Kyle.

MICHAEL E. LIPSET leased a loft at 29-33 West 30th st to I. Beiley Co.; a loft at 101-103 Madison av, northeast corner of 29th st, to Elias Silverstein & Son; a loft at 30-34 West 26th st to Edelman & Edelstein; loft at 134-40 West 26th st to David Uhr; loft at 22-4 West 27th st to Redfern Costume Co.; loft at 22-4 West 27th st to Bell Garment Co.; loft at 142-6 West 24th st to David Stein; two lofts at 37-9 West 28th st to Louis Noschke and Quiterite Skirt Co.

MANHEIMER BROTHERS (INC.) leased the 6th floor at 115 West 29th st to Rosenfeld & Son, and the 4th floor at 143 West 29th st to Louis Stein.

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SAMUEL H. MARTIN leased for Kezzie Vickers the 4-sty dwelling 149 West 54th st to Anna D. Hayes.

McDOWELL & McMAHON leased to Montague H. Warner a store in the subway arcade in the building on the northeast corner of 181st and St. Nicholas av.

McDOWELL & McMAHON leased the store at 127 St. Nicholas av to Joseph Schneider for a furniture exchange.

McDOWELL & McMAHON leased to Bernard Westhoff the store at 1271 St. Nicholas av, for the sale of notions and embroidery.

McDOWELL & McMAHON leased to Joseph Ludman a store for a meat market at 206 Audubon av.

McDOWELL & McMAHON leased the corner store at 2363 Valentine av to A. F. Beckman, grocer.

McDOWELL & McMAHON leased to Labella & Grasso a store in the Subway Building, at the southwest corner of 191st st and St. Nicholas av.

MULVIHILL & CO. leased the private dwelling 119 East 121st st to K. Leibbrod; also the dwelling 431 East 118th st to C. Csaky; the south store in 1900 Lexington av to B. Rosenberg, and in 1645 Madison av to M. Geffen.

MULVIHILL & CO. leased the 3-sty dwelling 114 East 121st st to C. Casterelli.

LOTON H. SLAWSON CO. leased the 6th floor in the Cuyler Building, 116-120 West 32d st, to Kohn & Baer.

OGDEN & CLARKSON CORPORATION leased apartments at 815 Park av to Mrs. A. B. Byrne, for Pease & Elliman; at 726 Madison av to George C. Reynard, for Halsey & Flint; at 3 East 52d st to Edward T. Bulkley the entire upper part of building; at 607 5th av the parlor floor store to Maison de Merode, milliner, 2d floor to Miss Harriet S. Hill, interior decorator; at 133 West 33d st the 2d floor to Kindlmann Form Co., as showroom; at 63-65 West 36th st the 7th floor to Peter Campomenosi; at 605 5th av the top floor to Chaplains' Aid Association, with William J. Roome; at 665 5th av space to Ichiro Hori, photographer; at 255 5th av the basement store to Kenshi Takiguchi, Japanese art dealers, with Horace S. Ely & Co.; at 29-33 West 36th st the 5th floor to A. Smith, manufacturer of millinery ornaments, for Cross & Brown Co., agents.

PEASE & ELLIMAN leased for Mrs. J. A. Robertson to Charles Alison the 20-ft. 5-sty American basement dwelling at 47 West 49th st; and for the estate of Phillips Weeks to the Albert Gas Fixture Co. the 4-sty building on irregular lot, about 40x100, at 136-8 East 41st st. A short time ago the same brokers leased to the same tenant a larger building across the street.

PEASE & ELLIMAN leased offices at 42 West 39th st to Joseph Weiss and Joseph Sinclair; an apartment at 550 West 153d st to Mrs. H. E. Clark; one at 67 Riverside dr to Gustav T. Winternitz; at 200 West 79th st to T. W. O'Malley; at 67 Riverside dr to Arthur T. Langan; at 120 West 70th st for Mark Rafalsky & Co., as agents, to E. W. Inslee; at 417 Riverside dr for P. F. Ross to G. F. Clitter.

PEASE & ELLIMAN rented apartments at 139 East 66th st to W. Strothers Jones; 863 Park av to Ernestine S. Hyde; 103 East 84th st to Blanche R. Myers; 815 Park av to Irene R. Yeager; and at 56 West 11th st to Dr. Cecile L. Greil.

PEASE & ELLIMAN leased for Mrs. Chester Griswold to H. S. Dunscombe the 4-sty dwelling at 131 East 54th st; in the newly altered building at 146 West 51th st the store to Miss Hilma L. Dunlap; and in the similar building in the rear floor to the Misses Ruth M. Doing and Gail Gardner; for the Cruikshank Co., as agents, to Mrs. I. Crothers the 4-sty dwelling at 309 West 80th st; for the F. F. French Construction Co. an apartment in 370 Central Park West to Mrs. A. Styring; an apartment in 65 West 68th st to Hepworth Waring; one in 150 West 80th st to Marvin H. Greene; and in 315 West 115th st to F. W. Gwynn.

PEASE & ELLIMAN leased apartments at 1190 Madison av to Mrs. Mary C. Tatum; 875 Park av to W. R. Hees; 135 East 40th st to Mrs. Francis Seaver; 138 East 36th st to Roy C. Megargel; and 60 East 90th st to Mrs. John Kohler.

PEASE & ELLIMAN rented a floor in 18 West 47th st to the Vogue Co., publishers; for L. J. Ullman to Cyril Crimmins the 3-sty dwelling at 112 East 95th st, adjoining the southeast corner of Park av; furnished, for Mrs. M. M. Doob her apartment in 301 West 91st st to Harold Bauer, the pianist; and furnished for John Meyerhart to Henry W. J. Bucknall the 4-sty house at 42 East 53d st.

PEPE & BROTHER, in connection with the Cruikshank Co., leased 42 King st, a 3-sty building, to Frank Rosali. The premises will be renovated and used as a private residence.

JOHN REILLY leased the 6-sty building at 38 West 18th st, between 5th and 6th avs, to Merton L. Cushman for five years, with an option to purchase for \$40,000.

RICE & HILL leased for the Smith Motor Truck Corporation to the Moon Motor Car Co. of New York, William J. Coghlan, president, the store and basement at 1875 Broadway, adjoining the southwest corner of 62d st; also for John Rankin to Jack Friedman the store at 127 West 44th st; a store at 152 West 45th st to the Maurice Richmond Music Co.

RICE & HILL leased for the 49 Broad Street Realty Co., L. Napoleon Levy, to Lessings (Inc.), for 10 years, the store and basement at 49 Broad st at a rental approximating \$50,000. The tenants intend to remodel the premises at a cost of about \$10,000, fitting it up as a restaurant and soda buffet. The tenants operate a chain of restaurants throughout the downtown portion of the city.

DOUGLAS ROBINSON, CHARLES S. BROWN Co. leased space at 15 Broad st to Arthur B.

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Lord; at 15 Wall st to the Gasolene Corporation; at 40 Wall st to H. H. Lill & Co.; at 30 East 42d st to the Troco Nut Butter Co. and Major W. H. Dey; and at 74 Broadway to the United States Magnesite Corporation.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented apartments at 776 Lexington av to Lytle Hull, Harry Patterson Hopkins, Edward Clarence Dean and Miss Kathryn Walsh; at 120 East 31st st to Walter S. Logan; at 105 East 53d st to William E. Jenkins, Robert S. Winsmore, Mrs. Albert Lillenthal, Mrs. Edward Brinley, Mrs. Philip Livermore and Parker Baker; at 14 West 51st st to William T. Jefferson, Miss Sophia Miller and Miss Margaretta C. Anthony; at the Hotel Chatham an unfurnished suite for Kirby & Paris to Edward Wylde; and at 1125 Madison av a furnished apartment for J. W. Harper to Mrs. Carolyn S. Cobb.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased 62 East 78th st for Kermit Roosevelt to Joshua Cohn, and 890 Park av for David Keppel to Henry V. Poor; also for W. E. D. Stokes the 3-sty stable 150 West 54th st to Cornelius Vanderbilt.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 19th floor at 5 Nassau st to Ream, Ives & Wrightson (Inc.); space in 24 Broad st to Huth & Co. and to Ussing, Poole & Simmons (Inc.), bonds, in 111 Broadway.

RALPH RUSSO leased for Recke Wilshek, the property at 411 East 120th st, for five years, at a gross rental of \$3,000, to Leonardo di Costanzo; also the ground floor and 1st floor at 407 Pleasant av, for Emma F. O'Neill to A. Jacquinto.

ROY SCHERICK leased for a long term for Morris A. Forgotsen part of the store at 1432 Broadway, southeast corner 40th st, next to Empire Theatre, to Albert Bernard for a millinery shop.

EVERETT M. SEIXAS CO. leased to James F. Bell, vice-president of the Washburn, Crosby Co., Minneapolis, and recently appointed chairman of the Millers' Trade, U. S. Food Control, the completely furnished apartment of Mrs. M. J. Dyer at 525 Park av.

SLAWSON & HOBBS rented for W. L. Lewis the garage at 342 West 70th st.

MALCOLM E. SMITH & RUDOLPH C. CULVER (INC.) rented an apartment at 50 West 67th st to Mrs. Josephine A. Caldwell.

UNITED STORES REALTY CORPORATION leased to the Morris Shoe Co. the corner store and basement in the Hotel Theresa, southwest corner of 125th st and 7th av.

CHARLES B. WALKER leased for the estate of Philip Feuring store and basement at 149 Grand st to Frank Tracy; for the estate of John R. Graham space in 300 Canal st to Nelson & Hammer; in 178 Centre st to Edward Walsh; for John A. Bucklew in 81 Walker st to S. McCherry; for the estate of John R. Graham in 174 Centre st to William A. Boulter.

WILLIAM R. WARE leased dwellings for Benjamin F. Romaine at 146-148 West 94th st to George Griffin, and for the Lucania Realty Co. at 307 West 88th st.

WHITE-GOODMAN leased to the Pittsburgh Electric Specialties Co. two lofts at 447-9 Greenwich st, and also for their executive offices, space at 396 Broadway; also the 4th loft at 140-4 West 22d st to Isiah Litz, and the 1st loft at 209 Greene st, to the Famous Hat Co.

WM. A. WHITE & SONS leased for Kenneth O. Chisholm his furnished apartment in The Wyoming, 7th av and 55th st, to Miss Lucy T. Aldrich.

Bronx.

McDOWELL & McMAHON leased a corner store at 2363 Valentine av to A. F. Beckman, grocer.

CHARLES F. NOYES CO. leased for R. W. Thomas the store at 501 East Tremont av, northeast corner of Bathgate av, to Kaufman Hats. The lease is for five years from February 1, 1918, and the aggregate rental is about \$20,000.

Brooklyn.

NATHAN J. MITCHELL, Robert J. Coverdale and Herbert Hecht & Co. leased a store in the old Matthews Buildings, Fulton st and Gallatin pl, to the Liggett-Riker-Hegeman Co. The store adjoins the Fulton st entrance to the Loew Theatre being erected.

CHARLES E. RICKERSON rented 19 Polhemus pl, between Garfield and Carroll sts, a 3-sty dwelling for Caroline H. Bowle to Chester V. Vaden and Elizabeth Fox Vaden.

Out of Town.

THOMAS S. BURKE rented at Yonkers the dwelling 19 Arden pl to Robert Penderson, and an apartment at 149 Tibbetts rd to Drayton Ford.

THOMAS S. BURKE leased the dwelling 34 Buena Vista av for the estate of Marcus Sharp to Albert Bennek; also rented to George Falk for Thomas Stewart, of Somerville, N. J., the brick bungalow 25 Lawton st, in the Lincoln Park section of Yonkers.

S. S. WALSTRUM-GORDON & FORMAN leased for the estate of J. Trumbull Smith, the dwelling on Franklin tpke, Waldwick, N. J., to Wallace Andricks, of Jamaica, L. I., and for the Highwood Land Co., 4 West Dayton st, Ridge-wood, N. J., to C. J. De Loach, of Manhattan.

ROBERT E. FARLEY ORGANIZATION leased a house in the Nelson estates, Peekskill, N. Y., to Domenic Rizzuto, of Croton, N. Y.

FEIST & FEIST (INC.) leased for the Prudential Insurance Co. the lower portion of 65 1/2-67 Bank st, Newark, to the National Cash Register Co.; also for Martin Goldsmith to the F. H. Walsh Auto Service Co. the 1-sty show rooms and service station at 313 Central av; for William L. Blanchard to the Packard Motor Car Co. at 192-200 Sherman av, 46-52 Earl st and 45-51 Alpine st, the service station in course

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

GOVERNMENT work predominated this week among the general contracts awarded although there was quite a respectable showing of private building placed under contract. The Government work without exception is for structures necessary to the prosecution of the war and the private work is almost wholly industrial and commercial projects. In the general building field there is a substantial amount of educational and philanthropic construction work at present underway and according to the plans and specifications being prepared in the offices of prominent architects considerable more to follow. The weakest point in the building situation today is in the speculative and investment building branch and until this phase of construction is revived the general conditions underlying the building situation are likely to be uncertain.

There are many evidences that the speculative builders are waking up to the fact that they are confronted with an excellent opportunity for success in their field. The demand for renting accommodations continues to exist without abatement. Not only in Greater New York is the lack of living, commercial and manufacturing facilities being felt, but the condition is apparent in numerous other important centers throughout the country. These requirements must be filled and this demand has created for the speculative and investment builder a chance to proceed with contemplated improvements, assured that notwithstanding the high construction costs and other deterrent factors that have made building difficult, the higher rentals to be obtained will allow of a reasonable profit on the investment.

Common Brick.—The market for Hudson River common brick is reflecting the condition of the general building situation, and the past week has been one of the most quiet periods of the year. The demand has been extremely light, and as the arrivals have speeded up somewhat there is considerable of a reserve piling up in the Metropolitan district. While the prices of common brick are still nominally \$8.00 to \$8.25 a thousand in cargo lots, there have been a number of instances in which off grades have sold as low as \$7.75. This does not, however, indicate a weakening tendency in the prices for the standard brick. At the present time there is no prospect that a recession is possible. The severe storm of the early part of the week was partly responsible for the evident lack of buying interest, and dealers are of the opinion that better times are just ahead. The recent Liberty Loan also greatly affected conditions, and as this is now a thing of the past a marked resumption of building activity is looked for. The manufacturing situation up-river is quiet, with practically all of the yards closed down for the season. The fact that manufacturing has stopped releases many laborers for other activities, and many of these men have gone directly into munition plants and other industries germane to the prosecution of the war. There was but little activity in the Raritan brick market. Prices are firm at \$8.50 to \$9.00 a thousand, the figure that has maintained for a long time.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, November 2, 1917. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$8.00 to \$8.25 to dealers in cargo lots alongside dock. Number of cargoes arrived, 20; sales, 19. Distribution: Manhattan, 9; Brooklyn, 6; New Jersey points, 4.

Structural Steel.—Although there have been practically no new developments in the building situation during the last week, the condition of the steel indus-

try, particularly as regards fabricated material is somewhat better than it was recently. The prime factor responsible for the present condition is the slowness with which specific orders for ship and munition steel emanate from the Capitol. This has resulted in placing some mills in a position to take relatively small orders for prompt delivery. This business is being taken, however, with the stipulation that orders are subject to shelving on account of priority orders. Government work continues to be the dominant factor in the steel industry and some large orders for this type of work have recently been placed on the books. Among the new operations for Federal work that call for fabricated steel are included 4,500 tons for hangars at Langley Fields, 4,000 tons for a machine shop at Washington, D. C., and 1,000 tons, awarded to the American Bridge Company, for a new structure for the General Electric Company at Lynn, Mass. Other tonnage orders are for 200 tons for the Morse Drydock Company, at Brooklyn; 450 tons for the Robbins-Ripley Company, Brooklyn, and 170 tons for a bridge for the Long Island Railroad. In the neighborhood of 150 tons have been awarded to the American Bridge Company for the Delaware & Hudson and the Philadelphia & Reading Railroads. Quotations for mill shipments of fabricated material are nominal at the Federal price. Out of store steel shapes and iron bars are quoted at 5c. to 5.50c. New York, and plates at 8c. and higher.

In some of the larger industrial centers the housing situation has become so acute as a result of the immense requirements by the Federal Government for munitions and supplies, that the authorities have taken up the matter and are considering plans for the alleviation of the conditions. The result will be a housing movement that will involve millions of dollars of expenditure and unless the private speculative interests step into the breach and erect the necessary living quarters, and take the profits that will unquestionably be returned, the Government will of necessity be required to undertake the work as part of its war program. This seems impractical and unnecessary as there are certainly enough speculative builders in this country with sufficient foresight to see that in this problem there is an outlet for their energies and experience and furthermore an opportunity for the return of a handsome profit.

The markets for structural materials and supplies have been quiet during the past week. The new business registered is about normal for the conditions, but inquiries denote a better undercurrent than has maintained for a long time. According to prominent dealers in building materials the time is ripe for considerable action and all signs point to an early resumption of building endeavor. The price situation is unchanged. The majority of materials are practically stabilized at the levels that have now maintained for months, but there is no prediction as to the future prices for the simple reason that there are altogether too many conditions entering into the situation to make a prediction possible.

Lumber.—The conditions in the local lumber market are practically unchanged, with a substantial volume of business in spite of the scarcity of new building operations. While in prolific building times a great percentage of lumber is used for structural purposes, at the present time there is an immense amount of lumber being consumed for other usages. There is a feeling throughout the lumber industry that the

building situation is about to undergo a marked improvement and that this would be assured if some of the present deterrent factors could be effectually removed. The wholesale market is not particularly active and stocks on hand are not large, but no fear for the future is felt. The following gives an idea of the demand upon the lumber industry for the materials required for the construction of the sixteen army cantonments that were recently completed. The erection of these cantonments was one of the greatest construction operations ever undertaken by the Government. Within a period of three months the Government expended approximately \$150,000,000 upon this work, whereas the largest amount appropriated in any one year for the Panama Canal was \$46,000,000. Within sixty days one hundred and ninety saw mills in all parts of the country shipped more than 500,000,000 feet of lumber to the cantonment sites. There were installed 140,000 doors and 686,000 sash, while in the neighborhood of 30,000,000 square feet of wall board was used for inside sheathing.

Window Glass.—Jobbers in the plate and window glass lines have experienced considerable difficulty in obtaining glass from the manufacturers, and as a consequence the stocks on hand are far from complete. Up to the present writing there has been no decision in regard to the wage scale for the coming blast, but announcement is expected at an early date. Although it is not likely that the 40 per cent increase asked for by the workmen will be allowed there is hardly any doubt but that the glass prices will be considerably advanced owing to higher production costs. If the matter of wage scale is promptly decided upon there is a prospect that the glass factories will resume manufacturing somewhere between December 15 and 30. For the changes in the schedule of discounts see following page.

Wire Products.—The American Steel & Wire Company has announced a general advance of \$6 a ton on wire products. This advance makes the price of wire nails \$3.50, base, per keg, and bright basic wire in proportion. These prices are subject to change, however, as a consequence of the Federal regulation of prices, the announcement of which is daily expected. Up to the present writing the independent mills have not made any official changes in their prices, and in all probability will wait to see whether the advances noted will be made generally to the trade.

Linseed Oil.—The market for this commodity is soft, with business more or less unsettled on account of the declining price of seed. The outlook for the future is better, however, and increased prices are confidently expected by the producing interests. Should there be any sort of a revival in structural activities the linseed oil market would stiffen perceptibly, and it is from this quarter that better business is anticipated. Linseed oil, raw city brands, is now being quoted at \$1.15 per gallon, in lots of five barrels or more, Less than five barrel lots, \$1.16. State and western oil, raw, ranges from \$1.10 to \$1.14 per gallon, according to quantity and seller.

Cast Iron Pipe.—The market for this commodity is practically dead, although there is an occasional order from private interests. There is no municipal business on the market and little prospect of any from this source until next spring. There is no further Government demand. Cast iron pipe prices are unchanged from those announced last week, quotations for 6 in., 8 in. and heavier being \$56.50 per ton, tide-water, and 4 in. \$59.50.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
 North River common.....\$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, 1 1/2 in. (nominal)...**\$1.00@** —
 Trap rock, 3/4 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 Brand, oiled, 5 bbl. lots.**\$1.15@** —
 Less than 5 bbls..... 1.16@ —

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
 1 1/2 in. (nominal)**\$1.10@** —
 3/4 in.No quotation
 Paving gravel (nominal).....**\$1.25@** —
 P. S. C. gravel.....@**\$1.25**
 Paving stone 2.20@ 2.40

LUMBER (Wholesale prices, N. Y.):
 Yellow pine (merchantable 1905, f.o.b.N.Y.):
 8 to 12 ins., 16 to 20 ft....**\$40.00@****\$50.00**
 14 to 16 ft..... 55.00@ 70.00
 Heart face siding, 4-4 & 5-4 34.00@ 36.00
 Hemlock, Pa., f. o. b. N. Y.
 Base price, per M..... 30.50@ —
 Hemlock, W. Va., base price per M. 30.50@ —
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random car goes, narrow (delivered)6.**\$35.00@****\$38.00**
 Wide cargoes 37.00@ 45.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
 Standard slab**\$4.50@****\$4.75**
 Cypress lumber (by car, f. o. b. N. Y.):
 Firsts and seconds, 1-in....**\$61.00@** —
 Cypress shingles, 6x18, No. 1 Hearts 10.00@ —
 Cypress shingles, 6x18, No. 1 Prime 8.50@ —
 Quartered oak 90.00@ 95.00
 Plain oak 68.00@ 73.00

Flooring:
 White oak, quartered, select.**\$55.00@****\$59.00**
 Red oak, quartered, select... 55.00@ 59.00
 Maple No. 1..... 49.00@ —
 Yellow pine, No. 1, common flat 38.00@ —
 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, returnable 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, 1/4 in. x 8 ft..... .12 1/2
 Boards, 3/8 in. x 8 ft..... .15 1/2

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

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

TURPENTINE:
 Spot, in yard, N. Y., per gal.**\$0.53 1/2@** —

WINDOW GLASS. Official discounts from jobbers' lists:

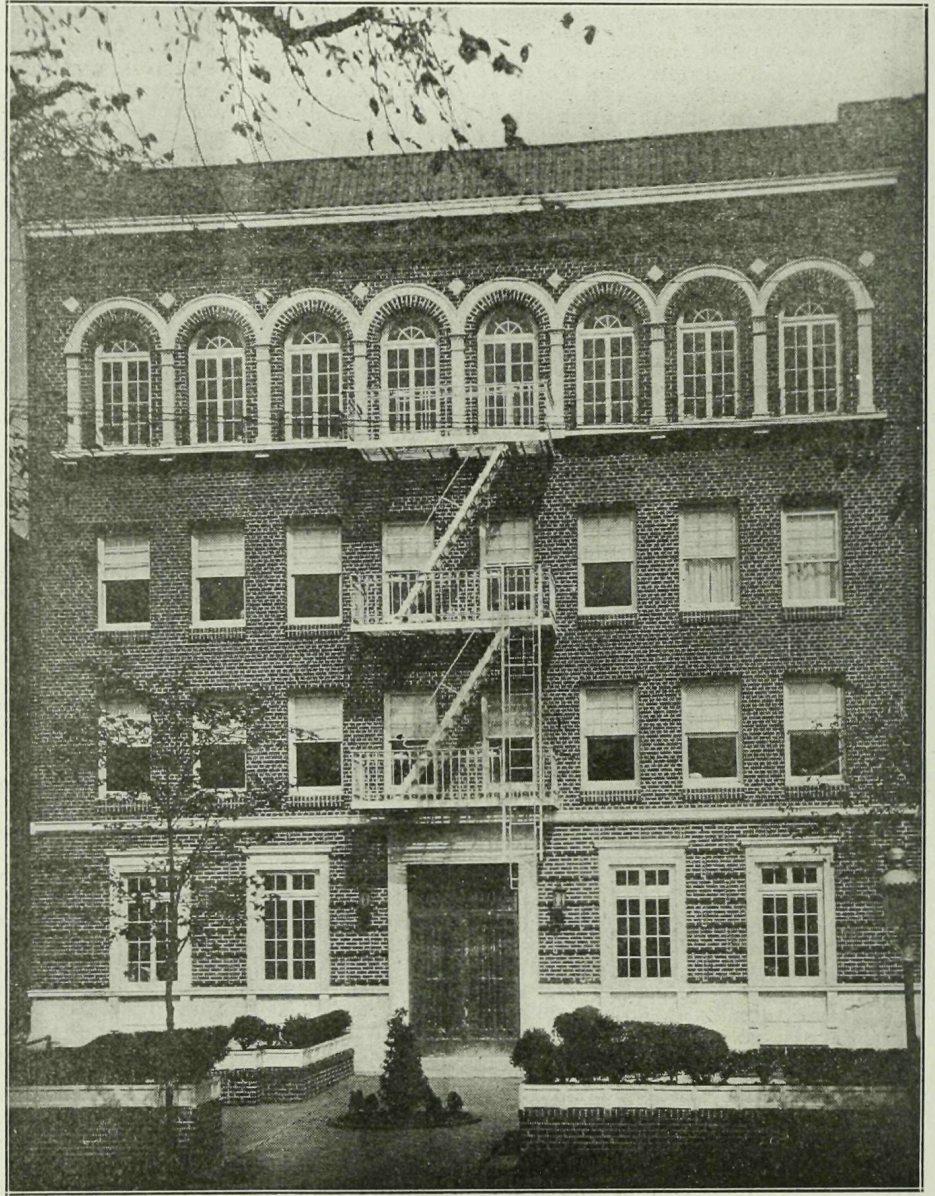
Single strength, A quality, first three brackets**80%+20%**
 B grade, single strength, first three brackets**85%**
 Grades A and B, larger than the first three brackets, single thick...**80%+10%**
 Double strength, A quality.....**80%+10%**
 Double strength, B quality.....**80%+20%**

NEWLY COMPLETED APARTMENTS IN BROOKLYN FULLY TENANTED

Building Near Eastern Parkway Cost \$100,000

THE relatively small number of apartment houses that have been erected during the past year demonstrate the advisability of owners improving their unimproved properties. Almost without exception the structures that were completed during the last few months have by this time been fully rented, and there are a number of these buildings that have waiting

operation recently completed in Brooklyn, that was fully rented before work was finished. This project consisted of the erection of two high-class structures on the north side of Eastern Parkway, 200 feet west of Bedford avenue. There have lately been a number of modern apartments erected on this thoroughfare, and for residential purposes the section is rapidly growing into one of the most popular districts of the borough. These buildings were



Shampan & Shampan, Architects. NEW EASTERN PARKWAY APARTMENTS.

lists of prospective tenants. According to well-informed interests in the real estate field there is still a decided demand for rentable space for living accommodations in both multi-family houses and one and two family dwellings. The same conditions apply to practically all five boroughs of Greater New York, and unless there is a prompt and decided resumption of speculative and investment building of housing facilities the existing condition will very likely become worse than it is at present. As an illustration as to the manner in which new apartment houses have rented might be mentioned the

built from plans and specifications prepared by Shampan & Shampan, architects, 772 Broadway, for the G. K. Building Company, Gustave Kellner, president, 614 Lincoln place, owner and builder. The cost of the operation is placed approximately at \$100,000, exclusive of the value of the property. These houses each have a frontage of fifty feet, are four stories in height and provide living accommodations for twenty-two families in each building. The suites consist of three, four and five rooms, each with bath. These structures are modern in all appointments and conveniences.

\$5,000,000 Government Improvement.

The new terminal development along the Raritan River near Perth Amboy, N. J., for the United States Government, W. C. Crozier, Ordnance Department, State, War and Navy Building, Washington, D. C., will be built by the Snare & Triest Company, 233 Broadway, Manhattan, which has obtained the general contract. The project will involve an outlay of approximately \$5,000,000.

Standard Oil Co. Project.

The H. D. Best Company, 52 Vanderbilt avenue, has the general contract for the three-story combination stable and garage, to measure 150 x 100 feet, in the north side of East 119th street, 323 feet east of Pleasant avenue, for the Standard Oil Company, 26 Broadway, owner, from privately prepared plans. The approximate cost of this operation is placed at \$100,000.

Useful Figures for Builders.

One thousand shingles, laid 4 inches to the weather, will cover 100 square feet of surface, and five pounds of shingle nails will fasten them.

One-fifth more siding and flooring is needed than the number of square feet of surface to be covered because of the lap in siding and flooring.

One thousand lath will cover 70 yards of surface and 11 pounds of lath nails will nail them on.

Eight bushels of good lime, 16 bushels of sand and one bushel of hair will make enough good mortar to plaster 100 square yards.

One cord of stone, three bushels of lime and a cubic yard of sand will lay 100 cubic feet of wall.

Cement one bushel, and sand two bushels, will cover $3\frac{1}{2}$ square yards, 1 inch thick; 3 square yards $\frac{3}{4}$ inches thick, and $6\frac{3}{4}$ square yards $\frac{1}{2}$ inch thick.

One bushel of cement and one bushel of sand will cover $2\frac{1}{4}$ square yards, 1 inch thick.

It is impossible to give a rule that will apply in all cases, as to the amount of paint required for a given surface. It varies with the kind and the thickness of the paint, the kind of wood or other material to which it is applied, the age of the surface, etc. The following is an approximate rule: Divide the number of square feet of surface by 200, the result will be the number of gallons of liquid paint required to give two coats; or divide by 16 and the result will be the number of pounds of pure ground white lead required to give three coats.

By "pitch" of a roof is meant the relation which the height of the ridge above the level of the roof plates bears to the span, or the distance between the studs on which the roof rests.

The length of rafters for the most common pitches can be found as follows from any given span:

If $\frac{1}{4}$ pitch, multiply span by .559 or 7-12 nearly.

If 1-3 pitch, multiply span by 6 or 3-5 nearly.

If $\frac{3}{8}$ pitch, multiply span by .615 or 5-8 nearly.

If $\frac{1}{2}$ pitch, multiply span by .71 or 7-10 nearly.

If $\frac{5}{8}$ pitch, multiply span by .8 or 4-5 nearly.

If full pitch, multiply span by .1-12 or 1.18 nearly.

To length thus obtained must be added amount of projection of rafters at eaves.

As rafters should be purchased in even lengths, a few inches more or less on their lengths will make a difference to the pitch so slight that it cannot be detected by the eye.

Example: To determine the length of rafters for a roof that is constructed one-half pitch, with a span of 24 feet $24 \times .71$ equals 17.04; or practically just 17 feet. A projection of 1 foot for eaves makes the length to be purchased 18 feet.—Bridgeport, Conn., Post.

Tracks in Central Park West.

The Public Service Commission has closed the investigation recently instituted by it, upon complaint of Mayor Mitchel as to whether the operation of the street surface railroad tracks on Central Park West constitute a menace to life and property. Counsel for the New York Railways Company, which operates the tracks in question, and counsel for the City of New York, were given until November 5 to submit briefs. The investigation of the Commission was begun recently under the terms of the Ottinger-Ellenbogen Law, providing a method by which the tracks might be relocated on the thoroughfare in question, following an agitation which has lasted for several years. At the final hearing before the Commission last week the only witness examined was Frank Hedley, Vice-President and General Manager of the New York Railways Company, who, while conceding that dangerous conditions existed on Central Park West, claimed that the conditions in question did not result from the operation of the street cars,

but from the fact that the highway traffic runs both north and south on the westerly side of the trolley tracks. He contended that injuries to persons boarding or leaving cars were due not so much to the operation of the trolley road as to the street traffic conditions. If the Commission determines that the operation of the railroad is a menace to life and property the Board of Estimate can compel a relocation of tracks.

Brooklyn Factory Project.

The Bemis Brothers Bag Company, with offices in Boston, St. Louis, and at 61 Broadway, Manhattan, contemplates the erection of a large factory and warehouse building in the north side of 52d street, from First to Second avenues, in the Bush Terminal section of Brooklyn. The entire block front was acquired some months ago from the Arabol Manufacturing Company. The building will be of reinforced concrete construction, and will measure 85x700

feet; one-half will be three-stories in height, and the remaining half two-stories. Plans are being prepared by G. W. Wadleigh, of the engineering department of the Bemis Brothers Bag Company, architect and engineer, who estimates the cost at \$300,000.

Obtain Army Contracts.

The general contract for altering and remodeling the armory at Park avenue and 94th street, Manhattan, has been awarded to the Werner-Huberty Company, 50 Crescent street, Brooklyn. Plans for the project were prepared by Pilcher & Tachau, 109 Lexington avenue, architects, and call for an outlay of about \$280,000. The Gunvald Aus Company, 244 Madison avenue, is the steam engineer. The sub-contract for the plumbing has been obtained by the Altman Plumbing Company, 219 East 25th street, and the heating by the Raisler Heating Company, 129 Madison avenue.

A Raft of Evidence

Edison Service has just been installed at the big life-raft factory of the American Balsam Company. A 300 horse-power engine formerly supplied this property at 152nd Street and the Harlem River before it was leased to this important war industry. The abandonment of the old power supply was at once decided upon by the present tenants

Our installation of 150 horse-power demonstrates again the need of a dependable electric supply wherever important service is involved. With no break-downs or current fluctuations to fear, the manufacturer or property owner has rid himself of the fundamental worry of modern management. Let us prove to you the facts of the case

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PERSONAL AND TRADE NOTES.

Troegerlith Tile Company has moved from 103 Park avenue to 519 West 21st street.

F. G. Lippert, architect, has moved his office from 132 Nassau street to 62 West 45th street.

Robert E. Kelly, carpenter, builder, painter and decorator, is now located at 214 East 41st street.

J. M. Betton, sand blast machines and accessories, has moved from 26 Park place to 59 Pearl street, New York city.

George E. Crane, architect, has moved his office from 4568 Jamaica avenue to 615 Stoothoff street, Richmond Hill, L. I.

Edward J. Byrne, architect, has moved his office from 509 Willis avenue to the southwest corner of Elton avenue and 158th street.

Dodge & Dodge, dealing in contractors' supplies and equipment, and machinery for concrete work have moved from 140 West 38th street to 501 Fifth avenue, New York City, in order to have larger executive offices for handling increased business.

D. J. Murphy, formerly in the New York sales office of the American Steel & Wire Co., has resigned to become manager of sales of the West Leechburg Steel Co., of Pittsburgh, in charge of New York and New England territory, and will have his offices at 50 Church street, New York.

Clarence A. Livingston, of 40 Hobart street, Rochester, has been commissioned an officer of the aviation construction section of the Signal Corps, United States Army. He will leave Rochester next week for active service, giving up for the duration of the war the practice of his profession as an architect.

Charles Proner has severed his connection with the Smith & Hemenway Company, tool manufacturers, at 261 Broadway, New York city, to join the staff of the Wales Advertising Company, 110 West 40th street. In his new position, Mr. Proner will continue to personally handle the advertising of Smith & Hemenway.

The Empire State Steel Products Company, Park Row Building, New York, has been reorganized to conduct a general business in iron and steel products, scrap iron and metals, rails, pipe and new and used machinery. M. D. Adelson is president; James P. Touhill, vice-president and general manager; Robert G. Jeffery, secretary and treasurer, and Albert R. Bergstrom, assistant manager.

Louis J. Horowitz, President of the Thompson-Starrett Company of this city, has been appointed Director of Foreign Relief of the American Red Cross. Mr. Horowitz, who has volunteered to serve the Red Cross without compensation, will make his long experience available to the country in this way in acting as a connecting link between the American Red Cross Commission abroad and the organization in the United States.

The Aborn Steel Co. is now occupying its new warehouse and office building at 22 Clark street, New York, where stocks of cold drawn and rolled steel products, shafting, drill rods, music wire, high-speed carbon tool and alloy steels, etc., will be carried. Branch offices are also maintained at Rochester, N. Y., and Philadelphia. J. T. Slingsby is president and treasurer; H. Ross Slingsby, vice-president; J. Ciegerich, secretary, and R. W. Pilger, assistant secretary of the company.

Charles T. Main, industrial engineer, of Boston, has been nominated for president of the American Society of Mechanical Engineers. Spencer Miller, Lidgerwood Mfg. Company, New York, has been nominated to one of the vice-presidencies. For managers, Frederick A. Geier, president of the Cincinnati Milling Machine Co.; D. R. Yarnall, general manager Nelson Valve Co., Philadelphia, and Frederick N. Bushnell, vice-president Stone & Webster Engineering

Corporation, Boston, have been nominated. William H. Wiley, John Wiley & Sons, New York, who has been treasurer since 1884, has been renominated.

Cyrus C. Miller has been appointed fuel administrator of Bronx County by Albert H. Wiggin, fuel administrator of New York State, of the United States Fuel Administration. Mr. Miller is to open headquarters in the rooms of the Bronx Board of Trade, 137th street and Third avenue. Mr. Miller has also been appointed by Governor Whitman, a member of the Commission to investigate the New York Central "West Side Improvement" and prepare a report thereon to the next Legislature.

The Engineering Council met recently in the rooms of the American Society of Mechanical Engineers, Engineering Societies Building, New York. The Rules Committee submitted a draft of rules for the admission of other societies to the Council and progress was made in their consideration. The Committee on Public Affairs reported on a number of requests that the Council support pending or proposed legislation. Remedial laws intended to promote hydro-electric development were favored, and the Council voted to offer its cooperation to the United States Chamber of Commerce which is interesting itself in this matter. A movement to coordinate, unify and strengthen the work of various engineering committees cooperating with the Federal authorities at Washington was favorably considered. H. W. Buck and Charles Whiting Baker were appointed Council conferees.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract to close 3 p. m., November 5, for alterations to the Custom House on Bowling Green for the U. S. Government, Hon. Wm. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Lang, Custom House, Manhattan, is the engineer. Cost, \$35,000.

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 11 a. m., November 11, for ship building (Ways No. 2), to cost \$310,000.

BROOKLYN, N. Y.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for a 6-sty brick, concrete and steel storehouse. Cost, \$400,000.

BROOKLYN, N. Y.—The U. S. Government, Commandant, Navy Yard, Brooklyn, owner, is taking bids on the general contract to close 11 a. m., November 12, for five 2½-sty and 4-sty brick and terra cotta blocks or concrete temporary hospital bldgs, 120x600, to contain six wards, at the Navy Yard, from plans by the American Institute of Architecture, C. Grant LaFarge, chairman of commission, 101 Park av, Manhattan. Cost, \$360,000.

BROOKLYN, N. Y.—The U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close 11 a. m., November 13, for ship buildings (Ways No. 2). Cost, \$310,000. Plans and specifications may be seen upon application at the office of F. W. Dodge Co., 119 West 40th st, Manhattan.

STATEN ISLAND, N. Y.—The U. S. Government, Col. G. Lennon, Mills Bldg, Washington, D. C., owner, has had plans completed privately for a frame hospital, to consist of 3,000 beds. Cost, \$1,000,000.

WATERVLIET, N. Y.—Fred T. Ley Co., Springfield, Mass., has the general contract for two 1-sty brick cannon shops, 200x600 and 200x480, at the Watervliet Arsenal, for the U. S. Government, Col. W. W. Gibson, Commandant, on premises, owner, from plans by B. T. Converse, engineer.

ANACOSTIA, D. C.—The Barney-Hocke-Adlers Co., 110 West 40th st, Manhattan, has the general contract for steel timber seaplane hangars, for the U. S. Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$30,000.

NO ARCHITECTS SELECTED.

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

ALBANY, N. Y.—J. Harris Loucks, Municipal Gas Co. Bldg, State st, Albany, N. Y., owner, contemplates the construction of a garage, for which no architect has been retained. Exact location and details will be announced later.

ALBANY, N. Y.—F. C. Schaible, 202½ Washington av, Albany, owner, contemplates erecting a brick garage in Spring st, for which no architect has been selected. Details will be available later.

WEST ORANGE, N. J.—Town Council of West Orange, George W. Foster, clerk, 13 Northfield rd, West Orange, N. J., has authorized bond sale, and site will be purchased at once for the erection of a Municipal bldg. No architect has been retained and details will be available later.

BURDEN LAKE, N. Y.—Mrs. Hammond Herrington, Burden Lake, is undecided whether to rebuild hotel recently destroyed by fire, known as Calkin's Hotel. No architect has been retained and details will be available later. Cost, \$4,000.

BROCTON, N. Y.—The State Bank of Brocton, Brocton, contemplates rebuilding bank bldg which was recently destroyed by fire. No architect has been selected, and project will go ahead when insurance has been adjusted.

PLANS FIGURING.

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

DWELLINGS.

RYE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, architect, is taking bids on the general contract for a 2½-sty stone and stucco dwelling, 51x44, and a 1½-sty garage, 20x40, on Milton Point, for Henry F. Keil, Creston av and 191st st, Manhattan, owner.

SCHOOLS AND COLLEGES.

MANHATTAN.—The City of New York, Board of Education, William G. Willcox, pres, 500 Park av, owner, is taking bids on the general contract to close 11 a. m., November 5, for fire protection work to

Public School No. 26 at 124 West 30th st; P. S. No. 82, at 1st av and 70th st, and P. S. No. 137, at Grand, Essex and Ludlow sts.

BRONX.—The City of New York, Board of Education, William G. Willcox, pres, 500 Park av, Manhattan, owner, is taking bids on the general contract to close 11 a. m., November 5, for the construction of retaining walls, concrete pavements, iron railings, etc., on Spofford av, Coster and Faile sts, and Hunts Point to a site on Sound View and Newman av, from plans by C. B. J. Snyder, 500 Park av, architect.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—American Can Co., 120 Broadway, Manhattan, owner, is taking bids on the general contract to close about November 6, for the construction of three additional bldgs to the manufacturing plant near Elizabeth av, opposite Hawthorne av, from plans by N. M. Loney, engineer. Will consist of a 3-sty reinforced concrete factory, 40x240, a 2-sty office bldg, 40x108, and a 1-sty forge bldg, 60x70.

STABLES AND GARAGES.

MANHATTAN.—Carl H. Schultz, 430 1st av, owner, is taking bids on the general contract for a 1-sty brick garage, 30x60, at 412 East 25th st, from plans by James J. F. Gavigan, Grand Central Terminal Bldg, Manhattan, architect.

ELIZABETH, N. J.—Emerson P. Beebe, 21 Floral av, Elizabeth, owner, is taking bids on the general contract for a 2-sty frame dwelling, 28x28, at Floral av, from plans by W. Edmun Clum, 2 Elm st, Elizabeth, architect. Cost, \$3,500.

VERONA, N. J.—Roswell H. Wilson, Elm st, Montclair, N. J., architect, is taking bids on the general contract for a 1-sty hollow tile and stucco public garage, 50x54, on Bloomfield av, for Edward & Elmer Williams, c/o Gade Bros., 120 Mulberry st, Newark, N. J., owners. Cost, \$15,000.

MISCELLANEOUS.

MANHATTAN.—The Borough of Manhattan, Dept. of Parks, Cabot Ward, pres., Municipal Bldg, owner, is taking bids on the general contract, to close 3 p. m., November 8, for improving the playground on the west side of 1st av, bet. 67th and 68th sts.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, are figuring the al-

teration to building at 253 Madison av for the Estate of James V. Parker, owner, from plans by Harrison G. Wiseman, architect.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, Pres., Borough of Brooklyn, owner, is taking bids on the general contract, to close 11 a. m., November 9, for constructing sewers and sewer basins in 39th st, 72d st, swc Atlantic and Hopkinson av, 54th st, etc., from privately prepared plans.

BROOKLYN, N. Y.—The City of New York, Lewis H. Pounds, Pres., Borough of Brooklyn, Borough Hall, Brooklyn, owner, is taking bids on the general contract to close 11 a. m., November 9, for regulating, paving and repaving in 54th st, from 9th av to Ft. Hamilton Parkway.

SECAUCUS, N. J.—The Town of Secaucus, Town Council, Adrian Post, Town Clerk, Town Hall, Paterson, owner, is taking bids on the general contract to close 8 p. m., November 7, for laying and constructing 12,700 sq. ft., more or less, of concrete sidewalks.

WOODBIDGE TOWNSHIP AND PERTH AMBOY, N. J.—The Board of Chosen Freeholders of Middlesex County, County Record Bldg, New Brunswick, N. J., owner, is taking bids on the general contract to close 2:30 p. m., November 5, for the construction of a reinforced concrete slab bridge over Spa Creek on Florida Grove rd, from plans by Alvin B. Fox, 175 Smith st, Perth Amboy, County engineer.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Frank A. Dolan, city clerk, Assembly Chambers, City Hall, Jersey City, owner, is taking bids on the general contract to close 2 p. m., November 8, for the construction of an 18-inch Vitrified pipe sewer on Summit and Pavonia avs.

ROCHESTER, N. Y.—The City of Rochester, Board of Contract & Supply, F. X. Pifer, secy, City Hall, Rochester, owner, is taking bids on the general contract to close 11 a. m., November 7, for a 2-sty brick, steel and reinforced concrete fire house, 62x74, in St. Paul st, near Franklin st, from plans by James R. Tyler, 715 German Insurance Bldg, Rochester, architect. Cost, \$50,000.

Announcement is made of the formation of the

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REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

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Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Mercantils Refrigerator Co., Jersey City, N. J.

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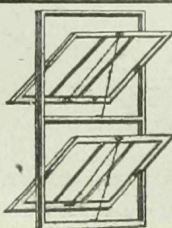
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APARTMENTS, FLATS & TENEMENTS.
JAMES ST.—Shampan & Shampan, 772 Broadway, Bklyn, have plans in progress for alterations to the 6-sty brick tenement, at 50 James st. Cost, \$5,000.

WAVERLY PLACE.—Harold F. Smith, 38 West 32d st, completed plans for alterations to the 3-sty brick studio apartment, 22x40, at 168 Waverly pl, for Joseph Ettlinger, 13 Astor pl, owner. Cost, \$5,000.

GREENWICH ST.—Charles Stegmayer, 168 East 91st st, has plans in progress for alterations to the 1 and 5-sty brick tenement and store, 27x108, at 5 Greenwich st, for Peter Doelger Brewing Co., 407 East 55th st, owner. Cost, \$10,000.

BANKS.

MADISON AV.—Robert T. Lyons, 52 Vanderbilt av, will draw plans for alterations to the 16-sty brick and stone banking quarters, 95x98, at the southwest cor of Madison av and 38th st, for August Heckscher, 50 East 42d st, owner, and the Guaranty Securities Corp., 120 Broadway, lessee.

FACTORIES AND WAREHOUSES.

107TH ST.—Wortmann & Braun, 114 East 28th st, have plans in progress for a 9-sty addition to the 2-sty brick and steel warehouse, at 112 West 107th st, for the Chelsea Storage Warehouses, 426 West 26th st, owner. Addition will be used for storage of automobiles and fixtures. Cost, \$45,000.

MUNICIPAL.

BLACKWELL'S ISLAND.—Charles B. Meyers, 1 Union sq, completed plans for alterations and addition to the 4-sty brick living quarters, store room and chapel, on the west side of Blackwell's Island, opp. East 75th st, for the City of New York, Dept. of Correction, Burdette G. Lewis, com'r, Municipal Bldg., owner. Consists of 1-sty addition, partitions, and reconstructing easterly portion of building. Cost, \$75,000.

STABLES AND GARAGES.

4TH ST.—Horenberger & Bardes, 122 Bowery, have plans in progress for the alteration of the 1-sty brick stable, 50x98, at 212-4 East 24th st, into a garage, for S. Parness, 51 East 92d st, owner. Cost, \$4,000.

91ST ST.—Maynicke & Franke, 25 Madison sq, completed plans for a 1-sty brick garage, 105x210, at 268-274 East 91st st, for Jacob Ruppert, Inc., 1639 3d av, owner. Cost, \$30,000.

6TH ST.—Maynicke & Franke, 25 Madison sq, completed plans for alterations to the 5-sty brick garage, 10x97, at 542 East 6th st, for Herman C. Kudlich, 233 Broadway, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

FRONT ST.—H. J. Hardenbergh, 47 West 34th st, completed plans for a 7-sty brick and stone office bldg, 79x96, at the northwest cor of Front st and Maiden lane, for William F. Devine, 108 Cumberland st, Bklyn, owner, and the New Jersey Zinc Co., 55 Wall st, lessee. Purdy & Henderson, 45 East 17th st, are the steel engineers. Cost, \$250,000.

LEXINGTON AV.—Oscar Lowinson, 366 5th av, has plans in progress for alterations to the 1sty store, 31x100, at the southeast cor of Lexington av and 80th st, for P. Jaffe, 79th st and Lexington av, owner. Cost, \$12,000.

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

55TH ST.—De Rosa & Cavalieri, 509 Willis av, completed plans for a 2-sty brick store and loft building, 21x100, at 428 West 55th st, for John J. Kennelley, 794 10th av, owner. Cost, \$6,500.

Bronx.

STABLES AND GARAGES.

137TH ST.—Harry T. Howell, 3d av and 149th st, completed plans for a 1-sty brick extension, 12x12, to the garage at 316 East 137th st, for Josephine Strasser, 2416 Park av, owner. Cost, \$2,500.

STABLES AND GARAGES.

COURTLANDT AV.—S. J. Kessler, 529 Courtlandt av, has plans in progress for a

3-sty brick and steel garage, 100x100, irreg., on Courtlandt av. Owner's name will be announced later. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS AV.—J. Harold Dobbs, 767 East 220th st, completed plans for 1-sty brick stores, 50x60, on the east side of White Plains av, 64 ft south of 220th st, for John O'Brien, 3700 Olinville av, owner. Cost, \$8,000.

PILOT ST.—Herman Fougner, 110 West 40th st, completed plans for a 1-sty galvanized iron shop, 86x28, in the south side of Pilot st, 310 ft east of City Island, for Robert Jacobs, on premises, owner. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

LEONARD ST.—Boyle & Kelley, 367 Fulton st, completed plans for interior alterations to the 3-sty frame flat and store, at the southeast cor of Leonard and Scholes sts, for Charles Weibelobsky, 134 Leonard st, owner and builder. Cost, \$3,000.

GEORGIA AV.—Cohn Bros., 363 Stone av, completed plans for two 4-sty brick apartments, 66x90, on the east side of Georgia av, 166 ft north of Livonia av, for the Gem Improvement Co., 155 Broadway, Manhattan, owner. Total cost, \$100,900.

DWELLINGS.

JAMAICA AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for interior alterations to the 3½-sty brick dwelling at 2900 Jamaica av for M. F. Gordon, 537 Lockwood st, Astoria, L. I. owner. Cost, \$5,000.

BROOKLYN, N. Y.—Herman Fritz, News Bldg, Passaic, N. J., completed plans for two 2½-sty frame dwellings, 24x30, for the Dot Bldg Co., 44 Court st, owner and builder. Exact location will be announced later. Cost, \$5,000.

52D ST.—Charles Infanger, 2630 Atlantic av, completed plans for five 2-sty brick dwellings, 20x53, at the southeast cor of 52d st and 9th av, for Sol Agress, 487 Hendricks st, owner. Cost, \$23,000.

EAST 24TH ST.—William Bordfeld, Av N and East 29th st, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 24x36, in the west side of East 24th st, 620 ft south of Av M. Cost, \$4,500.

66TH ST.—Ferdinand Savignano, 6005 14th av, completed plans for three 2-sty dwellings, 20x32, in the north side of 66th st, 220 ft east of 13th av, for D. Codenya, 1318 67th st, owner and builder. Cost, \$4,000 each.

EAST 7TH ST.—M. Joseph Harrison, World Bldg, Manhattan, completed plans for six 2½-sty frame dwellings, 18x50, at 950-968 East 7th st, and in the west side of East 7th st, 245 ft north of Av I, for the Kensington Homes Corp., 614 West st, owner and builder. Cost, \$7,000 each.

8TH AV.—Samuel Millman & Son, 1780 Pitkin av, completed plans for five 3-sty brick dwellings and stores, 20x52 and 20x55, on the west side of 8th av, 202 ft south of 55th st, and at the southwest cor of 55th st and 8th av, for the March Realty Co., 1534 43d st, owner and builder. Total cost, \$26,500.

4TH AV.—William J. Conway, 400 Union st, completed plans for a 2-sty brick dwelling, and garage, 37x98, at the southwest cor of 4th av and Carroll st, for Dominick Abuso, 595 President st, owner. Cost, \$15,000.

80TH ST.—F. W. Eisenla, 571 77th st, completed plans for nine 2-sty brick dwellings, 18x46, in the south side of 80th st, 460 ft east of 5th av, for John W. Sands, 472 58th st, owner and builder. Total cost, \$36,000.

57TH ST.—Herman A. Weinstein, 165 Remsen st, completed plans for three 2-sty brick dwellings, 20x54, in the south side of 57th st, 300 ft east of 8th av, for the C. & J. Bldg. Co., 1268 39th st, owner and builder. Cost, \$12,000.

59TH ST.—Herman A. Weinstein, 165 Remsen st, completed plans for ten 2-sty brick dwellings, 19x55, in the north side of 59th st, 100 ft west of 9th av, for the C. & J. Bldg Co, 1268 39th st, owner and builder. Cost, \$65,000.

SUTTER AV.—B. H. & C. N. Whinston, 148th st and 3d av, Manhattan, completed plans for alterations to the 2-sty dwelling and store on the south side of Sutter av, 20 ft. east of Snediker av, for Benjamin Braverman, on premises, owner. Cost, \$2,500.

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EAST 5TH ST.—A. W. Pierce, 26 Court st, completed plans for four 2½-sty frame dwellings, 17x16, in the east side of East 5th st, 185 ft. north of Av O, for the Grand Building Corp., 44 Court st, owner. Cost, \$16,000.

30TH ST.—M. Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 2-sty brick dwelling, 14x37, in the east side of 30th st, 180 ft. north of Surf av, for Charles Kemp, on premises, owner.

81ST ST.—Cantor & Dorfman, 375 Fulton st, Bklyn, completed plans for a 2-sty brick dwelling, 19x62, in the south side of 81st st, 80 ft west of 6th av, for the Kraslon Construction Co., 188 Montague st, owner and builder. Cost, \$6,000.

OCEAN PARKWAY.—A. White Pierce, 26 Court st, completed plans for two 2½-sty frame dwellings, 26x40, on the west side of Ocean Parkway, 160 ft north of Av O, for the Grand Bldg Corp., 44 Court st, owner and builder. Cost, \$6,000 each.

BELMONT AV.—Morris Rothstein, 197 Snediker av, completed plans for interior alterations to the 2-sty dwelling and shop, at the northeast cor of Belmont and Van Sicklen avs, for Samuel Shefreen, on premises, owner. Cost, \$2,000.

STABLES AND GARAGES.

MARION ST.—M. Zipkes, 405 Lexington av, Manhattan, completed plans for extension to the 2-sty brick garage, 75x100, in the north side of Marion st, 150 ft west of Howard av, for Hyman Davidson, 28 Devine st, owner. Cost, \$35,000.

PARK AV.—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 65x97, on the north side of Park av, 50 ft east of Nostrand av, for the Madison Construction & Improvement Co., 97 Pulaski st, owner. Cost, \$10,000.

BEDFORD AV.—Henry Pfeifer, 35 Orient av, completed plans for an extension to the 3-sty garage on the east side of Bedford av, 112 ft south of Myrtle av, for the Brooklyn Savings Bank, Pierrepont st, owner. Cost, \$5,000.

BAY PARKWAY.—Samuel Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick public garage, 105x90, at the northeast cor of Bay Parkway and East 2d st, for the Foster Improvement Corp., 2027 Douglass st, owner. Cost, \$25,000.

RUTLEDGE ST.—Louis A. Sheinart, 192 Bowery, Manhattan, completed plans for a 1-sty brick garage, 123x100, in the north side of Rutledge st, 100 ft west of Broadway, for Barney Woller & Barney Potter, 320 Rutledge st, owners. Cost, \$20,000.

OCEAN PARKWAY.—William Debus, 86 Cedar st, completed plans for a 1-sty brick garage, 110x219, at the southeast cor of Ocean Pkway, 50 ft east of 8th st, for the Estate of Louis Beer, 149 Remsen st, Brooklyn, owner. Cost, \$30,000.

GREENE AV.—Samuel Cohen, 32 Union sq, Manhattan, completed plans for a 1-sty brick garage, 40x100, on the south side of Greene av, 86 ft east of Patchen av, for the Mona Realty Co., 625 Nostrand av, owner. Cost, \$12,000.

ATLANTIC AV.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 1-sty brick garage, 116x75, at the northwest cor of Atlantic and Clinton avs, for Alonzo E. DeBaun, 41 Liberty st, Manhattan, owner and builder. Cost, \$10,000.

PARK PL.—Charles F. Garlichs, 600 Jefferson av, completed plans for a 1-sty brick extension to the garage, in the south side of Park pl, 200 ft west of Classon av, for Rose L. Loeb, 668 Park pl, Bklyn, owner. Cost, \$8,000.

CARROLL ST.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension to the garage at the northwest cor of Carroll st and Troy av, for Nathan Harris, 920 Eastern Parkway, owner. Cost, \$10,000.

HALSEY ST.—Samuel Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 20x56, in the north side of Halsey st, 305 ft east of Sumner av, for Leon A. Kellner, 1538 Union st, owner.

HUDSON AV.—Homer A. Reid, 105 Montague st, completed plans for a 1-sty brick garage, 99x100, on the east side of Hudson av, 56 ft south of Lafayette av, for Annie C. Latterburg, Barron rd, New Rochelle, N. Y., owner. Cost, \$14,000.

STERLING PL.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick public garage, 30x130, in the north side of Sterling pl, 153 ft east of Wash-

ington av, for B. & A. V. Wing, 569 Howard av, owner. Cost, \$13,000.

85TH ST.—W. A. Parfitt, 26 Court st, completed plans for a 2-sty extension to the garage in the south side of 85th st, 200 ft west of 20th av, for William M. Campbell, 2056 85th st, owner. Cost, \$6-000.

PARK AV.—H. M. Enetrick, 432 South 5th st, completed plans for a 1-sty brick garage, 82x100, at the southwest cor of Park av and Walworth st, for Annie Rosen, 27 Whipple st, owner. Cost, \$18,000.

KOSCIUSKO ST.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick garage, 50x100, in the north side of Kosciusko st, 375 ft west of Nostrand av, for Abraham Tonkies, 16 Tompkins av, owner. Cost, \$7,500.

CLASSON AV.—William T. McCarthy, 16 Court st, completed plans for a 1-sty brick garage, 50x120, on the east side of Classon av, 85 ft south of Lafayette st, for C. T. Martin, 16 Court st, owner. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

GRAND ST.—Robert J. Reiley, 477 5th av, Manhattan, is revising plans for a 3-sty brick and stone store and office bldg and janitor's apartment, 67x40, in the north side of Grand st, 75 ft east of Keap st, for the Litanian R. C. Alliance, 456 Grand st, owner. Cost, \$25,000.

56TH ST.—Morse Dry Dock & Repair Co, ft 56th st, Bklyn, owner, contemplates erecting a 1-sty steel and corrugated iron shop, 90x200 and 25 ft high, at the foot of 56th st, from privately prepared plans. Cost, \$20,000.

NEW UTRECHT AV.—M. Joseph Harrison, World Bldg, Manhattan, has plans in progress for a 1-sty brick taxpayer, 35x100, at the northeast cor of New Utrecht av and 85th st. Owner's name will be announced later. Cost, \$8,000.

MISCELLANEOUS.

83D ST.—W. F. Fisher, engineer, completed plans for alterations to the 1-sty brick power house and coal bin, 48x149, at the southeast cor of 83d st and Ditmas av, for the National Aniline & Chemical Co., 8424 Ditmas av, owner. Cost, \$30,000.

SPENCER PL.—Montrose Morris Sons, 533 Nostrand av, completed plans for alterations to the 4-sty brick furnished room house, on the east side of Spencer pl, 120 ft. south of Hancock st, for S. N. & G. P. Fanbosm, 47 Brevoort st, owner. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.
WOODSIDE, L. I.—Robert Kurz, 324 Fulton st, Jamaica, completed plans for a 4-sty brick apartment house and store, 20x48, at the northeast cor of Hancock pl and Queens Blvd, for Frank Casement, Fairview av, nec Salem av, Jamaica South, L. I., owner. Cost, \$7,500.

CHURCHES.

WOODHAVEN, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for front and rear extension and alterations to the 1-sty brick church, 40x14, and 30x15, at Jerome av and Ferry st, for the Lutheran Church, Dr. H. E. Meyer, Woodhaven, owner. Cost, \$6,000.

DWELLINGS.

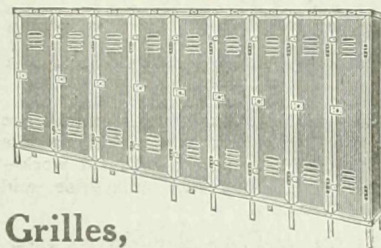
WOODHAVEN, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, L. I., completed plans for a 2½-sty brick dwelling, 20x41, in the south side of Window st, 260 ft east of Forest Pkway, for Charles Sohl, 125 2d st, Union Course, L. I., owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—George E. Crane, 4568 Jamaica av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x38, on the east side of Woodlawn av, 120 ft north of Ridgewood av, for the Gas-Coyne Realty Co., 470 Manor av, Woodhaven, owner and builder. Cost, \$6,500.

FLUSHING, L. I.—A. E. Richardson, Amity st, Flushing, has plans in progress for alterations and addition to the frame and shingle dwelling, on Parsons av, near Lincoln st, for A. S. Chatfield, Madison av, Flushing, owner. Cost, \$3,500.

ELMHURST, L. I.—Edward Schneider, 29 Albertis av, Corona, completed plans for a 2-sty frame dwelling, 18x36, on the east side of Hanover av, 1481 ft south of Corona av, for Charles H. Schneider, 29 Albertis av, Corona, owner. Cost, \$3,000.

EDGEMERE, L. I.—Walter Verity, 12 Division av, Rockaway Beach, L. I., completed plans for sixteen 1-sty frame dwell-



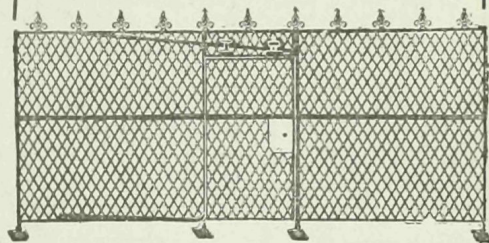
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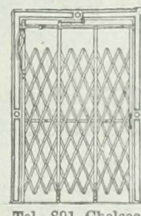
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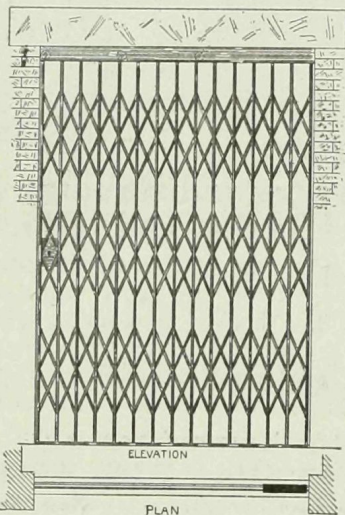
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ings, 16x28, at the southeast cor of the Boulevard and Beach 52d st, for Michael Balletto, Edgemere, owner and builder. Cost, \$11,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32 on the west side of Dixs av, 100 ft south of Park av, for Henry E. Price, 60 Orchard st, Jamaica, owner. Cost, \$3,500.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2½-sty frame dwelling, 42x16, at the southeast cor of Emerson st and Guion av, for Sim & Greig, 2d st, Union Course, L. I., owner. Cost, \$5,500.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2½-sty frame dwelling, 43x30, at the northeast cor of Glenham and Rutland sts, for E. H. Brown, Bayville, L. I., owner. Cost, \$9,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg Jamaica, L. I., completed plans for two 2-sty frame dwelling, 26x26, on the west side of Lincoln av, 80 ft north of Langdon av, for W. H. Wade, Elm st, Richmond Hill, L. I., owner. Cost, \$8,000.

ELMHURST, L. I.—Mrs. Cora S. Jeffrey, 95 Hanover st, Elmhurst, owner, has had plans completed privately for a 2-sty frame dwelling, 24x37, in the south side of Dongan st, 341 ft east of Queens Blvd. Cost, \$5,500.

MIDDLE VILLAGE, L. I.—Williams Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 3-sty brick dwelling and store, 15x52, at the northwest cor of Nagy st and Metropolitan av, for Celia Gootzeit, 9 Wayne st, Middle Village, owner. Cost, \$7,000.

MAPLE HILL PARK, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, completed plans for a 3-sty brick dwelling and store, 24x55, at the southeast cor of Queens Blvd and 82d st, for the Hendorf Realty Co., 401 Lafayette st, Manhattan, owner. Cost, \$9,000.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 3-sty brick dwelling and store, 21x50, on the north side of Metropolitan av, 21 ft west of Nagy st, for Celia Gootzeit, 9 Wayne st, Middle Village, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, L. I. City, completed plans for alterations to the factory in the east side of Hamilton st, 125 ft north of Graham av, for Willard F. Meyers Co., on premises, owner. Consists of a 2-sty brick extension, 16x34 to side of bldg and interior alterations. Cost, \$3,500.

COLLEGE POINT, L. I.—Peter M. Coco, 120 West 32d st, Manhattan, completed plans for a 1-sty brick factory, 100x170, at the southwest cor of 4th av and 10th st, for the L. M. F. Engineering Co., Mr. Flint, general mgr., on premises, owner. Cost, \$150,000.

THEATRES.

JAMAICA, L. I.—De Rosa & Pereira, 150 Nassau st, Manhattan, completed plans for alterations to the moving picture theatre, at the southeast cor of Standard pl and Fulton st, for William C. Baker, 76 Hardenbrook av, Jamaica, owner. Consists of 1-sty brick extension, 26x32 to rear, and interior alterations. Cost, \$3,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Standard Oil Co., 26 Broadway, Manhattan, owner, has had plans completed privately for a 1-sty brick dressing room and toilet, 70x25, at the southwest cor of West st and Nott av. Cost, \$6,500.

Nassau.

DWELLINGS.

PLANDOME ESTATE, L. I.—Clarence Brazier, 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.

Westchester.

DWELLINGS.

PORT CHESTER, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, has plans in progress for alterations and additions to the 2½-sty stucco on wood dwelling, for Morton H. Meinhard, 215 4th av, Manhattan, owner. Cost, \$18,000.

BRONXVILLE, N. Y.—Harry Leslie Walker, 19 West 44th st, Manhattan, owner, contemplates erecting a 2-sty dwelling, probably frame and stucco, on Elm rd, from privately prepared plans.

FACTORIES AND WAREHOUSES.
YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, Yonkers, completed plans for two 2-sty brick and reinforced concrete factory bldgs, 30x152, and 50x86, in Downing st, for H. Schneider Co., 150 Downing st, Yonkers, owner. Total cost, \$40,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—A. Del Guercio, 800 Broad st, Newark, has plans in progress for the addition to and remodeling of the apartment house and restaurant at 85 Bank st, for Alfredo Mezzaluna, 83 Bank st, Newark, owner. Cost, \$8,000.

GARFIELD, N. J.—Anton L. Vegliante, 42 Passaic st, Garfield, has plans nearing completion for a 3-sty brick apartment house and store, 28x72, in Clark st, for John Pallegriano, Garfield av, Garfield, owner. Cost, \$10,000.

JERSEY CITY, N. J.—Leo Feinen and George Bial, associate architects, 143 Summit av, West Hoboken, N. J., completed plans for a 4-sty brick and stone apartment house, 50x90, at the northeast cor of Hutton st and Hudson Blvd, for the National Building Co., 74 West st, West Hoboken, N. J., owner and builder. Cost, \$50,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, completed plans for a 3-sty frame flat, 22x62, to include a 1-sty brick garage, 32x20, at 208 Hillside av, for Louis Koppelon and Charles Goldblatt, 290 Belmont av, Newark, owners and builders. Cost, \$7,500.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for three 3-sty brick and stone flats and stores, 22x82, in Governor st, for David Letz, 283 Godwin st, Paterson, owner. Cost, \$8,000 each.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, has plans in progress for two 2-sty apartments and stores, on Washington av near South st, for Harry Z. Levin, 41 Washington av, Elizabeth, owner. Cost, \$14,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 75x118, at 643 to 647 Bergen av, for the Filmore Construction Co., 500 Hudson av, West New York, N. J., owner. Cost, \$85,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 2½-sty frame dwelling, 28x34, with an extension 10x18, at the northeast cor of Highland av and Winfield st, for L. Anderson, 41 Macopin av, Montclair, owner and builder.

RUTHERFORD, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for three 2½-sty frame dwellings, 26x28, for the Rutherford Manor Homes Co., Rutherford, N. J., owner and builder. Cost, \$4,500.

GIRARD PL.—William E. Lehman, 738 Broad st, Newark, completed plans for a 2½-sty frame dwelling, 32x41, at 74-76 Girard pl, for the Aetna Realty Co., 738 Broad st, Newark, owner and builder. Cost, \$7,000.

NUTLEY, N. J.—Frank Grad, American National Bank Bldg, Newark, has about completed plans for a 1½-sty frame and shingle dwelling, 38x28, at the northeast cor of Hillside av and Glendale st, for Meyer Burack, 85 Columbia st, Newark, owner. Cost, \$5,000.

PASSAIC, N. J.—Jose De Rose, 119 Ellison st, Passaic, completed plans for a 2-sty brick dwelling, 30x50, in Tulip st, for Sebastiana Gianni, 380 Oak st, Passaic, owner. Cost, \$5,000.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, Newark, completed plans for two 2½-sty frame dwellings, 28x38 ft each, at 284-6 Seymour av, for Philip Rittersbacher, pres., Theberath & Co., 48 Washington st, Newark, owner. Cost, \$6,000 each.

BLOOMFIELD, N. J.—F. Lake, 222 Market st, Newark, completed plans for a 2½-sty frame dwelling, 24x26, at Parkway East and Fontaine av, for George E. Scherer, 15 Parkway East, Bloomfield, N. J., owner and builder. Cost, \$4,000.

VERONA, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, will draw sketches for a 2½-sty frame dwelling, 33x37. Owner's name will be announced later.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank Grad, American National Bank Bldg., Newark, completed plans for a 1- and 2-sty leather factory; 1st sty, 47x114; 2d sty, 50x150, at 317-325 Prelinghuysen av, for the Wallington Leather Mfg. Co., 42 Kent st, Newark, owner. Cost, \$75,000.

STABLES AND GARAGES.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for forty 1-sty hollow tile and stucco individual garages, 79x142 over all, at 92 and 96 Mt. Pleasant av, through to 87 to 95 Ogden st, for Charles T. Shipman, Essex Bldg, Newark, owner. Cost, \$20,000.

JERSEY CITY, N. J.—Leo Feinen and George Bial, 143 Summit av, West Hoboken, N. J., completed plans for a 1-sty brick

public garage, 42x98, at the cor of Graham st and the Boulevard, for Frank Crahay, 3572 Boulevard, Jersey City, owner and builder. Cost, \$6,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick public garage, 41x100, at 243 Broome st, for R. Rubin, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—Charles H. Smith, 124 Grove st, North Plainfield, N. J., has plans in progress for a 1-sty brick sales-room, 50x125, at the cor of Park and 7th avs, for William L. Smalley, cor 5th st and Park av, Plainfield, owner, and the Packard Motor Car Co., Broadway and 51st st, Manhattan, lessee. Cost, \$20,000.

MISCELLANEOUS.

NEWARK, N. J.—Philip Friedman and Nathan Harris, associate architects, 21 South Orange av, Newark, completed plans for a 2-sty cement block junk shop, 25x50, at 24 Lewis st, for Rubin Bronstein, 63 Boyd st, Newark, owner. Cost, \$4,500.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Henry Marvin, 135 Atlantic st, Stamford, Conn., has plans in progress for a 2½-sty terra cotta and stucco dwelling, 30x42, on Chesterfield rd, for Bayard L. Marsh, 615 Main st, Stamford, owner. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Hutchinson & Strutz, 207 Cutler Bldg., completed plans for a 1sty brick and reinforced concrete warehouse, 35x150, on Clinton av, North, for the American Express Co., 65 Broadway, Manhattan, owner.

ALBANY, N. Y.—Obenaus, Nichols Co., 119 State st, Albany, has about completed new plans for an addition to the 4-sty brick and reinforced concrete factory at the cor of Hamilton and Mosier sts, for Burdick & Son, 72 Hamilton st, Albany, owners. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

BROOME COUNTY, N. Y.—Walter H. Whitlock, Security Mutual Bldg., Binghamton, completed plans for a 2-sty hollow tile and stucco tuberculosis hospital, at Chenango Bridge, for the Board of Supervisors of Broome County, Court House, Binghamton, N. Y., owner. Will accommodate 60 patients and consists of two pavilions 1 sty each, and a 2-sty administration building. Cost, \$60,000.

SCHOOLS AND COLLEGES.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, Conn., completed plans for a 2-sty brick and stone school house, 89x61, for the City of Stamford, John G. Moore, chairman of Selectmen, Stamford, Conn., owner. Will contain 8 rooms, manual training and domestic science rooms, play rooms, and toilets in basement. Cost, \$40,000.

MISCELLANEOUS.

COHOES and LANSINGBURGH, N. Y.—Walter Marden, 24 James st, Albany, N. Y., consulting engineer, completed plans for the reconstruction of the bridge between Cohoes and Lansingburgh, for the cities of Troy and Cohoes, Cornelius Burns, Mayor, owner. Cost, \$57,000.

ALBION, N. Y.—H. C. Kittredge, 704 German Insurance Bldg., Rochester, N. Y., completed plans for a sewage disposal plant, for the town of Albion, N. Y., Flaud Plummer, Lyndonville, N. Y., owner. Cost, \$3,000.

BUFFALO, N. Y.—The City of Buffalo, Dept. of Public Works, Arthur W. Kreinheder, Com'r, Municipal Bldg., Buffalo, owner, is having plans prepared for a creek sewer. Construction undecided. Cost, \$1,000,000.

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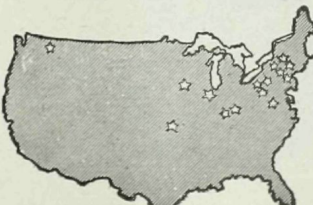
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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Jacob Schlesinger, 1265 Broadway, has the general contract for alterations to the 5-sty tenement at 184 Franklin st, for Max Schlesinger, 56 North Moore st, owner, from plans by George Van Ankem, 1265 Broadway, architect. Cost, \$3,000.

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

MANHATTAN.—Henry H. & N. Frank Vought, Grand Central Terminal, have the general contract for the alteration of the 5-sty brick dwelling, 28x60, at 4 East 48th st, into bachelor apartments and two stores, for Robert W. Goelet, c/o Harris & Vaughan, 569 5th av, and James E.

Casale, 569 5th av, architects. Cost, \$12,000.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, have the general contract for the alteration of the 4-sty brick dwelling, 20x72, at 23 East 65th st, into bachelor apartments and store, for the City Real Estate Co., 176 Broadway, owner, from plans by James E. Casale and P. J. Murray, associate architects, 569 5th av, architects. Cost, \$13,000.

MANHATTAN.—Frank & Frank, 33 West 111th st, have the general contract for alterations to the 6-sty brick elevator apartment, 50x100, at 1858-1860 7th av, for the Reyton Realty Co., 1036 6th av, owner, from plans by Gronenberg & Leuchtag, 303 5th av, architects. Cost, \$4,000.

NEWARK, N. J.—Nicola Pannullo, 243 Oliver st, Newark, has the general contract for a 2-sty brick and stone flat, store and three apartments, 30x60, at 181 Pacific st, for Stanley Buczkowski, 183 Pacific st, Newark, owner, from plans by J. B. Acocella, Union Bldg., Newark, architect.

GARFIELD, N. J.—Samuel and Isaac Greenbalt, 266 Godwin st, Paterson, N. J.,

have the general contract for a 2-sty frame tenement, 22x50, at 67 Market st, for Morris Druin, 103 Jewell st, Garfield, owner, from plans by Frank Pirrone, Jr., 104 Midland av, Garfield, architect. Cost, \$5,000.

BANKS.

NEWARK, N. J.—Charles R. Hedden, 763 Broad st, Newark, has the general contract for alterations to the brick bank building for the Mutual Benefit Life Insurance Co., 752 Broad st, Newark, owner, and the National Newark and Essex Banking Co. of Newark, 752 Broad st, Newark, from plans by Thomas Bruce Boyd, 286 5th av, Manhattan, architect and banking engineer.

DWELLINGS.

MANHATTAN.—Frederick Construction Co., 17 West 42d st, has the general contract for alterations to the 4-sty brick dwelling at 3 East 52d st, for Edward G. Bulkley, on premises, owner, from plans by Zimmerman Studios, 40 West 33d st, architect. Cost, \$5,000.

MANHATTAN.—Henry H. and N. Frank Vought, Grand Central Terminal, have the general contract for alterations to the 4-sty brick dwelling and stores, 25x100, at 4 East 48th st, for Robert W. Goelet, c/o Harris & Vaughn, 569 5th av, from plans by Patrick J. Murray, 141 East 40th st, and James E. Casalo, 569 5th av, architects. Cost, \$8,000.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, have the general contract for alterations to the 4-sty brick dwelling, 40x60, at 253 Madison av, for James Lee Parker Estate, 110 State st, Boston, Mass., owner, and Mary J. Murphy, 193 Madison av, lessee, from plans by Harrison G. Wiseman, 665 5th av, architect. Cost, \$4,000.

FOREST HILLS, L. I.—Joseph Geiser Sons, 557 Academy st, Astoria, L. I., have the general contract for a 2½-sty brick dwelling, 40x39, at the northwest cor of 51st and Ibis sts, for W. F. Martin, Ibis st, Forest Hills, owner, from plans by Irving B. Ells, 47 West 34th st, architect. Cost, \$20,000.

IRVING-ON-THE-HUDSON, N. Y.—W. L. Crow Construction Co., 103 Park av, Manhattan, has the general contract for alterations and addition to the 2½-sty wood dwelling, for F. P. King, on premises, owner, from plans by Aymar Embury 2d, 132 Madison av, Manhattan, architect. Cost, \$30,000.

JERSEY CITY, N. J.—M. Criscitello, 79 Nelson st, Jersey City, has the general contract for alterations and addition to the 2-sty frame dwelling and store at 316-8 Central av, for Mrs. V. L. W. Ehlbeck, 316 Central av, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City, architect. Cost, \$4,000.

WESTWOOD, N. J.—Robert Nash & Co., 93 Amity st, Brooklyn, have the general contract for a 2½-sty hollow tile and stucco dwelling, 68x86, for Julius Kessler, Riverdale rd, Westwood, owner, from plans by Charles A. Valentine, 25 Madison av, Manhattan, owner.

BEECHURST, L. I.—E. W. Pease, 243 West 34th st, Manhattan, has the general contract for a 2½-sty brick, veneer and frame dwelling, 25x35, for the Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, from plans by Joseph J. Eberle, 489 5th av, Manhattan, architect. Cost, \$6,000.

ELIZABETH, N. J.—Michael Holdaden-ski, 637 Maple av, Elizabeth, has the general contract for a 2½-sty frame dwelling, 21x38, at 730 Brunswick av, for Alexander Linkus, 436 Franz Josef av, Elizabeth, owner, from privately prepared plans.

TUXEDO, N. Y.—W. S. Fitz Randolph, Inc., 1328 Broadway, Manhattan, has the general contract for remodeling the 2½-sty frame and stucco dwelling, for A. M. Beard, Club House rd, Tuxedo, owner, from privately prepared plans.

SOUTH ORANGE, N. J.—Herman & Co., 73 Bank st, Newark, has the general contract for a 2½-sty frame and shingle dwelling, 35x45, on the north side of Grove rd, bet. Raymond and Turrell avs, for Mrs. Pearl B. Marker, East Orange, N. J., owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Will include 1-sty frame garage, 20x22. Cost, \$10,000.

GREENWICH, CONN.—F. P. Crosby, Arch st, Greenwich, has the general contract for alterations to the dwelling at Maple av and North st, for Walter W. Birge, 37 North st, Greenwich, Conn., owner, from privately prepared plans. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Frank Angelilli, 204 Hughes av, has the general contract for a 1-sty brick storage building, 93x40, at 114-6 8th av, for Richard Elliot, 431 West 14th st, owner, from plans by James S. Maher, 431 West 14th st, architect. Cost, \$10,000.

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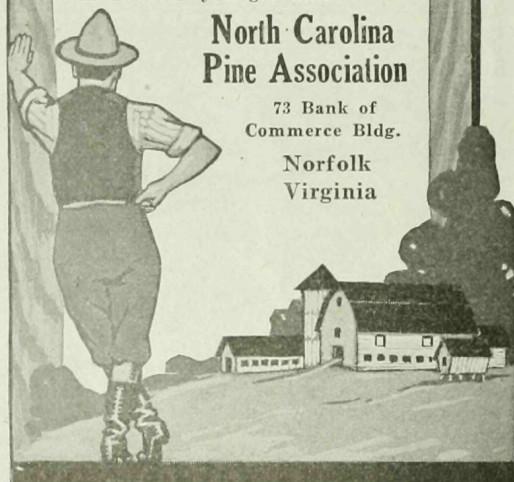
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BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 4-sty concrete factory, 135x112, at the southeast cor of Jay and Front sts, for the National Lead Co., 174 Front st, Bklyn, owner, from plans by William Higginson, 13 Park Row, Manhattan, architect. Cost, \$90,000.

JERSEY CITY, N. J.—Alfonso Evangelista, 301 15th av, Newark, has the general contract for a 2-sty brick storehouse and office bldg, 25x85, at 43 Morton pl, for Levinson Mfg. Co., 208 Orient av, Jersey City, owner, from plans by John A. Resch, 170 Lexington av, Jersey City, architect. Cost, \$4,500.

JERSEY CITY, N. J.—John H. Gill & Co., nwc 16th and Samson sts, Philadelphia, Pa., have the general contract for a 4-sty brick warehouse, 58x99, at Westside av and Penn R. R., for Davis-Bournonville Co., Van Wagenen av and Penn R. R., Jersey City, owner, from plans by Conrad F. Neff, Heed Block, Philadelphia, Pa., architect. Cost, \$40,000.

NEWARK, N. J.—W. G. Sharwell Co., Cedar av, Montclair, N. J., has the general contract for a manufacturing plant, on Evergreen av, for the United Color Pigment Co., 763 Broad st, Newark, N. J., owner, from plans by Percy B. Taylor, Essex Bldg., Newark, architect and engineer. Cost, \$100,000.

YONKERS, N. Y.—J. Diehl Construction Co., Mansion av, Yonkers, has the general contract for two 2-sty brick factory buildings, 30x152x50x86, in Downing st, for H. Schneider Co., 150 Downing st, Yonkers, owner, from plans by A. J. Van Suetendael, 15 North Broadway, Yonkers, architect. Total cost, \$40,000.

BUFFALO, N. Y.—W. A. Walker, 583 West Utica st, Buffalo, has the general contract for alterations to the plant at Bailey and Clinton sts for the Erie Railroad Co., 50 Church st, Manhattan, owner, from privately prepared plans. Cost, \$30,000.

BUFFALO, N. Y.—Austin Co., 14230 Euclid av, Cleveland, Ohio, has the general contract for a 1-sty steel frame and steel sash foundry, 120x200, 34 ft high, in the rear of 1807 Elmwood av, for the American Radiator Co., 1807 Elmwood av, Buffalo, owner, from privately prepared plans. Cost, \$50,000.

LINDEN, N. J.—Samuel E. Austin & Sons, 14230 Euclid av, Cleveland, Ohio, have the general contract for a 2-sty factory bldg, 50x545, and a 2-sty brick and steel office bldg, 60x140, for the Standard Aero Corp., Elizabeth, N. J., owner, from privately prepared plans. Cost, \$250,000.

BUFFALO, N. Y.—C. H. Everitt, 265 Auburn av, Buffalo, has the general contract for a 2-sty brick and steel storage building, 50x152, in Amherst st, near Churchill st, for the Cutler Desk Co., 50 Churchill st, Buffalo, owner, from privately prepared plans.

PITTSBURGH, PA.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of a 7-sty reinforced concrete factory building, 185x62, on College av, for the Pennsylvania Chocolate Co., College av, Pittsburgh, owner, from plans by Ballinger & Perrot, architects.

SOUTH BOSTON, MASS.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of a reinforced concrete factory building, 65x170, for F. E. Atteaux & Co., Boston, Mass., owner, from plans by Fay, Spofford & Thorndike, architects. Will be 2 stys, but was designed to be ultimately 6 stys.

HOSPITALS AND ASYLUMS.

ONEONTA, N. Y.—Mitchell Co., Binghamton, has the general contract for alterations and two additions to the 3-sty brick and stone hospital, for the Aurelia Osborn Fox Memorial Hospital, W. L. Brown, chairman Bldg. Commission, 97 Main st, Oneonta, owner, from plans by M. L. & H. G. Emery, 42 North Pearl st, Albany, N. Y., and Bible House, Manhattan, architects. Cost, \$65,000.

STABLES AND GARAGES.

MANHATTAN.—Seigel & Wolfe, 807 Trinity av, have the general contract for alterations to the 4-sty brick garage, 51x100, at 14-24 Kenmore st, for Elizabeth C. Dessecker, 795 6th av, owner, and Isidor Berger, 434 East Houston st, lessee, from plans by Samuel Rosenblum, 51 Chambers st, architect. Alteration consists of a 1-sty addition. Cost, \$40,000.

EAST ORANGE, N. J.—Milton T. Burnett, 360 Halsted st, East Orange, has the general contract for a 1-sty brick garage, in the rear of 24 North Park st, for James J. Airey, on premises, owner, from plans by Raymond O. Browe, 891 South 14th st, Newark, architect. Cost, \$5,000.

STAMFORD, CONN.—Carl Haugon, c/o Ben. Harris, Stamford, completed plans for

a garage and workshop, on Grant av, for Coleman Bros., Grant av, Stamford, Conn., owner, from plans by Emmens & Abbott, Bank st, Stamford, Conn., architects. Cost, \$2,500.

TUXEDO, N. Y.—W. S. Fitz Randolph, 1328 Broadway, Manhattan, has the general contract for a 1½-sty frame and stucco private garage, 67x28, for A. M. Beard, Club House rd, Tuxedo, owner, from privately prepared plans.

FLUSHING, L. I.—Burke Bros., Construction Co., 62 West 45th st, Manhattan, has the general contract for repairs, etc., to the 276th Precinct Station House, in North Prince st, for the City of New York, Police Dept., Arthur Woods, Com'r, 240 Centre st, Manhattan, owner, from privately prepared plans. Cost, \$37,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for a 1-sty express transportation building, 50x150, and a 2-sty office building, 21x100, at 216-230 West 31st st, and 225-237 West 30th st, for Adams Express Co., William M. Barrett, pres., 61 Broadway, owner, from privately prepared plans. Cost, \$70,000.

MISCELLANEOUS.

MANHATTAN.—G. D. Hilliard, 134 East 31st st, has the general contract for the alteration of the 4-sty brick and stone dwelling, 25x100, at 7 East 130th st, into a mission, for the New York Colored Mission, 225 West 30th st, owner, from plans by John Magirian, 38 West 32d st, architect. Cost, \$2,000.

MANHATTAN.—I. J. Stander & Co., 118 East 28th st, has the general contract for construction of a pier at Barge Canal Terminal No. 38, at the foot of West 53d st and North River, for the State of New York, W. W. Wotherspoon, State Supt. of Public Works, Capitol, Albany, N. Y., owner, from plans by Frank N. Williams, Telephone Bldg., Albany, State engineer.

YONKERS, N. Y.—J. Diehl Construction Co., Mansion av, Yonkers, has the general contract for top addition to the 3-sty steel bakery, laundry and dormitory, 87x46, at Dunwoodie, Yonkers, N. Y., for St. Joseph's Seminary and College, Rev. Father John P. Chidwick, pastor, Dunwoodie, Yonkers, N. Y., owner, from plans by Robert J. Reiley, 477 5th av, Manhattan, architect. Cost, \$20,000.



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TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

PAINT MANUFACTURERS' ASSOCIATION OF THE UNITED STATES will hold its convention at the Blackstone Hotel, Chicago, Ill., November 15 and 16. George B. Heckel, 636 The Bourse, Philadelphia, is the secretary.

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

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 Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; Nos—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FISY—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Reduce Quantities; *STSys—Storage System; T.H.O.—Tentement—House Order.

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

Week Ending Oct. 27.

MANHATTAN ORDERS SERVED.

- Birmingham st, 2-8—Samuel Wasserman...Rec
Crosby st, 129-31—A Peuchot...GE
9 st, 34 E—Landenheim Bros...Rec
9 st, 34 E—M Jawitz & Son...DC-Rec
9 st, 34 E—Haber & Lichenthal...El-Rec
10 st, 30-2 E—Kramer & Schott...GE-Rec
10 st, 51 E—Isaac Scheingold...FA-GE
10 st, 51 E—United Chair Seat & Novelty Co...FA-Rec-GE
10 st, 51 E—Beauty Garment Co...GE-Rec
5 av, 108—Joseph Polansky...GE
5 av, 108—Well Made Cloak Co...GE
Grand st, 72—J Josephson & Son...Rec
John st, 24—Kastenhuber & Lehrfeld...El
Lenox av, 508-10—Morris Roth...FA-D&R
Maiden la, 153—Annie Fish...Ex(R)
Park Row, 229-31—Harry Ghiold...FA
Pearl st, 315—Preferred City Real Estate Co, 100 William...WSS(R)
Reade st, 127—Edward J Kelly...FA
Reade st, 127—Wm Zepp & Son...Rec
7 av, 71—Susan McCallum...GE
7 av, 360—Welling-Kay Co...GE
7 av, 260—Samuel Simoff...GE
3 av, 1601-7—Jacob Ruppert Co, 1639 3 av, St(R)-ExS-WSS(R)
University pl, 124—Isaac Pashowitz...Rec
Walker st, 116—Graanspan & Neidel...Rec-El
West Broadway, 526—Thos Smith, 17 W 121...ExS-O-St(R)
3 st, 23 W—Wolf & Knopp...Rec
3 st, 23 W—Abraham Greenhouse...Rec
14 st, 51 W—Markowitz Bros...GE
25 st, 151-5 W—I Daniel & Sons...El
25 st, 151-5 W—B Berkman & Co...El-Rec
25 st, 151-5 W—American Shirt Waist Co...El-Rec
25 st, 151-5 W—Consol Engraving Co...Rec
25 st, 151-5 W—Sternberg & Feller...Rec
25 st, 151-5 W—A Reichbart & Son...Rec
25 st, 151-5 W—Lang & Klein...Rec
25 st, 151-5 W—Steinhaus & Frank...Rec
25 st, 151-5 W—Silverman & Hirschfeld...Rec
25 st, 169 W—Moses Hoffman...Rec-FA
31 st, 39-41 W—Goldenberg Lorie...GE
Beekman st, 25—Orlando W Butler...ExS-Ex(R)-FP
Centre st, 122-30—John H Hanan Realty Co, Front, Bklyn...Stp(R)
52 st, 214-6 E—Michael Harrison Est, ExS-Ex(R)-GE-FE(R)-St(R)
53 st, 438 E—19th Ward Realty Co, 25 Broad, FE(R)-O-ExS-FE
8 av, 670—Isaac Weiss...Rec-FA
5 av, 119-21—N Y Merchandise Co...D&R
Forsyth st, 116-8—Goldstein & Harris, GE-Rec-FP(R)
Greene st, 216—Charles D Pearce, ExS-Ex(R)-FE-St(R)
Greenwich st, 11—J W Dimick Est, 120 Bway, ExS-Ex(R)
Walker st, 116—Moses Levy...FP
4 st, 46 W—Penimtin Jaffe...Rec
4 st, 46 W—Standard Printing Co...Rec
4 st, 26 W—Hyman Rosen...Rec
4 st, 46 W—Chas Kibel & Co...Rec
28 st, 145-7 W—Gross Realty Co, 269 West, St(R)-FP-Stp(R)
30 st, 11 W—John H McDowell...Rec-FA-GE
30 st, 11 W—Mutual Life Insurance Co, 32 Nassau...Ex(R)-ExS-FE(R)-St(R)
36 st, 18 W—Mrs Helen Karo...Rec
39 st, 40 W—Ernest E Lorrillard, 149 Bway, Ex(R)-St(R)-FE(R)
45 st, 120 W—Philip Tensh...D&R-FA-O
45 st, 120 W—Moses Weinman, care Rachel, 14 E 60...DC
42 st, 126 W—C C Shayne...A-ExS-St(R)
128 st, 85-7 W—Matthew Pfau, Ex(R)-ExS-FE(R)-St(R)
31 st, 119-23 W—A L Kahn Silk Label Co...Rec
32 st, 116-20 W—Petrucchi Mercera Co...FA
34 st, 114-90 W—Herold Sa Hotel Co...A
39 st, 318-96 W—324 West 39th St Corp...ExS
46 st, 48 W—Robt H Davis, 3 F 14, St(R)-FE(R)-FP
47 st, 123 W—Simon Minkowsky...FP(R)
48 st, 72 W—Jas Turner...GE-FP(R)
54 st, 418-29 E—Sebastian Wagon Co...FD
124 st, 296 W—Est Adolphus Ottenberg...DC
Washington st, 92—Maieeb M Diab...Rec
Washington st, 92—Abr Mackoud...Rec-FA

- Downing st, 24-8—Est Katie T Schermerhorn, 7 E 42...Ex(R)-GE
Madison av, 260-2—Wm S Slater...Ex
Allen st, 28-34—Garden Imp Corp...A-FD
Chrystie st, 106-1 Sidney Kellis, FP-ExS-WSS-FP(R)-St(R)
9 st, 20 E—Abraham Frieman...El-Rec
9 st, 20 E—Benj Bauman...Rec-El
9 st, 20 E—Continental Cloak & Suit Co...El-Rec
9 st, 20 E—Edward F Breskin...Rec-El
9 st, 20 E—Ulrich Prisco...Rec
9 st, 20 E—Sam Katz...Rec
9 st, 20 E—David Mackler...FP(R)
9 st, 20 E—A Wittner Sons...Rec
14 st, 11 E—Spinger Van Beuren, O-ExS-St(R)-FE
21 st, 43 E—Siegel & Schwartz...Rec-GE-FA
21 st, 43 E—Geo Rosenfeld...Rec-GE-FA
21 st, 43 E—Frank H Finkelstein...Rec-FE
5 av, 246—E W Emery Co...FP(R)
Grand st, 445—Geo Rachlin...FP(R)
Madison av, 99-103—Louis Ferguson, ExS-Stp(R)-FP(R)
Stanton st, 61-5—Henry Juskovitas, Rec-GE-FP(R)
Stanton st, 61-5—Nathan Cohen...Rec-GE-El
Stanton st, 61-5—Royal Uniform Co...Rec-GE-El
Stanton st, 61-5—Samuel Hoffman...Rec-GE
Stanton st, 61-5—Oliver & Lababera...Rec-El
Stanton st, 61-5—Morris Applebaum, GE-Rec-FP(R)
Stanton st, 61-5—Harry Schwartzberg, GE-Rec-FP(R)
Stanton st, 61-5—Benj Bruckne...El
Stanton st, 61-5—Benj Scholder...GE-Rec
Walker st, 51—Harry Silberman...GE-Rec-El
3 st, 11 W—Bender & Cooper...Rec
4 st, 10 W—Est Myrick Plummer, care Mary E, 971 Madison av...ExS-FE(R)-FP
4 st, 35 W—Lyman M Page...Rec
14 st, 62-70 W—Standard Tailoring Co...Rec-El
14 st, 62-70 W—Laymen, Berkwitz Co, Rec-El-D&R
14 st, 62-70 W—Benj Weiner...Rec
14 st, 62-70 W—Kreiger, Frankel Co, Rec-GE-RQ-El
14 st, 62-70 W—Abraham Bauman...El
14 st, 62-70 W—Viola Doll Co...Rec-El-RQ
14 st, 62-70 W—Met Purity Paper Bottle Co...FA
15 st, 27 W—Morris Lebowitz...FA
18 st, 42 W—Hyman Diamond...Rec
20 st, 7 W—Edward H Van Ingen, 160 5 av, St(R)-FE(R)-ExS
20 st, 19 W—Sam Bloomstein...Rec
20 st, 25 W—Gylmann Realty Co, 20 W 20, ExS-Ex(R)-FE
21 st, 34 W—Standard Hemstitching Co...Rec-GE
23 st, 240-2 W—Cushman & Davison...Rec
23 st, 240-2 W—Domestic Dress Co...Ex(R)-GE
23 st, 240-2 W—Oscar F Dreyer...El
23 st, 240-2 W—Rosenblatt & Cohen...Ex(R)-FA
23 st, 536-46 W—Kloo Mfg Co...El
25 st, 57 W—Benj Spigelmann...Rec
25 st, 169 W—Drucker & Friedman...Rec-FA
30 st, 19 W—Est Gustav Bauman, care Emily K, 43 & Mad av...FE(R)-St(R)-Ex(R)-ExS
30 st, 127 W—Midtown Holding Corp, 907 Bway...ExS-FE(R)-FP
31 st, 149-53 W—P A Burckhardt & Son...El
31 st, 149-53 W—Chas Amman...Rec-FP(R)
38 st, 414-8 W—Columbia Machine & Stopper Co...GE
40 st, 143-5 W—Est Francis S Kinney, care Farmers Loan & Trust Co, 22 William, FP(R)-ExS-FP
19 st, 9 W—Louis Sidel...Rec
19 st, 9 W—Louis Duboff...Rec
58 st, 230 W—Geo Lovell...FP-ExS-Ex(R)-Ex
BRONX ORDERS SERVED.
Boston rd, 1347-9—Lawyers Mtg Co, 59 Liberty, Man...DC

BROOKLYN ORDERS SERVED.

- Atlantic av, 1396-1400—Fred Roeder, FE-ExS-WSS(R)
Berry st, 173—Hiram Ackerly, FE-St(R)-ExS-FP(R)
Christopher av, 109 (rear)—Bklyn Union Gas Co, 176 Remsen...GE
Front st, 26-30—A Zerega's Sons, ExS-Stp(R)-WSS(R)
Grand st, 160—Est P J Freel, FE(R)-Ex-ExS-FP(R)
Grand st, 160—Herman Fishman...Rec
Hinsdale st, 153—Bklyn Union Gas Co...GE
Moore st, 188—Jacob Mandel...FP(R)-Rec
N 10 st, 172-6—Samuel O Chase, St(R)-FP(R)-WSS(R)
N 10 st, 172-6—Bklyn Union Gas Co...GE
Park av, 553-5—N Y Fibre Co...FP(R)
Rutledge st, 62,4—Walter T Scott...Ex(R)
Rutledge st, 62,4—Bklyn Union Gas Co...GE
Wallabout st, 80—Louis Stein, FE(R)-ExS-FP(R)-Ex
Broadway, 674—N Y Couch & D R Chair Co, Rub-Smks-FA-Rec
Cook st, 237—Wm Goldstein...FP-FA-Smks
Freeman st, 269—John C Rouse...FP
Greene av, 1928—Moersch Bros...Smks-FP
Lexington av, 822-32—Wm Schwenn...CF
Liberty av, 4678—Christian Rach, Smks-Rec-FA
Quay st, 81-3—Burr & Houston, Smks-FA-Rec-CF
Suydam st, 63—Amelia V Droge...FP(R)
3 av, 536—Sol A Ring...D&R
Adams st, 85—Est N Hamilton...Ex-ExS
Adams st, 85—N Y Felt Novelty Co...Rub
McKibben st, 22—Schindle Est, FE(R)-St-ExS-FP(R)
McKibben st, 22—Progress Brass Bed Co, O-FP(R)
VanSinderen av, 243—Samuel Wolf, FP(R)-St(R)-ExS-Ex(R)-Rub
VanSinderen av, 243—Bklyn Union Gas Co...GE
Bedford av, 1174—Henry A Meyer Realty Co...Ex
Hallock av, 144—Fredkerick Neumann...Ex

QUEENS ORDERS SERVED.

- Park av & Ashland st, swc (Richmond Hill)—Wm Demuth & Co...FE(R)-Ex(R)
Park av & Ashland st, swc (Richmond Hill)—Jamaica Gas Light Co, 14 Union av...GE
Boulevard, 364 (Rockaway Beach)—George Bros...El
Hillside & Metropolitan avs (Richmond Hill)—Texas Co...D&R
S Cochrane av, 1235 (Richmond Hill)—Chas W Meserole...Rec-FA

SPRINKLER

SUPERVISORY SERVICE
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Installed as a Local System or for Central Office Service.

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This flagpole, 75 feet in height, was erected by us.

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Granolithic and Asphalt Pavements
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Telephone, 4 Gramercy NEW YORK

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.

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

Blue and Black Prints.

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

Boilers.

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

Brick.

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

Builders.

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

Building Directories.

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

Building Material (Masons).

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

Building Reports.

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

A daily service (card system) giving accurate information of contemplated buildings and other forms of construction, with details of the material and equipment required.

Cement.

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

Cement Work.

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

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

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

Cornice and Skylights.

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

Doors and Sashes.

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

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

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 2966.

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

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

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 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.

Painters.

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

Parquet Floors

ERBE WILLIAM J., 234 Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

AMES & CO., 26 W. 31st St. Tel. Madison Sq. 3570.
ASHFORTH, INC., ALBERT B., 10 E. 33d St. Tel. Murray Hill 1100.
BIRDSALL & CO., INC., DANIEL, 317 Broadway, Tel. Worth 800.
BOYLAN, J. J., 402 W. 51st St. Tel. Columbus 1970.
BRETT & GOODE CO., 461 Eighth Ave. Tel. Greeley 5750.
BROWN CO., J. R., 299 Madison Ave. Tel. Murray Hill 1481.
BULKLEY & HORTON CO., Myrtle and Clinton Aves., Brooklyn. Tel. Bedford 5500.
BURLING REALTY CO., 209 Bridge St., Brooklyn. Tel. Main 600.
CAMMANN, VOORHEES & FLOYD, 84 William St. Tel. John 2260.
CARPENTER, L. J., FIRM OF, 25 Liberty St. Tel. John 4360.
CARSTEIN & LINNEKIN, 321 Fourth Ave. Tel. Gramercy 2293.
CHAUNCEY REAL ESTATE CO., 187 Montague St., Brooklyn. Tel. Main 4300.
CORSA, 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.
ELLIMAN & CO., DOUGLAS L., 414 Madison Ave. Tel. Murray Hill 5600.
ELY & CO., H. S., 21 Liberty St. Tel. John 222.
ENGLISH, J. B., 1531 Broadway. Tel. Bryant 4773.
FINEGAN, A., 35 Nassau St. Tel. Cortlandt 1730.
FISCHER, J. A., 690 Sixth Ave. Tel. Vanderbilt 1423.
FOX & CO., F., 14 W. 40th St. Tel. Bryant 8240.
GITTERMAN, A. N., 51 E. 42d St. Tel. Murray 737.
HOUGHTON CO., 200 W. 72d St. Tel. Columbus 280.
KENNELLY, B. L., INC., 156 Broadway. Tel. Cortlandt 1547.
KOHLE, C. S., 901 Columbus Ave. Tel. Riverside 5504.
LEAYCRAFT & CO., J. E., 30 E. 42d St. Tel. Murray Hill 500.
MANNING & TRUNK, 489 Fifth Ave. Tel. Murray Hill 6834.

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

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

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

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

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

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

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

PELOOM, FREDERICK, 1333 Broadway. Tel. Greeley 2127.

PORTER & CO., 159 W. 125th St. Tel. Morningside 958.

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

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

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

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.
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 838.
PYLE CO., H. C., 201 Montague St. Tel. Main 4390.
RAE CO., WM. P., 192 Montague St. Tel. Main 4390.
SMITH, CLARENCE B., 1424 Fulton St. Tel. Bedford 661.
WELSCH, S., 207 Montague St. Tel. Main 2738.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint 632.

REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.

Real Estate (Queens).

QUEENSBORO CORPORATION, THE, Bridge Plaza, Long Island City. Tel. Astoria 801.

RYAN, GEO. J., 46 Jackson Ave. Tel. Hunters Point 3451-2.

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.

COHEN, ELIAS A., 206 Broadway. Tel. Cortlandt 5005.

LEWINE, F. & I. 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.

Telephone Accessories.

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

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 Glass.

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

Wire Work

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

STOLP, OSCAR, WIRE WORKS, 21 Fletcher St. Tel. John 1048.