

REAL ESTATE BUILDERS RECORD AND GUIDE.

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NEW YORK, FEBRUARY 9, 1918

REVISES PUBLIC LIABILITY RATES FOR OWNERS', LANDLORDS' AND TENANTS' RISKS

New System Divides City Into Four Territories

ON January 26, a new schedule of rating Owners', Landlords' and Tenants' Public Liability went into force.

Apartment and tenement houses in Manhattan have been divided into four classes, designated as follows: Class A, houses with elevator, but without stores; Class B, houses with elevator, with store; Class C, non-elevator houses, without stores, and Class D, elevator houses, with store. Manhattan Island has been subdivided into four territories, as follows:

Territory No. 1: Bowery from East 4th street to Third avenue, to East 96th street, to Fifth avenue, to 110th street, to Manhattan avenue, to Columbus avenue, to West 127th street, to St. Nicholas

of 120th street and Seventh avenue, from 110th to 120th streets. The following are the new rates:

	Class A.	Class B.	Class C.	Class D.
Area.....	.05	.10	.15	.175
Frontage...	.05	.075	.125	.15

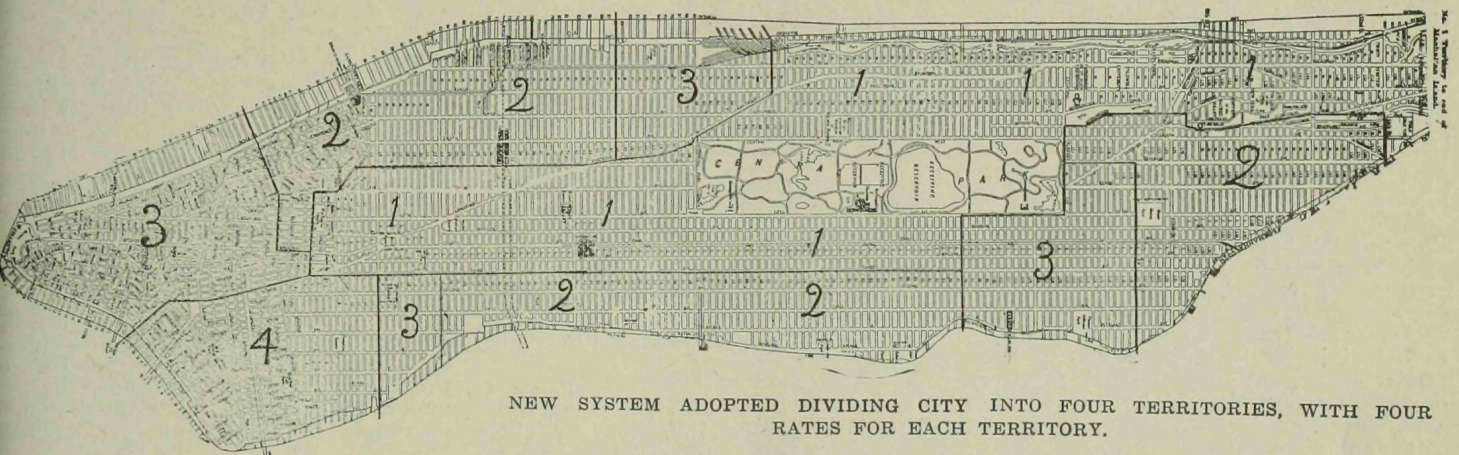
Territory No. 3: Hudson River from Battery to West Houston street, West Houston street from Hudson River to Broadway, Broadway to East 4th street to Bowery to Chatham Square to Oliver street to East River to Battery. Includes both sides of West Houston street, East 4th street and Oliver street. Excludes both sides of Bowery and Broadway.

Third avenue from East 14th street to East 23rd street to East River to East

and frontage .08, with minimum annual premium per building of \$10.

The rates and minimum premiums provided in the foregoing are in addition to the elevator premium, if any.

Under the old system, Manhattan Island was divided into three sections, one being that district lying to the East of Broadway, as far north as 42nd street, the second being the entire West Side and the third, on the East Side north from 42nd street to the Harlem River. Under the old system the first district had a minimum charge of \$50, the second \$20 and the third \$40, while under the ruling just put in force the minimum of \$15 will maintain throughout the entire Borough. This minimum is so small, however, that it will apply



avenue, to St. Nicholas Place, to West 155th street, to the Harlem River, to the line of the Spuyten Duyvil Creek and Harlem Ship Canal, to the Hudson River to West 70th street, to Broadway, to Seventh avenue, to Greenwich avenue, to Sixth avenue, to West 4th street, to Bowery. The territory excludes both sides of all avenues and streets mentioned, except Broadway, where both sides are included. The following are the rates for this territory.

	Class A.	Class B.	Class C.	Class D.
Area.....	.05	.075	.10	.15
Frontage...	.05	.075	.10	.10

Territory No. 2: West Houston street, from Hudson River to Broadway, to 4th street, to Sixth avenue, to Greenwich avenue, to Seventh avenue, to Broadway, to West 48th street, to Hudson River, to West Houston street, including both sides of Broadway, between West Houston street and West 4th street, both sides of 4th street, Sixth avenue, Greenwich avenue, Seventh avenue and West 48th street.

Third avenue, from East 23rd street to East 96th street to East River to East 23rd street to 3rd avenue. Includes both sides of Third avenue, and excludes both sides of 23rd street and 96th street.

West 110th street, from Seventh avenue to Manhattan avenue, to Columbus avenue to West 127th street to St. Nicholas avenue to St. Nicholas Place to West 155th street to Harlem River to 120th street to Seventh avenue to West 110th street. Includes both sides of 110th street, Manhattan avenue, Columbus avenue, West 127th street, St. Nicholas avenue, St. Nicholas Place and West 155th street. Excludes both sides

14th street to Third avenue. Includes both sides of Third avenue and East 23rd street. Excludes both sides of 14th street.

West 48th street, from Hudson River to Bowery to West 70th street to Hudson River to West 48th street. Includes both sides of 70th street. Excludes both sides of 48th street and Broadway.

East 96th street, from East River to Fifth street to 110th street to Seventh avenue to 120th street to East River to 96th street. Includes both sides of all avenues and streets mentioned.

	Class A.	Class B.	Class C.	Class D.
Area.....	.075	.15	.30	.375
Frontage...	.075	.125	.20	.25

Territory No. 4: East River from Oliver street to East 14th street to Third avenue to Bowery to Chatham Square to Oliver street to East River. Includes both sides of all avenues and streets mentioned, excepting Oliver street, where both sides are excluded.

	Class A.	Class B.	Class C.	Class D.
Area.....	.15	.30	.70	1.00
Frontage...	.10	.15	.30	.50

In all the foregoing territories the minimum annual premium per building is \$15.

Territory No. 5 includes the entire Borough of the Bronx. The area is .11 and the frontage .11. The minimum annual premium, per building is \$15.

Territory No. 6 constitutes the Borough of Brooklyn, area .11 and the frontage .11, with minimum annual premium per building of \$15.

Territory No. 7 is Queens, area .11 and frontage .11. Minimum annual premium is \$15 per building.

Territory No. 8 is Richmond, area .08

only to a few special instances, where small lots are covered with buildings having few occupants and the least hazardous class of risk.

Samuel Deutschberger, Superintendent of the State Insurance Department said yesterday: "In making the new rates for Owners', Landlords' and Tenants' Public Liability, we have tried to overcome some of the hardships which existed under the old system. For example, the Lower East Side of Manhattan is the worst section to handle, and companies were unwilling to handle any large volume of business in this section. Rates had to be justified, the result being that other sections of the city had to contribute their share toward the losses in the Lower East Side.

"The new rates fix it so that each class of property in their respective zones is self-supporting. By that I mean property in the Lower East side pays its own losses, and does not have to depend upon the better sections for support. Through this means it is possible to make a lower rate for the better sections, though the more hazardous districts will have to pay their own way.

"The rates are based upon actual experience of all companies for the year 1913, and have been arrived at as the result of the frankest cooperation between the companies and this Department. We feel that the rates are as fair to the public as the conditions warrant. The Department is quite hopeful that the rates will solve, for the general insuring public and the insurance companies, the problem created by the difficult conditions existing in comparatively restricted sections of Manhattan.

The question of rerating risks was the

result of many complaints against the zoning system then in force. A committee of nine was appointed, as the result of a meeting at which representatives of all the companies and the State Insurance Department were present. This Committee in turn appointed a Committee of three, composed of Mr. Sturgis, of the Fidelity & Casualty Company, Chairman; Mr. Wilkins, of the Commercial Casualty Company, and Mr. Fayne, of the Travelers Insurance Company. Mr. Ryan, of the Insurance Department cooperated with the Committee.

So far as renewals are concerned the new rates become effective on March 1. It is stipulated that no risk shall be cancelled for the purpose of rewriting at an effective date prior to March 1. Any change in, addition to or extension of the risk or policy, made subsequently to March 1, shall be calculated at the new Mutual rates.

So that a thorough understanding may be had the following definitions are given:

Private Residences: (a) A single building designed for and occupied exclusively by one family for residence purposes, including not more than five acres of land; also including barns, private stables, private garages and customary outbuildings; (b) a tenement, flat or apartment definitely described as a part of any building if occupied as a residence by not more than one family for residence purposes exclusively.

Two-Family Dwellings: A single or double building designed for or occupied exclusively by two families for residence purposes, including not more than five acres of land, also including private stables, private garages and customary outbuildings.

A private residence or a two-family dwelling occupied partly for residence purposes and partly by physicians, dentists or for other professional or business purposes shall be rated in the following manner:

Manual rates shall apply to the portion occupied for residence purposes, and the minimum premium for a mercantile risk shall apply to the portion of the premises occupied for other than residence purposes. The policy shall exclude injuries to patients due to the rendering of any professional service, or the omission thereof by any physician, surgeon, dentist, nurse or other attendant.

Policies issued to cover private residences and two-family dwellings shall definitely describe such premises as being occupied by one or two families as the case may be.

Apartments and tenements are designated as a building with or without stores designed for or occupied by three or more families. A building within the meaning of these rules is each area contained within independent or party walls.

On buildings occupied in part as stores, with not exceeding two living apartments, the rates, subject to the minimum premium for stores, must apply to the store portion and the premium for a private residence to each living apartment.

A risk which involves a frontage upon which more than one territory shall be referred to the Casualty Insurance Exchange of New York, for assignment to proper territory. On all risks involving apartments and tenements the Casualty Insurance Exchange of New York shall establish the area, frontage, class and territory to which such risk shall be assigned prior to the issuance of any policy or renewal.

The rates on private residences. Public Liability only, \$3.30 a year, or \$8.25 for three years. Employers' and Public Liability \$4.40 per annum, and \$11 for three years.

In two-family dwellings. Public Liability only \$6 a year, or \$16.20 for three years; one dwelling being occupied by the assured, including Employers' Liability for assured's servants, excluding assured's liability to employees engaged in the care and maintenance of the premises not occupied by the assured, \$7 a year, or \$18.90 for three years.

GOLDEN OPPORTUNITY IN REAL ESTATE

Savings Bank President Calls Attention to the Great Bargains Obtainable To-day

By A. P. W. KINNAN, Pres. Union Dime Savings Bank

IN view of the abnormal state of the real estate market at the present time the Real Estate Record and Guide has asked A. P. W. Kinnan, president of the Union Dime Savings Bank, to define the conditions which are most powerful in affecting values and what may be expected of the future. Mr. Kinnan was for a long time an active partner in the firm of the J. Romaine Brown Company. As president of the savings bank he is one of the most prominent lenders of money on bond and mortgage. His thirty years of practical experience in handling and loaning on real estate give to his opinions great weight.

I AM asked what is the matter with New York City real estate and what is my opinion as to its future. There are more real bargains in real estate today than I have known at any time in an experience of thirty years. Naturally, the question is asked, "why?" When viewed from a certain standpoint, with apartments, offices and lofts so fully rented, it seems illogical, but the ruling factor today is the condition of the mortgage market. I have never known a time when so many good mortgages were offered and the inability of the savings banks to take advantage of the offerings, and of borrowers to obtain loans, is the entire trouble with real estate at the present time.

Speculation in real estate is exactly like speculation in Wall Street, and if done on too small a margin, is dangerous. Amortization of mortgages is the one safe proposition for both borrower and lender. If a borrower annually reduces his mortgages there is no safer investment than New York real estate. But if an owner who in times of activity and prosperity carries mortgages on his

property of 75 or 80 per cent., continues to hold them until dullness and shrinking values set in, foreclosures take place and owners are compelled to lose their equities.

In these war days, savings banks, banks, and their thousands of depositors, are buying "Liberty Bonds" to furnish the Government with the absolutely necessary money to win the war. Such action is right, proper and patriotic, and for that purpose and until the war is over the banks must conserve their available cash. Upon the declaration of peace the banks will immediately have large amounts of cash available for mortgages which will start an activity in real estate that will put it back at once into normal conditions.

We must not forget the importance of New York. There are just so many square feet of land on this island, and with the natural increase of population every foot will have an increased value. People must have a place to sleep and a place to do business, and old Manhattan is the place. There is nothing ultimately the matter with New York realty.

The Committee in its report said in part: "The experience data reported covers the entire city and relates to the policy year 1913. While the report deals primarily with Manhattan, the following brief table indicates the extent of the data reported for the whole city. The exposure figures are stated in round numbers:

Borough.	No. risks.	Area exposed, sq. feet.	Frontage exposed, lin. feet.
Manhattan...	26,754	325,000,000	1,200,000
Brooklyn...	15,017	100,000,000	700,000
Bronx.....	4,710	60,000,000	270,000
Queens.....	626	4,000,000	38,000
Richmond....	36	250,000	2,250
Totals.....	47,143	489,250,000	2,310,250

The following interesting facts were included in the Committee's report:

Total area exposed, square feet.....	324,766,942
Average rate per 100.....	\$0.317
Average pure premium per 100.....	\$0.153
Total premiums at projected rates...	\$1,029,511
Total losses.....	\$497,451
Projected loss ratio, per cent.....	48.3
Total frontage exposed, feet.....	1,206,045
Average rate per linear foot.....	\$0.205
Average pure premiums per lin. foot.	\$0.0939
Total premiums at projected rates...	247,239
Total losses.....	\$113,296
Projected loss ratio, per cent.....	45.8
Actual losses compared with actual and projected premiums:	

	Actual losses.	Actual premiums.	Projected premiums.
Area.....	\$497,451	*.....	\$1,029,511
Frontage....	113,296	247,239
Totals.....	\$610,747	\$384,304	\$1,276,750

*Not separately reported.

Actual.....	Loss ratios. 159 per cent.
Projected.....	47.8 per cent.

A general summary of the projected premiums indicate that the new rates are 332 per cent. of the former rates, or an increase of 232 per cent.

New Rates.

On the recommendation of Commissioner Charles S. Hervey, the Public Service Commission has ordered the Flatbush Gas Company to reduce its maximum rates for electricity in the 29th Ward in Brooklyn from twelve cents per kw. hour to ten cents for the six months beginning March 1, 1918, nine cents for the succeeding six months, and eight cents thereafter; that is, beginning March 1, 1919. The order is to

take effect on March 1, 1918. The Flatbush Gas Company serves the Flatbush area of Brooklyn with both gas and electricity, but the order affects only the rate for electricity. The present maximum rate of the Flatbush Gas Company is twelve cents per kw. hour, while the Edison Electric Illuminating Company of Brooklyn, which serves the rest of the Borough of Brooklyn, now charges, under an order of the Commission, a maximum of eight cents per kilowatt hour.

The number of consumers served by the Flatbush Gas Company is reported to exceed 12,000, and it is anticipated that under the proposed rate ordered by the Commission there will be a saving to the consumers of the Flatbush Gas Company as compared with their present rates of nearly \$90,000 annually. The order directs the Flatbush Gas Company to establish the following maximum rates: From March 1, 1918, to August 31, 1918, ten cents per kilowatt hour; from September 1, 1918, to February 28, 1919, nine cents per kilowatt hour; from March 1, 1919, eight cents per kilowatt hour; from and after March 1, 1918, not more than six cents per kilowatt hour for current consumed in excess of two hours' average daily use of maximum demand.

Real Estate Classes.

Announcement by the Murray Hill Evening Trade School of a series of talks on real estate subjects will be of particular interest to employees of realty houses. They will be collateral with the building management course recently established in the school, and as far as possible by recognized authorities on leasing, advertising, selling, conveyancing, mortgages, insurance, taxes, assessments, etc. The course is free, and it is conducted by the Board of Education. It is limited to persons employed in some capacity in the real estate business or connected with the operation of the buildings. Classes are held Tuesday and Thursday nights from 7.15 until 9.15 o'clock. Persons desiring further information may call at 237 East 37th street on Monday, Tuesday, Wednesday or Thursday nights.

F. W. DODGE CO. WINS SUIT FOR UNFAIR COMPETITION

Allen E. Beals and Anthony
J. Bressan the Defendants

JUDGE HOUGH has just handed down a decision in an action for unfair competition brought by the F. W. Dodge Company against Allen E. Beals and Anthony J. Bressan in the United States District Court for the Southern District of New York. The decision, in full, is as follows:

"This is called an action for unfair competition, and in a very broad and general sense it is such an action. The sense in which the phrase may be used is set forth in the opinion of the Circuit Court of Appeals, in the litigation of the Associated Press against the United Press.

"But in a far more exact sense the suit is to prevent the continuing tort of appropriating the plaintiff's intangible property by means of (*inter alia*) the inducing of one of plaintiff's customers to break his contract. Both of these acts furnish ground for the exercise of equitable jurisdiction so plainly as to require no comment.

"This being the scope of the action, the question of fact to be decided is very simple. It is not denied, and is fully proved, that certain employees of the plaintiff, while still in the plaintiff's employ, conceived the idea that they could set up a rival business of the same nature, and left said employ for the purpose of so doing. They formed the Beals Corporation for the purpose of carrying on this rival business. All the foregoing was entirely legitimate, and according to the hitherto received school of competitive political economy) rather praiseworthy.

"But it is presumed that the intent of the seceding employees was to conduct an honest business, by honest and lawful methods. Nevertheless I consider it proven beyond all question that the defendant Bressan, if he did not make a contract with plaintiff for the convenience of defendant Beals, or at Beals' request, was shortly thereafter induced, by mixed motives of friendship and money, to hand over to Beals everything that he (Bressan) got from the plaintiff, leaving Beals to do what he liked with it. The oral evidence is that Bressan expected Beals to do nothing with it except to compare the result of plaintiff's activity with the result of the work of Beals' new employees in the same field. But it makes no difference what Bressan thought Beals would do. He confessedly broke his contract at the instance of Beals, and he knowingly gave Beals an opportunity of doing as he pleased.

"What he did please was forthwith to deposit what was received from Bressan with Dow, who was charged with the duty of making up the publication of the Beals Corporation. **Here evidence ceased; Dow is not produced; therefore it must be presumed that his testimony would not benefit the defendants. I therefore find that what was done by Dow or under his direction was to consistently and persistently appropriate from the Dodge publications, furnished under contract to Bressan, whatever Dow or his assistants thought would advance the repute and value of the Beals publication.** This is absolutely within the decision of the Massachusetts Supreme Court, in a litigation brought years ago over the same matter by the present plaintiff.

"From the foregoing it appears that plaintiff has made out a complete case against the Beals Corporation for injunctive relief and an accounting.

"But the suit is not against the Beals Corporation, and I fully recognize the professional motive which probably prompted the bringing of this action in a court which has so recently and forcibly spoken on this and cognate subjects. It is therefore peculiarly necessary that the plaintiff, in order to obtain relief, make out a case not against

the corporation, but against Beals and Bressan.

"So far as Bressan is concerned, the only case made out is of a contract breaker, whose breach was productive of consequences not measureable by damages, because the act of breach put a weapon of offense into the hands of Beals and his corporation. Nor is it true that a cancellation of Bressan's contract at or shortly before the beginning of this action, in May, 1917, would have been a complete remedy for the plaintiff. Plaintiff had no right of cancellation except for a breach by Bressan, but if Bressan had brought an action, alleging a breach by plaintiff, Bressan's breach, now proven, would only have been conjectured, and would probably have been difficult of proof.

"After this action was begun Bressan voluntarily terminated his contract on October 1, 1917, but the plaintiff is still entitled, on familiar grounds, to an injunction against the acts which were going on substantially at the time subpoena issued.

"So far as Beals is concerned, the question is whether he is responsible, *absente* his corporation. The recent case of the Rogers Company, cited from the First Circuit, seems to me (after an examination of the pleadings therein) to have been correctly decided because the acts charged as wrongful in suit against certain corporate officers were all acts of the corporation. But I do not regard that decision as applicable to the facts developed here, whether the pleading or the evidence be looked at.

"Whatever natural suspicions may be indulged in there is no proof that what Beals did was by the direction or in accordance with the desire of the corporation or of a majority of the directors thereof acting officially. The testimony is that the corporation desired all things to be done lawfully and rightly; and that Beals did nothing except as a corporate officer; yet unless his acts in inducing Bressan to break a contract and in giving Dow the means of appropriating the efforts of others can be regarded as acts done in the course of his corporate employment they are not acts of the corporation, or for which the corporation is responsible, except as the corporation, wittingly or unwittingly, enjoyed the fruits of the wrongful acts proven.

"It is concluded as matter of fact, on defendant's own testimony, that Beals' acts were not authorized or directed by his corporation; they were not within the scope of his authority. Therefore he is, on the principles of agency, personally responsible for them.

"Although disavowing all intent to do wrong, the Beals Corporation might have been enjoined in a proper action from enjoying the fruits of that which its employees did without authority, yet I cannot find on this record that there is any affirmative proof of a conspiracy or agreement of minds to which the Beals Corporation was a party, or in which all of its directors were concerned. **But I do find, as matter of fact, that when this suit was begun the Beals Corporation, through its attorneys, took charge of the defense of this action and has directed the defense and controlled the management of the same.**

"It follows that the plaintiff is entitled to relief substantially as allowed in and by the preliminary injunction granted herein and filed June 30, 1917; i. e., to the relief particularly described in sub-sections a and b thereof.

"There will be no security, of course, upon a final decree, and **neither will there be a cross-injunction against the F. W. Dodge Company.**

"I do not think it good practice to insert findings of fact in a final decree, and I shall not therefore insert any findings of fact in respect of the man-

agement or control of the defense of this litigation by the Beals Corporation; but it will be set forth in the final decree that either party may, at the foot of the decree, at any time move for further relief, and that jurisdiction of the cause is retained for the purpose of granting the same.

"The object of this underwriting of the decree will be to allow (for instance) the plaintiff to move for any supplementary injunctive relief that may be necessary, and to enable the defendants to apply for any relief that may be required against an inequitable or unjust use of this decree; as, for instance, any pretense through advertising, circulars or the like, that this action was a suit against the Beals Corporation, or that any decree had been obtained against that corporation, or in any way interfering or seeking to disturb the legitimate and lawful exercise of its corporate powers and the pursuit of its lawful business by lawful methods.

"Let the decree be settled on notice. Counsel are advised that no substantial departure from the language of sub-sections a and b of the preliminary injunction will be regarded as a compliance with the true intent and purpose of this decision.

"The decree will carry costs. If an accounting is asked for, together with the appointment of a master, the portion directing an accounting will specifically provide that plaintiff must pay the cost of the proceedings before the master in the first instance, and that unless substantial damages are proved and ultimately allowed by the District Court the costs of the reference will fall upon the plaintiff; and for the purpose of guiding the proceedings of the master (in the event of there being a reference) opinion is now expressed that no damages are recoverable except such as are shown to be proximately caused by the personal unlawful acts of the defendants Bressan and Beals. To instance further, loss of customers caused to plaintiff by the boastful or even false statements of salesmen or agents of the Beals Corporation, other than Beals himself, will not be allowed as items of recoverable damages in this suit."

Tax Liens on Soldiers' Homes.

Dr. L. A. Dreyfus, president of the Staten Island Civic League, has written to Controller Craig, suggesting that the sale of tax liens on realty be suspended for the period of the war, having in mind the protection of delinquents who are serving their country. In making request for consideration of this suggestion, Dr. Dreyfus says: "Many of our men (2,800 from Staten Island) now in the national service have bought homes or have aided their parents to buy homes. As some are delinquent in the payment of the taxes on such homes by reason of their service to their country the Staten Island Civic League has requested that you suspend the sale of tax liens during the period of the war and for a reasonable time thereafter. This, we feel, would prevent hardship in a number of cases, and would work no real injury to the city. Moreover, during such intermission in the sale of tax liens you might work out a more sane method of dealing with delinquent taxpayers, for it is a public scandal that the present method of selling tax liens enables a lot of despicable sharks to collect usury from negligent or unfortunate property owners."

Station Contracts.

The Public Service Commission has awarded to Walter Farrington, of 261 West 126th street, New York, the lowest bidder, at \$217,655.15, the contract for the construction of station finish for four stations on the new rapid transit lines. These stations are at Whitehall street, Manhattan, and at Clark street, Court street and Borough hall, Brooklyn. The station at the latter point adjoins the present Borough Hall station and like the Clark street station is on a line for operation by the Interborough Company.

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

IMPORTANT measures in relation to taxation and the relief of real estate were discussed at the weekly meeting of the Real Estate Board's Joint Committee on Legislation and Taxation and Real Estate Laws, held on Wednesday, February 6.

The committee was encouraged by the discussion which its proposal for a fixed tax rate of 17½ mills on real estate has brought out. (Senate Int. 89, Boylan.) The committee will make every effort to bring this bill to the attention of taxpayers, real estate and other organizations so that it may have general support.

Two of the measures considered by the committee embody recommendations which it has been making for several years. One of these is the abolition of the Board of Water Supply and merging its functions with the local Water Department, and the other the abolition of the Bronx Parkway Commission and placing its functions in the Board of Estimate in New York City, and in Westchester in the supervisors of that county.

In this connection the Real Estate Board calls attention to recent action by the Board of Estimate in adopting the suggestions, which have been a part of the Real Estate Board's program for the past three or four years, by deciding to abolish certain committees and bureaus as follows: The Bureau of Contract Supervision, the Franchise Bureau, the City Plan Committee, the Committee on Personal Service, the Committee on Education.

These functions are to be taken care of by the Board of Estimate, under the supervision of the Secretary of the Board of Estimate, at a saving of several hundred thousands of dollars a year.

It is more than probable that another suggestion which the Real Estate Board has been making for several years will be adopted; namely, a large reduction in the annual expenditure of the Board of Estimate itself, which in recent years has been an increasingly large item in the annual budget.

Detailed action taken by the Board's Committee on Legislation and Taxation is as follows:

Senate Int. 71, Gilchrist, and Senate Int. 72, Gilchrist. Both of these bills amend Section 111 of the Decedent Estates Law and Section 21 of the Personal Property Law by providing that Trust Funds may be invested in parts of mortgages under certain conditions.

At a previous meeting the committee decided to disapprove Bill No. 71, and to approve Bill No. 72, which more nearly resembled Senator Gilchrist's Bill, Int. 1463, of 1917. These bills were again thoroughly discussed by the committee, and it was decided that inasmuch as the governor last year vetoed the bill, which now corresponds to No. 72, and it being improbable that No. 72 would meet his approval this year, that while No. 72 was preferred by the Board's committee, No. 71 would not be opposed. In reaching this conclusion the committee agreed that legislation making it possible for trustees to invest in parts of mortgages, with proper safeguards, would undoubtedly have a beneficial effect on the real estate market.

Senate Int. 120, Murphy. To provide for the expense of widening Flatbush avenue in Brooklyn.

Senator Murphy introduced a similar bill last year (Int. 108). The bill was opposed by the Real Estate Board. It was tabled in the Senate, and the companion bill in the Assembly died in committee. The bill applies to the question of cost of the enlarging of the Manhattan Bridge Plaza, at Concord and Nassau streets, in the Borough of Brooklyn. The placing of the assessment for this public improvement has been a matter of much controversy. A

final hearing was held before the Board of Estimate July 7, 1916, and was very largely attended. The Board of Estimate finally agreed to a reapportionment of the cost of the proceeding, which would place 50 per cent. on the City of New York, 35 per cent. on the Borough of Brooklyn and the remainder on the local area within the bounds as laid out in a resolution dated March 7, 1915. This apportionment of the cost was seemingly satisfactory to all concerned. The apportionment of the cost has been levied and the assessment bills issued by the Tax Department. There is no adequate reason for the reopening of this proceeding and for placing, as will be done by this bill, all of the cost on the Borough of Brooklyn and the refunding of assessment heretofore laid against the property benefited.

Senate Int. 228, Cotillor (same as Assembly Int. 181, Tuomey). This bill amends the General Municipal Law by permitting an allowance to a dependent resident widow whose child was born in the State when the deceased husband was not a citizen of the United States and had not declared his intention of becoming such a citizen but was a resident of the State at the time of his death.

This is the same as a bill by Assemblyman Whitehorn, Int. 47, 1917. It was opposed last year by the Real Estate Board on the ground that it makes mandatory what are now permissive provisions of the law, and died in the committee. The bill also extends very widely the functions of the Child Welfare Board, and places upon the counties of the State the support of newly arrived alien dependents.

Senate Int. 231, Farrenkopf (same as Assembly Int. 186, Decker). This bill is similar to one by Senator Daly. Int. 508, 1917, Assembly Int. 672, O'Hara, 1917.

These bills were opposed last year by the Real Estate Board. The Assembly bill was passed, but died in the Senate. Senator Farrenkopf's bill would amend section 1035 of the Greater New York Charter by providing that action to foreclose a tax lien may be maintained in the County Court of the county where the property is situated, as well as in the Supreme Court. The bill is unsatisfactory and undesirable because the Supreme Court, after considerable experience, has established a satisfactory practice in these actions, which would not be binding upon the County Court. The fact that the Supreme Court has general jurisdiction of the widest scope will enable it, in many cases, to give more complete relief than the County Courts could afford. The Supreme Court, after many attempts to extort costs have been made by tax sharks, has at length succeeded in handling such practitioners successfully. The County Courts would probably be less careful of the rights of defendants. On these grounds the bill is disapproved.

Senate Int. 251, Boylan. This is a bill to abolish the Board of Water Supply of New York and transferring its powers and duties to the Department of Water Supply, Gas and Electricity.

The bill embodies action that has for several years been recommended by the Real Estate Board. There is no adequate reason why the Board of Water Supply should be continued and why its functions cannot be performed by the local Water Department. This board has an existence outside the Board of Estimate, which body has virtually no control over its expenditures.

Senate Int. 257, Dunnigan. This bill is the same as Senator Dunnigan's bill, Senate Int. 365 of 1917. It would abolish the Bronx Parkway Commission and Commissioners and transfer the duties to the Board of Estimates where they affect New York City and to the Supervisors of Westchester County where they affect that county.

It has been on the Real Estate Board's legislative program for several years, and Senator Dunnigan's bill was approved last year and is now approved.

The present arrangements is very plainly an injustice. Although only three miles of the parkway out of the total of fifteen miles are within the boundaries of the city of New York, and the remainder in Westchester County, New York City pays three-fourths the cost. The proposed measure would result in a very large saving to the taxpayers of New York City.

Assembly Int. 233, Weigenbaum. This would add two new sections, 1279 and 1280, to the Penal Law and prohibit the employment of armed men to act as militia men or policemen for protecting persons or property or the suppression of strikes, whether such armed men be employed by detective agencies or otherwise or prohibit the arming of forces by any firm, association or corporation. Section 1279 would apparently prevent the employment of watchmen or guards for the protection of property unless such employees were first legally authorized for this purpose by the existing laws of the State. It would apparently prevent the employment of more than one watchman unless the additional guards were first authorized for this work by the police department, sheriff, or similar authority. This would prevent the owners of large country estates, large docks and manufacturing concerns, and buildings, both finished and under construction, where more than one watchman is required. In these times of stress and unrest, especially it would seem unwise to enact a measure which would add to the existing difficulties in protecting property. Section 1280. This section contains first a provision making it illegal to employ any private officer whose work shall be either the hiring or letting of armed guards; it is apparently aimed at the strike-breaking agencies. It further provides certain unessential qualifications for persons to be appointed as detectives.

The whole bill is poorly worded, and its purpose one to relax existing safe guards, with no benefit to any one except possibly to police organizations.

Assembly Int. 325, Rosenberg. To amend the Penal Law, in relation to advertisements and solicitations for employees during strikes, lockouts and industrial disputes.

This bill is similar to one introduced by Assemblyman Whitehorn, Int. 116 of 1917. There is no requirement in justice or logic for an employer whose employees are on strike to be compelled when advertising for help, to make plain statement in such advertisements that he is the victim of a strike. Assemblyman Whitehorn's bill died in committee last year, and the Board recommends to the Legislature a similar fate for Mr. Rosenberg's measure.

Assembly Int. 294, Larney. To amend the Workmen's Compensation Law. It requires that compensation, including both money allowance and benefits, provided for in Section 13, shall be allowed from the date of injury.

This bill is similar to Assemblyman Larney's bill, Int. 563 of 1917. It was disapproved by the Real Estate Board and died in committee, and the Board again disapproves of the bill. To allow benefits from the date of injury would greatly encourage workmen to lay off while a two weeks' waiting period, as now provided in law, serves an incentive to workmen to guard against injury. Two weeks is universally regarded as a fair period. The abolition of the waiting period would, of course, mean a large increase in the cost of compensation insurance.

Senate Int. 182, Wagner. (Same as Assembly Int. 203, Donohue.) This bill amends Section 8, Chapter 813, Laws of 1917, by requiring the State Food Commission to investigate the storage and manufacture of ice, to determine the adequacy of the probable supply to meet the public needs during 1918, and in its judgment to acquire storehouses and for that purpose to purchase, or lease equipment, ice houses, etc. and to fix the price of ice.

The general policy of the Committee and of the Real Estate Board is one of disapproval of municipal activities of this kind. It does not believe that the city should enter into this form of competitive business.

—The forty-two bridges under the control of the Department of Bridges in New York represent an investment of the part of the city of more than \$135,000,000.

BUILDING MANAGEMENT

NEW YORK ASSOCIATION TO DINE NEXT WEDNESDAY— COAL SITUATION IMPROVING THOUGH STILL SERIOUS

THE New York Building Managers' Association has a membership of seventy-five members, but efforts are being made to increase this roll. There are many functions that the association can perform which will be of advantage and benefit not only to members themselves, but also to the property owners.

On next Wednesday evening, the informal monthly dinner of the association will be held at the Park Avenue Hotel. A. M. Byers Company, manufacturers of wrought iron pipe, will, through a representative, show a moving picture demonstrating the use of iron pipe. At the March meeting, which will be held on Tuesday, March 12, a moving picture will be shown by the National Steel Company on steel pipe.

Some of the members of the association are suggesting that a general increase in rentals be considered, in view of the increased cost of living. One of the members stated that he thought an advance of twenty per cent. would about offset the conditions. The owner would receive no increase in revenue. In order to obtain these results, this member has made the suggestion that the Real Estate Board of New York, owners, agents and members of the association should cooperate to prepare the tenants for the advance, so that when it comes they will feel that only a justifiable adjustment has been made. If the advance is not universal and on a fairly definite fixed basis, one owner may seem harsh, because another is foolish, or one agent may seem exacting because another is unwise. United action will alone accomplish the desired results.

The Coal Committee of the Association reports that the coal situation has improved, though it is still serious. Difficulty is being experienced in obtaining a sufficient quantity. The Fuel Order as applied to buildings where there were accepted occupancy did not on the whole result in the saving of any great amount of fuel.

Sound value, a common insurance term, means net value and is interpreted as the cost of reproduction at a given time, less depreciation however caused. "However caused" is the wording of the standard form of insurance policy prescribed by law for use in New York State. It includes depreciation from economic as well as physical causes.

Physical depreciation is fairly easy to determine in most cases, and is based on knowledge and experience which have demonstrated how long certain materials and parts will, under ordinary circumstances, be able to perform their functions. As applied to buildings physical depreciation is what is usually meant when people speak of depreciation.

The other kind of depreciation, known as economic depreciation, is just as real and exacting in its effect, as physical depreciation. Economic depreciation, however, is extremely difficult of application, and being elusive and complex, both in theory and application, is customarily omitted, except in cases where its effects are more conspicuous in determining sound value.

The principles involved are easily seen by considering a second hand suit of clothes. Physical depreciation would consist of the effect of wear and tear the suit had received. Economic depreciation would consist of the effect on value of the fact, that both utility and marketability would be bound to substantially depreciate therefrom. The cost of replacing the suit new, less both physical and economic depreciation, would be its sound value.

The validity of Rule 50 of the Plumbing Rule of the several Bureaus of Buildings, was established in a decision

by the Appellate Division, First Department, just handed down in the case of the City of New York v. Conrad Alheidt. It is summarized as follows:

Section 50 of the Plumbing Rules, which provides that all pipes issuing from extension or elsewhere which would otherwise open within twenty feet of the window of any building must be extended above the top of any window located within such distance, is a valid provision, and should be liberally construed in the interest of the public health in order that noxious gases should not be drawn into nearby windows.

The use of the word "adjoining" in another and distinct part of the ordinance, providing, where buildings are of different height, for the extension of vent lines above the roofs of higher buildings, does not restrict the application of such provision to building actually contiguous to buildings containing vent lines.

The decision would seem to carry with it also a recognition of the plumbing rules in general, so that they have, in

effect, the same force as any city ordinance.

Because of amendments to Sections 4 and 6 of the Building Zone Resolution, adopted by the Board of Estimate on December 21 last, which amendments change the provision with respect to prohibited uses in restricted districts, the Board of Appeals adopted a resolution on January 15, rescinding part of a resolution adopted October 26, in reference to the conversion of a public stable into a garage, and vice versa.

The Employees Committee reports that there have been of late attempts made by concerted action on the part of employees to obtain increases in pay. This was true in at least two downtown office buildings, where threats to strike were made. These, however, did not materialize.

PRODUCTION OF LIME DURING 1917

Decrease of Ten Per Cent. Reported, as Compared with 1916—Forty-Two States Show Increases

THE estimated production of lime made and sold in 1917 in the United States, including Porto Rico and Hawaii, was 3,663,818 short tons, a decrease of ten per cent. compared with the revised total for the record year, 1916, which was 4,073,433 short tons. It surpassed, however, all records, previous to 1916. This estimate is based on returns made by the principal producers to G. F. Loughlin, of the United States Geological Survey, Department of the Interior. Of the forty-two producing States only eleven reported increased sales. Virginia and Indiana were the only States in the group having sales of more than 100,000 tons to show increase, which amounted to one per cent. and three per cent., respectively. Other States of this group showed decreases ranging from five per cent. (Pennsylvania) to thirty-six per cent. (Wisconsin). Vermont, with an output of 53,143 tons, showed an increase of twenty-three per cent.

The following table shows the estimated output of all States that marketed more than 50,000 short tons:

State.	Total lime		Hydr'd lime	
	Tons.	P. C. of change.	Tons.	P. C. of change.
Pennsylvania.	921,995	- 5	151,253	+ 16.
Ohio.....	511,687	-10	332,475	- 5.5
Virginia.....	329,368	+ 1	(a)	- 5.6
West Virginia.	242,643	-10	41,390	- 14
Missouri.....	186,024	- 7	28,684	+ 17
Wisconsin.....	171,944	-36	12,800	- 25
Maryland.....	132,644	-16	24,265	- 24
Massachusetts.	128,114	-12	(a)	- 35
Indiana.....	124,788	+ 3	23,993	+ 5.7
Maine.....	115,297	-33	(a)	- 11
New York.....	105,728	-10	8,736	- 20
Tennessee.....	100,370	- 8	15,330	+ 4.7
Michigan.....	73,432	-15	(a)	+ 20
Alabama.....	65,971	- 2	7,186	+ 6
Connecticut...	65,327	-23	(a)	+ 41
Illinois.....	63,476	-20	(a)	+ 11.8
Vermont.....	53,143	+23	(a)	+141.5
California.....	51,697	- 9	(a)	+ 9.6
Texas.....	51,275	- 5	14,416	- 1
Other States...	168,895	...	59,229
	3,663,818	-10	719,757	+ .3

a Included in "Other States."

The estimated sales of hydrated lime in 1917 amounted to 719,757 short tons, a slight gain (2,375 tons, or 0.3 per cent.) over the sales shown by the revised figures for 1916. This difference is so small that the final figures may not show a gain. This is the first year since statistics of hydrated lime have been collected by the Survey in which there has been no substantial gain in its production. The fact that hydrated lime held its own, however, during a year in which the decrease in the production of lime was so general indicates a relative increase in its use. No companies reporting sales of hydrated lime in 1916 failed to report sales in 1917, and two

new hydrating plants reported production, one in Arkansas and one in Idaho. The largest percentages of decrease in the production of hydrated lime shown in the foregoing table were made in States whose product is used largely for building.

The prices of lime, which generally increased in 1916, continued to rise throughout the country in 1917, though not in proportion to the continued increase in cost of production. A few companies in widely separated parts of the country were obliged to close their plants, partly on account of excessive costs but particularly because of shortage in fuel and labor. These conditions and a shortage of railway cars caused decreased production even where the demand for lime was reported good.

The building-lime trade declined in all parts of the country. The unprecedented demand for building lime in 1916 continued until February, 1917, when the effects of the war, augmented in some northern districts by severe weather, brought it to a close. A fair to good demand continued in many districts, however, through the spring, and then a general decline in building set in. This decline was due to the uncertainties of war, to increased shortage of labor, fuel, and cars, and to the fact that lime being perishable, the trade would not order large car lots as demanded by the railroads.

In the Middle Atlantic States (New York, Pennsylvania, New Jersey, and Maryland) the estimated total production of lime in 1917 was fourteen per cent. less than in 1916, but that of hydrated lime increased nearly eight per cent. Prices were almost uniformly reported higher, a few producers reporting increases of twenty-five to thirty-four per cent. Costs showed greater increases, however, one producer reporting an increase of thirty per cent. in selling price but an increase of 150 per cent. in costs. Shortage of labor, fuel, and cars also curtailed output, and, together with high cost of operating, forced some plants to remain idle during the greater part of the year.

In these States the building-lime trade was prevailingly dull. Although a few producers reported that the demand was the same or slightly improved in 1917 compared with 1916, most of them reported marked decline, ranging from ten to fifty per cent. in Pennsylvania, and even to seventy-five per cent. in New York and New Jersey.

In the New England States the estimated total production of lime in 1917 showed a decrease of seventeen per cent.

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been des-
ignated by the Appellate Division
of the First Department, for the
publication of all legal notices,
and such insertion in the Record
and Guide will be accepted as ful-
filling all requirements of the law.

Saving Bank Loans.

Among the many intricate financial problems which the Government is called upon to solve in its program for providing for war purposes, one of the most delicate is that of the possible effect of future bond offers upon savings banks, trust companies and other fiduciary institutions which have a large amount of their funds invested in real estate, bonds and mortgages. Real estate men are watching with great interest to see what measures are to be taken to protect the existing relations between the loaning companies and the borrowers.

Some idea of the vastness of the problem may be had from the figures of the State Banking Department, which show that at the close of the year the various banks and trust companies in the City of New York had outstanding about \$750,000,000, secured by bonds and mortgages, while their loans on active securities aggregated about \$1,500,000,000. The figures, which do not include loans on real estate made by insurance companies, indicate that the security for practically one-third of the money invested by banks for depositors is real estate.

A potential element in the situation is that a large proportion of mortgages, estimated at about one-third, are overdue. This practice of allowing mortgages to run along without renewal, provided the security is ample, is of long

standing and is in nowise inimical to sound finance because it converts long time securities into more fluid call loans. If the estimated percentage of overdue mortgages carried by banks is correct, then these amount to something like \$250,000,000 in New York City alone. Loans of this character could not be readjusted speedily without creating a distinctly unfavorable condition in the money market.

Then, mortgages are the invested funds of the depositors and must be turned back to them on demand. This makes it incumbent upon the Government, in making a new draft upon the financial resources of the country, to make the conditions of its next bond offer such as not to force an upset of the balance between loans and borrowings, or else to provide measures of assistance to the banks, provided the depositors decide upon a widespread transfer of their deposits, on which they are getting from 3% to 4% to the Government securities at a higher rate of interest.

It has been suggested that a solution of the problem is to be found in granting to the Federal Reserve Bank the right to discount real estate bonds at 60 or even 50 per cent. of their face value. The objection to this procedure is that the Federal Reserve Bank demands 60 to 90 days' paper, while the bonds ordinarily run for longer periods. There is no doubt of the security offered by these bonds. There has been at least no such shrinkage in New York realty values as has occurred in Wall street stocks and bonds in the last six months, and it is possible that some way may be found for getting around this difficulty.

What is necessary is that Government officials shall approach the subject with full realization of its serious aspect to real estate interests in this city, which are back of 90 per cent. of the activities of the foremost commonwealth of the country, because they pay that proportion of the taxes which enable the city to function properly. If the smooth running of the nation's biggest civic engine, upon which the American Army and Navy are so largely dependent, is rudely upset by ill considered measures, the war cannot be carried on to a successful conclusion.

It is not likely that the Government would propose that the loaning companies dispose of their Wall street holdings in order that they would invest the funds so obtained in Liberty Bonds. It should be equally conservative in its treatment of the other securities held by the banks.

The Third Liberty Loan.

Active campaigning for the Third Liberty Loan will begin before many weeks have passed. The expectation is that the Government will call for more funds than it did in either of the first two campaigns. In fact, the total for the next loan is likely to be larger than the other two Liberty Loans put together.

If the population of the United States had increased in any appreciable degree since last October the problem of raising the Third Liberty Loan would be simpler. More people would come forward to invest funds in the Government war loan. Since the population remains below 110,000,000 in this country it follows that the money is to be raised among the same number of people and that the share which each is to contribute in the form of an investment in the Third Liberty Loan is to be larger. Some who did their utmost in the second campaign will not be able to increase their holdings as much as others will. Even allowing for individuals in that class the fact remains that the per capita investment is to be larger if the loan is to be a success.

Now the question comes up: How can a man or woman handle the personal budget in such a way as to invest a larger sum in the Third Liberty Loan than in the other two?

Great Britain and Canada were in this war long before we were, and by bitter experience their people learned how to keep up the supply of men, of food, of guns and of gold. The banks of Great

Britain and the Dominion over the border, far removed as they may be from the battle zone, nevertheless stand in the path of the invader just as much as the battleships or the entrenched infantry and constitute a part of the reserve forces mobilized against Germany. These banks have adopted the plan of putting some of their surplus cash into a war fund, to be used in time of emergency.

A New York bank has just followed the example of these institutions, and has announced that it has started its war reserve at \$200,000. Is there not a principle involved here which can be made use of not only by the bankers, but by every one before the Third Liberty Loan is started? It requires some little planning to have cash on hand in time to buy a Liberty Bond in the next campaign. Your war reserve, your share in the financial defense of the country, can be started right now, and by the time the campaign is in full swing you can take your bond.

In the October drive the people were made acquainted with a new idea in Government finance. They were shown how they could "borrow and buy." The American who takes hold of this problem now and decides to put money aside for the next Liberty Loan is months ahead of the man who borrows and buys. A man might well take pride in the thought that he is getting his war reserve ready and doing his bit for the Third Liberty Loan.

The Architectural League Exhibition.

Despite the extremely bad building year, that has brought with it many discouragements and moments of doubt to the architectural profession, as well as to the builders and their allied interests, the Architectural League of New York has successfully staged its annual exhibition. Always considered one of the leading features of the Metropolitan art year, the exhibition of 1918 has been presented on a broader and more artistic scale than heretofore, and has brought to all lovers of art something to occupy their thoughts for some time to come.

The current exhibition should prove to be an inspiration to both architects and builders, as it demonstrates conclusively what can be accomplished with the minimum of materials as long as the spirit is fully alive. While the show is staged on a more pretentious scale than the exhibitions of past years it is also a radical departure from them in scope. This was necessary by reason of the comparatively small volume of representative architectural work that has been accomplished during the year and the dearth of monumental structures planned and erected. In previous years there was a large volume and infinite variety of excellent work to choose from, but this season the committee was severely handicapped for material. In order to offset the latter condition it was found desirable and expedient to enlarge the scope of the exhibition and include exhibits by prominent interior decorators and craftsmen in the decorating and allied arts. The permission to participate in this exhibition was greatly appreciated by these interests, and this is best attested by the efforts made to make the individual exhibits, all of which were of great beauty, harmonize completely with the intent of the committee in charge. That the admission of these interests, so closely allied to the profession of architecture, was a step in the right direction was demonstrated by the favorable comments frequently heard at the opening reception last Saturday.

The officers of the Architectural League, the committee in charge of the exhibition and that committee of the building crafts that made this collaborative show possible are to be heartily congratulated upon the success they have attained. The current exhibition will undoubtedly pass into the history of the Architectural League as marking an epoch in the progress of that organization. The mark of approval that has been placed upon the affair by the

patrons indicates that the League has struck the right note in broadening its own horizon, and is a prediction that the interest in future exhibitions will be greater than ever before.

May the excellent work that certainly has been started by the 1918 exhibition of the Architectural League proceed with all success, broadening in its concept and scope until it develops into a permanent exhibition that will be at all times available to the public, who will undoubtedly derive from it much pleasure and inspiration.

Each Industry a War Unit.

In the February issue of the Nation's Business the Secretary of War is quoted as follows: "We have one army in the field, but we have another army of industry, whose effective organization is essential to our success in the prosecution of the war. It is important that this organization shall be worked out by the industry itself in a truly democratic and representative manner. The problems presented are so difficult that unquestionably the knowledge and experience of business men should be made available to the Government, and this can be done by organization such as you propose. The degree to which any such organization can be helpful will depend, of course, upon the organization itself, and the way in which it responds to the emergency."

The Nation's Business continues, saying in part:

"Realizing this, each particular industry must, in its own interest and in the interest of the nation, gather its members together in such manner as will permit the Government to understand and analyze its interests that it may know what steps are necessary to prevent its extinction and to permit it to operate in the fullest degree that the requirements of war will allow.

"Committees of the Council of National Defense, having done their work, are to go out of existence. They were formed to deal only with war industries and were not, except in isolated instances, committees of the industries themselves.

"To take their place War Service Committees, brought into existence at the instigation of the Chamber of Commerce of the United States, are being organized as the only means by which industries and Government can find prompt, simple and effective point of contact. Through them an industry can get the ear of Government within a few hours. Through them Government can call out 100 per cent. of a given industry within a few hours.

"Industrial mobilization, a part of the plan for national defense, was endorsed by the National Chamber April, 1916, by referendum. The action of the Council of National Defense in establishing certain industrial committees at the beginning of the war stood in the way of any other form of complete organization until now. At the War Convention of American Business Director Gifford called attention to the probable demise of existing committees of the industries themselves to take their place. Resolutions were adopted, calling upon every industry to organize war service committees, which were followed up immediately, through letters and bulletins, to existing commercial organizations representing special lines of industry and trade. On December 12 the chairmen of all committees then organized were called into conference at Washington and voted unanimously that an existing committee of the National Chamber, known as the War Service Committee, should become the centralizing agency for the organization of all industries throughout the country.

"The war service committees of American industry must be broader than existing organizations. The existing organization is merely the most proper and immediate agency for bringing about the co-operation of the entire industry, and thus permitting the entire industry to be represented in Washington by a small committee with full power to act.

"We have not yet gone far enough in the war to feel severely the pinch of war necessities upon industry and trade. Adjustment is taking place slowly; it will have to be seen with far greater rapidity. New adjustments must be made. They will mean a critical situation for many. Organization is the only remedy. No fuel administrator or no priority boards, no adjuster of industries will wittingly take action to wipe an industry out of existence; as, for instance, florists might be wiped out of existence in twenty-four hours through a denial of coal.

"In great need or stress of war action may be taken unwittingly which will destroy or seriously impair the only means of forestalling such catastrophes is through such complete organization that, at a moment's notice, the facts and figures, the needs and the resources of the individual industry affected by a certain proposed order may be presented to the proper officials and such arrangement for expansion, adjustment, transfer or curtailment entered into as will avert the blow.

"The firm or corporation must subordinate its interests to the interest of the industry and accept such share of the business as the committee properly chosen by the entire industry shall allot to it.

"Each industry must subordinate its interests to the good of the country. Organizing for self-defense, as well as for the public interest, it must be ready at a moment's notice to enter into negotiation with the Government to determine such status of operation as will permit the industry not only to exist, but to continue on the broadest basis compatible to the needs of the nation at war."

The Nation's Business published a partial list of the industries responding to this call. Those among the building industries include the American Face Brick Association, National Brick Manufacturers' Association, Bridge Builders' and Structural Society, Electrical Manufacturing Industry, National Paint, Oil & Varnish Association, National Varnish Manufacturers' Association and Wall Paper Manufacturers' Association.

Other associations mentioned were: Barbers' Supply Association of America, Biscuit & Cracker Manufacturers' Association of United States, U. S. Brewers' Association, National Canned Foods & Dried Fruit Brokers' Association, Carriage Builders' National Association, National Confectioners' Association, American Manufacturers' Association of Products from Corn, Dental Manufacturers' War Emergency Association, War Board of the American Electric Railway Association, Foundrymen's War Service Committee, National Gas Engine Association, American Iron, Steel & Heavy Hardware Association, American Paper & Pulp Association, United States Potters' Association, Pressed Metal Association, Printing Press Manufacturers' Association, American Specialty Manufacturers' Association, Tile Manufacturers' Credit Association and Toy Manufacturers of U. S. A.

In order to give the building interests a united front the Record and Guide has been urging the consolidation of the various building and building material organizations into a federated association, which would be a clearing house for the whole. With these might well be incorporated the voluntary committees which have been making surveys in the various industrial centers.

Priority Order No. 3.

Priority circular No. 3, just made public by the War Industries Board is much broader in scope than the circular issued several months ago, for the regulations apply to all individuals, firms, associations and corporations engaged in the production of iron, steel or copper; also in the manufacture of their products. Included in the order are also those identified with the manufacture of chemicals, cotton duck, and woolen cloth; also all other raw materials and manufactured products as the Committee may deem necessary from time to

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. Trudwell, 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. 302.—A and B buy adjoining plots of ground. Later B buys a plot on the other side of A's plot and proposes an exchange of the original plots so that B's lands may adjoin each other. A agrees and delivers a deed for his plot to B, who is ill and who dies without having signed a deed for the first plot purchased by him. His heir, a son, a minor, knows of the transaction and declares he would give a deed to A were he legally able to do so. Is there any way by which A can obtain the plot promised him, or his original plot without waiting for the minor son to attain his majority, or without an action in court? Can an executor or administrator or guardian give a deed to A?
H. J. D.

Answer No. 302.—Section 2697 of the Code of Civil Procedure provides for a proceeding in the Surrogate's Court to authorize a conveyance of real property by an executor or administrator to the holder of a contract of sale made by a decedent.

Section 2345 of the Code of Civil Procedure authorizes an action against an infant to procure a judgment, directing a conveyance of real property where a valid contract for the sale of conveyance thereof has been made but cannot be consummated by reason of the infancy of the person in whom the title is vested.

Section 2348 of the Code of Civil Procedure authorizes a proceeding to procure a conveyance of an infant's interest in real property under similar circumstances as set out in Section 2345 of the Code above referred to.

A proceeding in Court under one of the above mentioned sections will be necessary in order to obtain a deed conveying infant's interest in the real property.

time.

All orders and work are divided into four classes, instead of three, as heretofore. Class AA comprises emergency war work, of urgent nature. Class A, all other war work, such as arms, locomotives, airplanes, submarines, etc., and the materials required for their manufacture. Class B, orders and work designed primarily for the prosecution of the war, yet essential to the national welfare, or otherwise of special importance. Class C includes work not included in the other three classifications, and no certificate will be issued therefor. In other words, all orders or work, not included in Classes AA, A and B, will come under Class C.

The intention is that those goods classified under AA will have the first preference, then comes Class A, then Class B, and finally Class C. The preference will be given to the various classes irrespective of the date the orders were filed.

This Committee does not have jurisdiction over foods, feed, coal or coke, because these are administered by the Food and Fuel Administrations. Tools and supplies for the production of these commodities will, however, be considered by the Committee. The transportation problem is also out of the hands of this Committee, and it will not have anything to do with their speedy delivery.

The object underlying the order is to speed up production. The Secretary of War, Secretary of the Navy, Chairman of the Shipping Board, the President of the Emergency Fleet Corporation and the Chairman of the Counsel of National Defense have subscribed to the new regulation.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

If gross Rents next 12 months are \$30,000
We will advance you, as required :
Expenses and Charges, say \$20,000
And balance (net income) to 10,000 \$30,000

NEW YORK INCOME CORPORATION

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REAL ESTATE NEWS OF THE WEEK

Sale of Waldorf-Astoria Hotel—Equitable Society Mutualized—Staten Island Housing Project

THE outstanding sale of the week is that of the Waldorf-Astoria Hotel, which was sold by the Waldorf-Astoria Hotel Company to General T. Coleman du Pont. Details of the sale will be found in another column. Another interesting deal was the crystallization of a plan for the mutualization of the Equitable Life Assurance Society through the action of General du Pont in offering to sell his holding of the majority of the stock. The plan was duly adopted by the directors and approved by the stockholders representing a majority of the capital stock. The total number of votes cast was 87,523, of which 84,364 votes were in favor of and 3,162 votes against the plan.

The plan in substance provides for the purchase from General du Pont of 564 shares of capital stock of the society at \$5,400 a share for 501 shares and \$1,500 a share for 63 shares, amounting in the aggregate to \$2,799,900. The purchase price is to be paid in semi-annual instalments between November 1, 1917, and May 1, 1937, from interest to be received by the society on its mortgage of \$20,500,000, now held against the Equitable Office Building Corporation upon the Equitable Building, 120 Broadway.

Many projects which have been presented to the authorities at Washington for the housing of workmen employed in shipbuilding plants have included the building of model villages, taking virgin territory as a basis for the work. Last week there was forwarded to Washington a plan for the improvement of a tract on Staten Island, which is adjacent to the shipbuilding yards, but has the advantage of not being in an undeveloped section, but is improved with streets, sidewalks, water, etc. The section, which includes Mariners' Harbor, Elm Park, Port Richmond, Graniteville and West New Brighton has the additional advantage of being supplied with schools, stores and places of amusement.

There are upwards of 5,000 workmen now employed in the shipbuilding plants,

and the great majority of these people have to go considerable distance to their homes. As a result of this condition it is reported that about 30,000 workmen were employed last year.

Cornelius Kolff, who is actively engaged on the project, said yesterday: "The plan involves the construction of a large number of houses for workmen at points convenient to the shipbuilding plants. The Government would have to supply the money for the erection of the houses, which in turn would be sold to the occupants on a partial payment plan. The cost of the houses should be limited to about \$3,000, and when taken together with the land the entire investment would be about \$3,600 a house.

"There is a company of men who are willing to provide the land and do the work of construction, providing that the Government is willing to make the building loan. The houses would be laid out with living room, dining room and kitchen on the ground floor and four rooms and bath on the second floor.

The Public Service Commission, on the application of Captain C. S. Bookwalter, District Officer of the United States Shipping Board, has issued permission to the Richmond Light and Railroad Company to operate open cars for the transportation of shipbuilding workers from St. George, S. I., to the shipbuilding plants on the north shore of Richmond. The company has all of its other equipment in use and in view of the present emergency the Commission agreed to permit the operation of the open cars for the transportation of the thousands of ship workers. The full regular equipment of the company will be left in service for the conveyance of the regular passenger traffic of the line and efforts will be made to restrict the use of the open cars solely to the shipbuilders. The Commission gave its approval on motion of Commissioner Charles Bulkley Hubbell after ex-Justice William L. Ransom, Counsel to the Commission, had stated that the company did not have sufficient closed cars to meet the abnormal demand.

LEGAL NOTES AFFECTING REALTY

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

Right of Auctioneer to Sell Property.

IN an action by an auctioneer against the owner of lots for breach of contract to permit their sale at auction, the South Carolina Supreme Court holds, *Andrews v. Hampton*, 94 S. E. 112, that the auctioneer had the right to advertise and sell the lots at any time between the dates set by the contract between him and the owner, and the owner would have been bound to make deeds to the purchases. If the owner put the auctioneer off as to the whole sale by pleading illness until the time limit for sales had expired, doing so with intent to break up the sale, it was held that the owner breached the contract as effectually as if he had done so summarily and unequivocally. The question whether the owner had so breached the contract was held to be for the jury, which found for the plaintiff.

Breach of Lease.

No branch of the law is involved in more obscurity by contradictory decisions than whether a sum specified in an agreement to secure performance will be treated as liquidated damages or as a penalty, and each case must depend upon its own peculiar and attendant circumstances. While the intention of the parties must be taken into consideration, the language of the contract is not conclusive. The courts lean toward a construction which excludes the idea of liquidated damages and per-

mits the parties to recover only the damages actually sustained. Ordinarily the intention of the parties, while not conclusive, is a cardinal factor in determining whether the sum stipulated is to be considered as a penalty or liquidated damages where the intention can be clearly made out from the contract itself in the light of the facts and circumstances surrounding its execution. A bond is prima facie a penal obligation, but the sum stated where a penalty is usually inserted has sometimes been held liquidated damages. This has seldom been done, however, unless words were employed in connection with that sum to countervail the implication of penalty. And the general rule is that where the contract is in the form of a bond the amount named will be deemed a penalty and not liquidated damages. It has been said that the clause fixing the amount of the damages will be treated as a penalty where it appears to have been inserted to secure prompt performance of the agreement. In an action on a bond in the penal sum of \$5,000, given to secure performance of a lease, the Illinois Supreme Court holds, *Giesecke v. Cullerton*, 177 N. E. 777, that to determine whether the amount in the bond was a penalty or liquidated damages the lease and the bond must be construed together. The lessee agreed in the lease, which was for ninety-nine years, to pay a rental of \$900 for the first year and \$1,200 a year for the remainder of the lease, and

further covenanted to remodel and improve the building within six months, expending not less than \$5,000. It was held that the sum in the bond was not liquidated damages, and the lessor on breach could recover only the actual damages.

Landlord's Title.

Whenever the relation of landlord and tenant has once been established the tenant, with few exceptions, is thereafter estopped from denying the landlord's title in any action brought against him by the landlord to vindicate his right under the tenancy, and the title to the land cannot be brought in question therein. This rule applies whether the tenant was let into possession by the landlord, or was in possession of the land at the time he accepted the lease. In either case the tenant will not be permitted, by oral testimony, in the absence of fraud or mistake, to engraft on the original lease any condition subsequent going to defeat the lease and contrary to its terms. And to avoid such estoppel for alleged fraud or mistake the fraud must have been that of the lessor inducing the tenant to enter into the contract, or the mistake, one of fact, which was also induced by him.—*Rosin Coal Land Co. v. Martin*, West Virginia Supreme Court of Appeals, 94 S. E. 358.

Employees in Apartments.

Application was made under the New York Workmen's Compensation Act for compensation from the owner and operator of an apartment house. There was some plastering to be done in one of the bathrooms, and the owner sent for the applicant to come to do the plastering at seventy-five cents per hour, and directed him to purchase whatever material was needed and to pay for it, and agreed to reimburse him for the outlay. The total payment made by the owner to the applicant in respect to the work was \$3. It was customary for the owner to send for the applicant whenever he had any plastering work to be done, and to pay him on the above mentioned basis. The Appellate Division holds, by a divided court, *Solomon v. Bonds*, 167 N. Y. Supp. 676, that the applicant was not in the employ of the owner in a business declared hazardous by the act. The court followed *Schmidt v. Berger*, 221 N. Y. 26, 116 N. E. 382, which holds that the superintendent of an apartment house, who made ordinary repairs upon it, while mounted on a step-ladder engaged in cutting away a part of a door to prevent "binding," was not in a hazardous employment.

Broker's Commission.

An owner authorized a broker to procure a purchaser without specifying any particular price or terms. The broker procured one, to whom the owner eventually sold, though chiefly by his own efforts. It is held, *Kousrean-Althen Realty Co. v. Irish (Mo.)*, 198 S. W. 430, that the broker was entitled to his commissions in the absence of good faith revocation.

Condemnation of Land.

The New York Appellate Division holds that where in eminent domain no answer has been interposed, Code Civ. Proc., §3380, does not authorize the court to award temporary possession to the plaintiff, the statute authorizing an order permitting the plaintiff to take possession of the premises only where an answer to a petition has been interposed.—*Canton v. Allen*, 167 N. Y. Supp. 665.

Ground for Rescission.

The fact that one party gets the advantage of the other in a deed by the wording of the contract is not sufficient ground, of itself, for setting aside the contract, and particularly where the other party is apprised fully of the provisions of the contract and what they mean. The Illinois Supreme Court holds, *Hansen v. Gavin*, 117 N. E. 513, that where a vendor was apprised of the provisions of the original contract, and advised that it was unfair before he signed the second contract which incorporated the provisions complained of, the execution without fraud of the second contract was a ratification of the first.

Queens Industries.

The Chamber of Commerce of Queens recently started a new activity, through its Manufacturing and Industrial Committee, which should prove of benefit to the Government in the prosecution of the war. The Chamber will endeavor to serve as a medium through which manufacturers in Queens can bring about the conversion of their plants from private to Government contracts. This will not only save time in production, but also help to solve the question of so-called essential and non-essential industries without any economic disturbance.

A meeting will be held on January 31, at four o'clock, at the offices of the Queens Chamber of Commerce, to which representatives of all manufacturing concerns interested in the conversion of their plants for the production of war materials are invited.

The industrial establishments in Queens Borough, as well as in other manufacturing communities, may be classified under three heads: First, those now manufacturing war supplies either under direct contract or indirectly for those who have such contracts. There are today more than sixty-five manufacturing plants in Queens supplying the Government with war materials.

The second classification includes those plants that are producing non-essentials, but which are not believed to be readily convertible.

The third classification includes those plants which are today producing non-essentials, but could be readily converted so as to turn out necessities required by the Government. It is estimated that there are at least 300 establishments in Queens that come under this latter classification.

The object of the Manufacturing Committee of the Queens Chamber of Commerce is to obtain complete information about each of the plants under the third classification regarding floor space, available manufacturing facilities, equipment, labor, and what they are capable of producing. This information will then be turned over to the Committee on Conversion of Industrial Plants to War Production of the Council of National Defense, of which George N. Peek is chairman.

All manufacturers who are not producing war materials who would like to co-operate with the Chamber in this work are requested to send in this information at once. There are a number of plants in Queens which have to curtail their production on account of loss of orders, due to the depression in certain lines of work. For instance, the decreased number of new buildings constructed during the past year has resulted in a serious setback to factories producing interior trim, doors, sash, electric fixtures and furniture. These plants can all be turned over to war work.

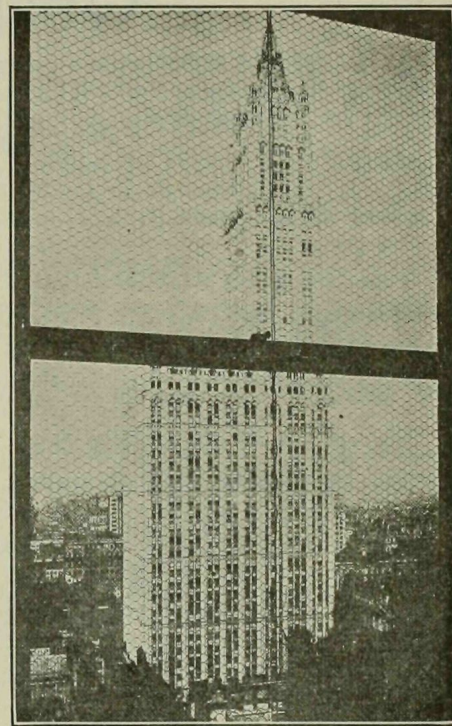
Ray Palmer, Chairman of the Manufacturing and Industrial Committee of the Queens Chamber of Commerce, pointed out today the value of this work for the Government, stating:

"The Government had in many instances awarded contracts for war materials to individuals or concerns, who have to hastily erect new factories in order to furnish the materials. This has required the use of lumber and steel for construction, which were in other directions; the use of labor to erect the buildings, which could have been better utilized for the construction of homes, which are most urgently needed. It has also required the development of entirely new organizations in many cases to solve the problems of purchasing, production and distribution. In several instances it has resulted in a larger consumption of coal for heating where buildings have been poorly constructed through haste.

"The use of the factory buildings now available in Queens would do away entirely with such emergency construction. It would be a saving to the Government in labor, materials and time. It would permit industries, now partially idle, with large capital invested in buildings and equipment, to continue at full efficiency."

Application Denied.

The Public Service Commission, on motion of Commissioner Charles S. Hervey, has denied the application of the New York and Queens Gas Company for a rehearing as to the Commission's order directing the company to make certain needed extensions, which order was recently affirmed by the Supreme Court of the United States. This is the second application for a rehearing made by the company, the previous one having been made soon after the original order was rendered. Commissioner Hervey in his opinion recommended that steps should be taken by the Commission to bring about an early compliance with the order or to punish the company for non-compliance. The opinion points out that the Supreme Court of the United States unanimously upholds the New York State Court of Appeals in affirming the Commission's order, that the extension of gas mains and service is greatly needed by the residents of the Douglaston district.



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

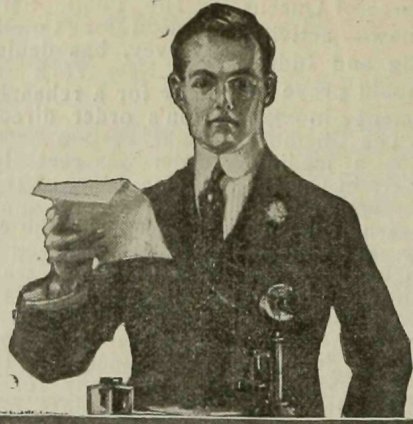
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(No. 12 of a continued series)

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 21 as against 25 last week and 28 a year ago.

The number of sales south of 59th street was 7 as compared with 12 last week and 14 a year ago.

The sales north of 59th street aggregated 14 as compared with 13 last week and 14 a year ago.

From the Bronx 10 sales at private contract were reported as against 5 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 178 of this issue.

Waldorf-Astoria Lease Sold.

The Waldorf-Astoria Hotel lease has been sold by the Waldorf-Astoria Hotel Company, George C. Boldt, Jr., president, to a new company backed by General T. Coleman du Pont. General du Pont already controls the McAlpin and Claridge Hotels. He owns the Equitable Building, and has large financial interests in New York City. L. M. Boomer, manager of the Hotel McAlpin, will be president of the new operating company, and Walter H. Marshall, now the manager of the Hotel Vanderbilt, will become manager of the Waldorf. The estate of the late George C. Boldt will have an interest in the controlling company. The Waldorf-Astoria Company, a year before Mr. Boldt's death, took a long-term lease on the property at a rental said to have been \$1,000,000 a year. The Bellevue-Stratford in Philadelphia, which is owned by the Boldt Estate, was not affected by the transaction. There will be no consolidation of the Waldorf-Astoria and the McAlpin Hotels. The Waldorf Hotel, at the corner of Fifth avenue and 34th street, was finished in 1893, and four years later the Astoria was completed, and then the two became known as the Waldorf-Astoria. The hotel has 1,385 bedrooms and 500 baths. Its value has been placed at \$20,000,000, including the site. The Waldorf stands on the site of the one-time home of William Waldorf Astor, while the Astoria was erected on the site occupied for many years as a residence of William B. Astor. The ground was broken on November 1, 1890, and the hotel was opened for business on March 14, 1893. General du Pont was formerly the head of the E. I. du Pont de Nemours Powder Company, and still retains an interest in that business. When he retired from active management of the powder company a few years ago he is said to have received cash and securities estimated to be worth more than \$20,000,000.

August Heckscher Adds to Holdings.

August Heckscher added to his holdings by acquiring from Michael Dreicer the two buildings at 7 and 9 West 56th street. The properties formerly belonged to Mr. Heckscher, who sold them in January, 1916, to Mr. Dreicer. He also owns the sites of the former homes of the late William C. Whitney and Charles W. Morse, now covered with a taxpayer building, having a frontage of 100.5 feet on Fifth avenue, and 152.6 feet in 57th street, extending through to 56th street, where the frontage has just been increased to 100 feet. Mr. Heckscher now controls a plot containing about 26,500 square feet.

Sale on Lenox Hill.

Edward W. Humphreys sold through Pease & Elliman, the vacant lot, 21 x 100, at 21 East 70th street, formerly a part of the site of Lenox Library, which was subdivided about seven years ago, and since improved with residences. Among those who have erected homes in the block are Henry C. Frick, Dr. Walter James, Mrs. Henry D. Brookman and Alvin W. Krech. The new owner contemplates the improvement of the site with a dwelling for his own occupancy. The seller is reported to have paid \$82,500 for the lot and he acquired it about six years ago.

Silk Merchant Buys.

William J. Spain, silk merchant, bought from the company representing John J. Hearn, Harold C. Mathews, and G. J. Gillespie, the apartment house erected by them last year at 105 to 113 West 55th street, from plans by Denby & Nute. The house, which is nine stories in height, covers a plot 83 x 100.5 feet adjoining the northeast corner of Sixth avenue, and opposite the one-time home of the New York Athletic Club. The site was acquired in May, 1916, from the Barney Estate, when a row of old dwellings were demolished to make way for the present improvement. The building is completely tenanted, having an annual rent roll of about \$75,000. Goodwin & Goodwin were the brokers.

Operator Trades Properties.

Butler & Baldwin, in conjunction with Sharp & Company, sold for The Sexton Realty Company, Inc., J. Cotter Connell, President, The Westdale, a six-story elevator apartment at 602 and 604 West 139th street, on a plot 75 x 100 to Frederick Brown. The purchaser gave in part payment the four-story tenement, 1999 Third avenue, on a plot 20 x 85; a five-story tenement at 166 West 83rd street, on a plot 25 x 109; and 32 Irving Place, Yonkers, N. Y., on a plot 55 x 100. The Sexton Realty Company, Inc., acquired The Westdale last September from The Kick Estate, the same brokers negotiating that sale. Garretson & Maurice represented The Sexton Realty Company, Inc., as attorneys. Julius H. Zieser represented the purchaser as attorney.

Negroes Buy in Harlem.

The Shiloh Baptist Church, a negro congregation, purchased from the New York Title & Mortgage Company, the three-story building at 2226 Seventh avenue, on lot 25 x 75 feet, near 131st street. The property was formerly used as a moving picture theatre. Plans are being prepared for alterations, upon the completion of which, the premises will be used as a church by members of the purchasing congregation. The property is assessed at \$24,000. J. B. Wood negotiated the transaction.

Sale on Washington Heights.

Mose Goodman Corporation has sold to Emilie Bierman the new six-story apartment house at 1630 and 1632 St. Nicholas avenue, having a frontage of 67.6 feet and a depth of 100 feet, located 75 feet north of 91st street. The property was sold subject to a mortgage of \$62,000. The seller takes back a second mortgage of \$13,000.

Harlem Apartment Sold.

Sharp & Company sold for the Simm Holding Company, Isaac Simmons, president, 232 and 234 West 149th street, the six-story apartment house, on a plot 40 x 100 feet, between Seventh and Eighth avenues. The house is arranged for twenty-four families. The new owner is the 145 East 49th Street Company, Goldberg & Kramer. Weschler & Kohn as attorneys, represented the sellers, who acquired title to the property in June, 1916.

Bronx Apartments Purchased.

The Freehold Construction Company, David W. Nevins and Philip Wattenberg, sold the two modern five-story apartment houses at 1071 and 1075 Home street, to Stark, Spitzer & Company, owners of a number of leasehold properties in the Bronx. The buildings are arranged to accommodate fifty families and occupy a plot 100x100 feet, located 190 feet west of Westchester avenue. A. Goodman was the broker. Abraham Leichter, as attorney, represented the buyers and Philip D. Shapiro the sellers. The holding price was \$115,000. The Freehold Company acquired the houses last October from the Durbar Realty Company.

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Down Town Office, 156 Broadway

Large Westchester Sale.

Edwin J. and Arthur V. Lucas and Robert A. Anderson, of Anderson Realty Company, of Mount Vernon, sold the "Hunt" tract of about thirty-three acres of upland at Bronxville, having a combined frontage of more than 3,100 feet on the White Plains, Pondfield and New Rochelle roads, opposite the entrance to the Siwanoy Country Club. The property was held at \$150,000, and commands extensive views of Long Island Sound. The purchasers are a number of New York business and professional men, the majority of whom have purchased to build homes on large plots for their own occupancy when conditions warrant. There will be comparatively few plots offered for sale by Messrs. Lucas and Anderson, who will have charge of the development of the property. It is to be known as Pondfield Crossways, and will have winding macadam roadways, and sewers, water and gas. The land had been owned by the Hunt family since 1798.

Manhattan.

South—of 59th Street.

CANAL ST.—Benenson Realty Co. sold to Mary Isenstein, for cash, 346 Canal st, a 5-sty loft building, on plot 25.6x41, southwest corner of Church st.

HOUSTON ST.—Transfer Holding Co. sold to Penky Natus 476 and 478 East Houston st, a 6-sty new-law house, 50x68.6, adjoining the northwest corner of Goerck st.

36TH ST.—Ernest F. Hafner sold for Rosemary Realty Co. the 2-sty garage at 517 West 36th st to James Alleria, who will occupy it after extensive alterations.

51ST ST.—Winat Realty Co., James J. Wilson, president, purchased from William Woodward, president of the Hanover National Bank, the 3-sty garage at 133 West 51st st, on a lot 25x100. In exchange the buyer gave the plot of 14 lots on the north side of 188th st, 30 ft. east of Webster av, and facing Devoe Park, Bronx. The parcel has a frontage of 375 ft. and an irregular depth ranging from 100 to 125 ft.

53D ST.—Queen Mab Co., Richard S. Newcombe, president, purchased from F. Schaeffer 247 East 53d st, a 3-sty dwelling, on plot 25x100.5, near 2d av. Charles Volzing & Son., Inc., were the brokers. The building is to be remodeled for club purposes.

North—of 59th Street.

94TH ST.—James H. Cruikshank resold the 4-sty building at 25 East 94th st, on lot 21x100.8, adjoining the La Salle Apartments at the northwest corner of Madison av. The new owner will occupy. The property was acquired by the seller last month from William A. Sinclair in exchange for the 5-sty apartment at 7 West 101st st.

102D ST.—Borden's Farm Products Co. purchased from Central Dairy Co. 321 to 325 East 102d st, running through to 322 to 326 East 103d st, 2 and 3-sty buildings, on a plot 75x201.10.

115TH ST.—Charles Wynne sold to Fannie Rubenstein the 5-sty flat at 67 West 115th st, on a lot 25x100. M. Jaffee was the broker. Mr. Wynne acquired this property last October in part payment for 522 West 123d st.

119TH ST.—Lawyers' Mortgage Co. sold to an investor 342 East 119th st, a 5-sty tenement, on plot 27.6x100.11, located 175 ft. west of 1st av. Joseph Auerbach was the broker.

139TH ST.—"Westdale," a 6-sty elevator apartment at 602 and 604 West 139th st, on lot 75x100, has been sold by Sexton Realty Co., J. C. Connell, president, to Frederick Brown, operator. In exchange the buyer gave 1999 3d av, a 5-sty flat, on lot 20x85; 166 West 83d st, a 5-sty flat, on lot 25x109, and a dwelling, on lot 55x100, at 32 Irving pl, Yonkers. Sharp & Co. and Butler & Baldwin negotiated the exchange, which involved about \$200,000.

141ST ST.—James H. Cruikshank purchased from Katherine M. Leroy of Bernardsville, N. J., the 5-sty double flat at 270 West 141st st, on plot 25x100. T. Ortmann was the broker.

142D ST.—Duff & Brown sold for J. H. & C. A. Heller 532 West 142d st, a 3-sty dwelling, on lot 18x100.

142D ST.—An investor purchased from Mrs. Van Horn 534 West 142d st, a 3-sty private dwelling, on lot 17x99.11, between Hamilton pl and Broadway.

Bronx.

ALDUS ST.—P. H. J. Daly sold to Frederick Brown, operator, the 5-sty new-law apartment house occupying a plot 50x100 at the southeast corner of Aldus st and the Southern Blvd. A. D. Phelps and J. J. Donovan negotiated the sale. The property was held at \$100,000.

KELLY ST.—Nason Realty Co. (Max N. Natanson) bought from Loretta Higgins, represented by Elkus, Gleason & Proskauer, 717 Kelly st, northwest corner of Leggett av, a 4-sty new-law apartment house, on plot 110x40. The property was held at \$50,000. Jacob Leitner negotiated the sale.

179TH ST.—Cahn & Pittman sold to Dr. Adolph Rostenberg the 3-sty frame private dwelling 152 East 179th st, on a plot 76x83x irreg.

CLAY AV.—Benenson Realty Co. sold to West Farms Construction Co. the vacant plot at the southwest corner of Clay av and 165th st, extending to Teller av, measuring 127.1x22.6x 113.4x250.

HONEYWELL AV.—The modern 5-sty apartment house at 2141 Honeywell av, at the corner of Hornaday pl, which was held at \$65,000, has been sold by Philip Kautman & Son, through Moses H. Rothstein, to Benjamin Taub.

MARION AV.—Mary J. Holden sold the dwelling at 1820 Marion av, through Nicholas Lopard.

NEWTON AV.—William Lippe sold to Agnes M. Shea, of Jersey City, the frame dwelling, on plot 130.3x69x irreg., on the west side of Newton av, about 600 ft. south of 253d st, and one block west of Broadway.

TIEBOUT AV.—Henry Morgenthau Co. sold to Frederick Benser 2483 Tiebout av, near Fordham rd, a 5-sty apartment house, on lot 50 ft. front by 105 ft. deep. In part payment it took a country estate in Bellmore, L. I., on Bellmore av, running through to Briggs av and a 2-fam. house at 256 Etna st, on lot 30x86.

WHITLOCK AV.—Julius M. Rosenmann and Bernard Crausman resold to J. M. Rosenmann the plot 100x142x100x134, at the northwest corner of Whitlock av and Tiffany st.

Brooklyn.

LINDEN ST.—R. A. Schlesing, as broker, sold for Ernest Tilgner the 2-sty 2-fam. house 108 Linden st to A. Benson.

8TH ST.—Levine & Rosenberg bought from the Roebling Land Co. the 6-sty double tenement house at 152 and 154 South 8th st, on a plot 46x120. Joseph Metzger was the broker in the sale.

44TH ST.—Wendell Selker sold for Kaufman & Minck the two 1-fam. dwellings at 1574 and 1578 44th st to the Fawsinere Corporation.

85TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame detached house 1549 85th st, Dyker Heights, plot 60x100, for the Cropsey estate to an investor.

BEDFORD AV.—J. D. O'Connell sold for Criterion Homes Corp. the dwelling on the west side of Bedford av, 318 ft. south of Faragut rd.

CONEY ISLAND.—John N. Ross of Ross Realty Co. sold, for cash, a plot 60x100 on Mermaid av, near 17th st, for the estate of Edwin C. Burtis to John Singer.

RUTLAND RD.—J. D. O'Connell, Jr., sold the dwelling 16 Rutland rd for Hugh Calleran.

Queens.

BAYSIDE.—William Parkinson, Inc. sold to P. Swor the dwelling and plot, 33x100 ft., on the north side of Lamartine av, 333 ft. east of 5th av.

BAYSIDE.—L. I. Cooper sold to C. T. Jensen of Bayside the plot, 100x200 ft., on the northwest corner of Lamartine and Jackson av.

BAYSIDE.—Henry W. Medicus purchased for occupancy a 3-sty frame cottage on Lamartine av, between 5th and 6th sts, from William Parkinson.

BAYSIDE.—K. G. Bergen sold to G. M. Simmons of Manhattan the property, 50x100 ft., in the west side of 3d st 100 ft. north of Warburton av.

COLLEGE POINT.—G. Loeffler sold to M. Bahr the dwelling and plot, 50x100, at the southeast corner of 7th av and 14th st.

DUNTON.—M. Kolsch sold to P. F. Ryan of Jamaica the dwelling at the southwest corner of Tuckahoe av and Lefferts av.

RICHMOND HILL.—Emil Wiederhold sold a 2½-sty dwelling on North Remington av, Richmond Hill, on plot 30x100, to a client of R. A. Schlesing for occupancy.

ROSEDALE.—M. A. Seaman sold 4 plots to R. P. Domschke of Lynbrook, L. I., located in the Rosedale section. The largest plot consists of 11 acres, at the southwest corner of Merrick rd and Ocean av, and the other plots are three-fourths of an acre, on the west side of Ocean av, adjacent to the land of T. Wilson; 10 acres on the north side of the Merrick and Jamaica Plank rd, adjacent to the land of P. Barb, and one acre on the east side of Foster's Meadow rd, adjacent to the land of S. Lamerson.

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WOODHAVEN.—A. L. Duffy of Brooklyn purchased from Falkinburger & Son the dwelling at the southwest corner of Ferriss pl and Freedom av.

Westchester.

ISLIP.—Representative George S. Graham, of Philadelphia, bought the Oakman property on the South Country rd, from Mrs. Walter G. Graham. It consists of 32 acres, a house, a trout lake and a stream.

MT. KISCO.—Julia Beverley Higgins sold for Mrs. Pierre Jay her place at Mount Kisco, known as "Blue Hills," consisting of 9 acres, dwelling and outbuildings, to Mrs. Daniel Runkle.

Out of Town.

ROSLYN, L. I.—Oscar Seaman of Roslyn, L. I., purchased from Cornelius E. Remsen, Supervisor of North Hempstead, the old Remsen homestead, which was built over 200 years ago. The house contains many old relics, some of them dating back to 1700.

REMSENBERG, L. I.—Charles D. Hilles purchased Seatuck Lodge, formerly the home of the late Alonzo Reed.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold the home of H. G. Larzelere on Greenacres av, in the Greenacres section, to a New York client.

SCARSDALE.—F. H. Bethell, vice-president of New York Telephone Co., sold his country estate in the Heathcote Tract to William F. Wall. Fish & Marvin negotiated the sale.

SETAUKET, L. I.—Miss Alva M. Franzon purchased, through Daniel M. Gerard, the King homestead. The property consists of about 20 acres located on the main road to Old Field Point.

WOODMERE, L. I.—William K. Macdonald sold for Richard L. Fenton his property at Burton av and Chapman rd, consisting of a dwelling and garage, to Waverly P. Cohen.

EAST ORANGE, N. J.—Sarah B. Clayton purchased the new 16-fam. apartment house 177 Prospect st from Granite Realty Co. The buyer gave in part payment the business property 217 to 223 Halsey st, Newark, which is in close proximity to Broad and Market sts. The sale, which involved about \$200,000, was negotiated through the office of Murdock, Montclair.

EAST ORANGE.—Sarah B. Clayton bought the new 16-fam. house 177 Prospect st from Granite Realty Co. The buyer gave in part payment the business property 217 to 223 Halsey st, Newark. The sale involved about \$200,000.

HOBOKEN.—American Lead Pencil Co. bought from Louis Hengstler the factory at 1016 and 1024 Clinton st, on lot 125x100, for \$37,000.

JERSEY CITY.—Isaac Smith sold for Benjamin Treier to Joseph Garolis the flat, on lot 40x100, at 22 and 24 Olean av.

JERSEY CITY.—Stoeckel Realty Co. sold for Vanderbeek estate 737 Bergen av, a store building, to Samuel Ruskin.

JERSEY CITY.—Louis J. Eisele and Margaret Cagney bought from the John Pennington estate 12 dwellings in the Hudson City section, 42 to 44 Irving st, 26 to 28 Graham st, 117 to 119 and 126 to 128 North st.

JERSEY CITY.—Isidor Asnes bought from Herman Bojunga 206 Jewett av, a dwelling, on lot 24x142.

MONTCLAIR, N. J.—August F. Mack, president of Cosmopolitan Shipping Co., bought the house on the south side of Melrose pl, near Clinton av. F. M. Crawley & Brothers, of Montclair, were the brokers.

MOUNTAIN LAKES, N. J.—Dawnview Hall, a dwelling of the old Virginia type, has been purchased by William H. Hill of Manhattan. The house is surrounded by parked land and commands a wide view of the surrounding country.

MOUNTAIN LAKES, N. J.—George W. Fisher purchased a small villa from Mountain Lakes, Inc., located on a plot 100x166, with a frontage of 100 ft. on Pollard rd, and overlooking both Wildwood and Mountain Lakes.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Louis W. Steiner to Samuel Sodowich the dwelling at 163 Seymour av, south of Clinton av, 28x100.

NEWARK.—Charles P. Gillen & Co. sold for Bertha Oster the flat at 186 Elizabeth av to Gustave Schmidt.

NEWARK.—Charles P. Gillen & Co. sold for William J. Fitzsimmons the dwelling at 872 Beaumont pl to Dr. John N. Wittpen.

NEWARK.—Charles P. Gillen & Co. sold for Allen B. Luschar to James A. Bray the flat at 370 South 12th st.

NORTH BERGEN.—Emanuel Provenzano bought from Joseph H. Rudiger 922 Angelique st, a dwelling, on lot 25x100.

WEST NEW YORK.—Oscar Millimet sold the 4-sty store and apartment building, on lot 25x140, at 581 Bergenline av to Edward Fleckenstein.

PELHAMWOOD.—Fish & Marvin, through the Pelham office, sold 3 lots on Highbrook av. The property was held at \$8,000.

PELHAM.—Fish & Marvin sold for Mrs. Agnes S. Rush of New Rochelle her new residence situated on Young av to Arthur Hirsch of Chicago, who intends to make this his residence. The property was held at \$18,000.

TARRYTOWN, N. Y.—Robert E. Farley Organization sold a plot on Millard av, Philipse Manor, to H. G. Larzelere of New Rochelle.

GARDEN CITY, L. I.—Glenn H. Curtiss, the aeroplane manufacturer, purchased the \$200,000 Gage T. Tarbell estate on Stewart av and Nassau blvd. A mile away Mr. Curtiss recently erected a plant, costing about \$500,000, for experimental work.

GLEN COVE, L. I.—Pease & Elliman sold for Francis L. Hlue, president of the First National Bank, his former residence.

LITTLE NECK, L. I.—John M. Riehle sold for Long Island Sound Realty Co. two plots at

Marathon Park to Douglas G. Stuart, who has started work on an all-year residence.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Robert T. Maguire his "Barnacle" on the Shinnecock Hills, to Mrs. John H. Merice.

BAYONNE, N. J.—A plot of 16 lots at the southwest corner of Av E and East 23d st has been purchased by Standard Oil Co. as a clubhouse site for its employes. The property, which has a frontage of 175 ft. and a depth of 198, was sold by Consumers Coal & Ice Co. for \$32,500.

BAYONNE, N. J.—Standard Oil Co. bought from Ralph G. Packard the property, 231x500, in the south side of 30th st, near Av H, in the Constable Hook section.

HARRISON, N. J.—United Motors Co. purchased from Hyatt Roller Bearing Co. its plant, consisting of six 4 and 8-sty brick factories. Included in the sale are 24 vacant lots in Mid-dlesex, 4th, Somerset and Hunterdon sts.

HOBOKEN, N. J.—Prudential Insurance Co. sold to the Seventy Hudson St. Inc., the 7-sty Terminal Building, 68 and 70 Hudson st having 55 ft. frontage in Hudson st and 103 ft. depth, for about \$128,000. The company took back a \$113,000 purchase money mortgage for five years at 5 per cent.

JERSEY CITY.—Frank E. Older sold for W. J. Webster to Richard Dorison a 2-fam. dwelling, 38x100, at the southeast corner of Claremont and Bergen avs.

JERSEY CITY.—Frank E. Older sold for Catherine Kilroy to Samuel Soled 740 and 742 Grand st.

JERSEY CITY.—United New Jersey Railroad & Canal Co. sold to James Billington a plot 150x254, on the north side of Magnolia av, and two plots on the south side of Magnolia av, near Summit av.

MONTCLAIR, N. J.—Ex-Mayor Ernest C. Hinek, of Montclair, sold the 3-sty dwelling at the southeast corner of Lincoln st and Mad-

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ison av. It is on a plot 315x200, and was held at \$37,000. The new owner is Saide L. Vimpher, who gives in part payment a 2-sty dwelling in Park st, on a plot 150x100. This property was valued at \$15,000. The sale was made by Hugh & Taylor.

MOUNTAIN LAKES, N. J.—H. C. Knapp purchased a dwelling of the Italian villa type, occupying a plot 100x310 ft., on Morris av.

NEWARK, N. J.—Edward A. Daly sold for Arctic Stores Co. to Hudson Distributing Co. the 3-sty brick and steel warehouse, 185x225, 108 to 114 Academy st.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for estate Frank Weber the store and apartments, 28x105, 55 Camden st, at the northwest corner of Cabinet st, to Mrs. Dina Segal.

RIVERDALE, N. J.—Batson Farm Agency, in conjunction with Hinck & Hendrickson, sold the George Seaman farm to Beebe Marshall.

NYACK, N. Y.—James H. Cruikshank sold to George A. Leitner, the "Bradshaw" property, consisting of a 14-room dwelling and 1 acres of land. H. J. McGinley of Nyack was the broker.

PELHAM.—Fish & Marvin sold Lieutenant James M. Fallen Jr.'s residence on Clay av, held at \$9,000, to James A. E. Ackland, of Hackensack, N. J.

PELHAM.—Fish & Marvin rented for John F. Fairchild his house on Pelhamdale av to A. H. Campbell of Gedney Farm, White Plains.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a corner plot in the Murray Hill section to D. Branch Warwick. This plot is to be added to the holding which he is now improving.

WHITE PLAINS.—Porter & Co. sold to Frank C. Banister for occupancy the residence 89 Fisher av, on plot 105x177, corner of Tibbits av.

RECENT LEASES.

Government Leases.

United States Government procured through M. & L. Hess, Inc., agents, from the 14th Street Realty Company (Jesse I. Strauss, president,) the nine-story and basement building at 56 West 14th street, running through to 55 to 65 West 13th street, with a frontage of 25 feet in 14th street and 100 feet in 13th street, and a depth of 206 feet, having a total floor area of 117,000 square feet. The building will be occupied by the United States Government Quartermaster's Department, for distribution purposes. Extensive alterations are being made. This building was formerly a part of the Macy Store. This lease completes the rental of all of the space formerly occupied by the R. H. Macy establishment. Considerable space in the old retail shopping district has been taken over for the use of the Government or by firms with large Government clothing contracts. The same brokers recently leased 170,000 square feet in the former O'Neill-Adams Building, on the west side of Sixth avenue, from 20th to 21st streets, to Henry Sonneborn & Company, and large space in the building at the northwest corner of Sixth avenue and 19th street to the Lazarus Raincoat Company. Space has also been taken in the old Simpson-Crawford Building at the southwest corner of Sixth avenue and 20th street by Siegel Brothers & Goodman. The store at this location has been leased by the United States Government for the Quartermaster's Department, which has also acquired additional space in the former Macy store properties at Sixth avenue and 13th street and at Sixth avenue and 14th street.

Government Leases Warehouse.

William Vincent Astor has leased for the Government, for military purposes, the large storage warehouse at 410 and 412 West 14th street, extending through to 411 to 417 West 13th street, now occupied by the California Wine Growers, Association, whose lease expires May 1.

\$500,000 Lease in Beaver Street.

Richard A. Carroon and George Evlenko leased from the Estate of Andrew C. Zabriskie, the four-story building at 48 to 54 Beaver street, for twenty-one years. The properties have a combined frontage of 80 feet. The lease is on a net rental basis, and with the improvements to be made by the lessees, will involve about \$500,000. Charles F. Noyes & Company were the brokers.

Store Lease on Broadway.

The St. Regis Eating Place, leased from the Regal Shoe Company, a store

in the building at the southwest corner of Broadway and 50th street, comprising a portion of the Broadway front, and including the entire store and basement in the adjoining building in 50th street. About 6,000 square feet of space is involved. The premises are now being extensively altered, and upon their completion the corner store will be occupied by the Regal Shoe Company as a branch. The lease to the restaurant is for a term of twenty-one years, and involves about \$350,000. The property is located in the center of activity on this portion of Broadway, the recently completed Rivoli Theater being diagonally opposite, and the new Capital Theatre is to be constructed on the block further to the north. Herbert Hecht & Company and Harris & Vaughan negotiated the lease. The same brokers also closed the original lease to the Regal Shoe Store Company, which runs for sixty-three years.

Lexington Opera House Lease.

George P. Grundy, who conducts the Grand Central Palace Dancing Carnival, leased the Lexington Opera House, at Lexington avenue and 51st street. Mr. Grundy, who will get possession as soon as the tenancy of the Chicago Opera Company expires, will run a popular-priced theatre. The building was erected by Oscar Hammerstein, and the Manhattan Life Insurance Company acquired it as a result of a foreclosure proceeding. It is now owned by the Frank Gersten Realty Company.

Lunch Company Leases.

Charles F. Noyes Company leased for William P. Douglas to the Belmore Lunch Company the building 26 East 23d street for a term of years at an aggregate rental of about \$75,000. The lessees now occupy the ground floor and basement of 24 East 23d street, adjoining, which was leased to them four years ago through the same brokers. The Noyes Company leased to the Belmore Lunch Company last week 296 Broadway, and it is understood that several other negotiations are pending for locations. Jacob Richman, president of the leasing company, in commenting on his recent activity in securing locations stated: "My experience of twenty years indicates to me that there is a splendid opportunity at the present time to obtain valuable locations for lunchroom purposes. The company that I represent has a dozen locations on prominent thoroughfares, and we feel that the renting conditions throughout the city warrant us in taking prominent locations at this time, before rentals increase."

Manhattan.

AMES & CO., INC., leased for Dyckman estate, represented by Edward Corning, the building at 218 and 220 West 84th st at an aggregate rental of \$350,000 to Lee & Lichtenstein.

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrill & Condit Building to Mooney Kosofsky and Noes & Co.; the store at 1997 Broadway to David Robinson; the 3d floor at 46 West 35th st to Harry Geffen, and an apartment at 27 West 67th st to Willard L. Metcalf.

ALBERT B. ASHFORTH, INC., leased apartments in the following buildings: at 152 West 58th st to Mrs. Rosa B. Clark; at 140 West 55th st to Mrs. Grace Martindale, Ernest Flagg Dunham, Melvin Wolk and Grace Devlin; at 204 West 118th st to Ada Sadov and Henry Leiner; at 124 West 55th st to Ernest Lawford, Lucia Fairchild Fuller, Frank Burbeck, Miss Sarah E. M. Harvey, Margaret J. Powers and Walter M. Werner, and at 33 West 67th st to Mrs. Mabel Mordhors and John G. Hammond.

ALBERT B. ASHFORTH, INC., leased the store at 1997 Broadway to David Robinson.

ALBERT B. ASHFORTH, INC., leased apartments in the following buildings: 39 West 67th st to E. C. Weiskopf, M. A. Goldstein, Miss Anne McTighe, Theresa F. Bernstein, John D. Baxter; 15 West 67th st to Mrs. Helen A. Bererton; 27 West 67th st to Luigi Cuieli, Percy Heineman; 140 West 55th st to J. Leonard Gardier, Florence Ryan, Mrs. Liela McBirney, Victor B. Zeman, Mrs. Rae Martin; 148 West 57th st to Benjamin C. Helm; and at 6 East 30th st to James S. Maher.

WRIGHT BARCLAY, INC., leased the 3d loft in the building at 29 West 21st st to Paul Puttmann; also the 4th loft to Kopp Dress Co. The 2 leases complete the renting of the building.

BASTINE & CO., as agents, leased the 2d floor at 31-33 West 21st st to Ladenheim Bros., 4th floor to Leo Wertheim; this completes the renting of the building; 5th floor front 15 West 26th st to Hutner Bros., 8th floor rear to

Reich & Sachwald, 4th floor front to Nitzberg Embroidery Works, 8th floor front to Wear-Well Dress Co.; this completes the renting of the building; 9th floor rear 112 East 19th st to M. L. Kahn; and space at 236 Eldridge st to I. Konis and J. Archein.

BELMORE LUNCH CO., Jacob Richman, president, leased from William P. Douglas the building at 26 East 23d st at an aggregate rental of about \$75,000. Charles F. Noyes Co. was the broker in the lease.

BRETT & GOODE CO. leased the store and basement at 68 to 70 West 14th st, in the former Henry Siegel Building, to Samuel W. Steel for department store known as "Murray's." Herbert Hecht & Co. represented the tenant. The same brokers also leased space at 7 to 11 West 45th st to Daniel C. Roberts, and at 202 and 204 Centre st a floor to Samuel N. Katz, Inc., printers.

COLUMBIA CORRUGATED CO. leased space in the old Cammeyer building, corner of 6th av and 20th st, and the large store on the corner has been leased to the "Outlet." Cammeyer Co. holds the property under lease from Rhinelander Real Estate Co.

DUROSS CO. leased for Norlin Realty Co. to Antonio Cracco the northerly store on 6th av in the new building at the northeast corner of 6th av and 9th st for 5 years.

HORACE S. ELY & CO. rented for M. M. Hayward & Co. the lofts at 427 and 429 Broadway, at the southwest corner of Howard st, to Wilmerding, Morris & Mitchell.

DOUGLAS L. ELLIMAN & CO., INC., leased for Pease & Elliman the parlor floor at 22 West 47th st to Henry Burg, women's tailor.

DOUGLAS L. ELLIMAN & CO. leased for the 5th Av. & 74th St. Co. an apartment of 15 rooms and 4 baths at 927 5th av, corner of 74th st, to Hamilton Carhart, formerly of Detroit, Mich.

J. B. ENGLISH leased for James Miller Realty Co. to F. E. Cheesman the upper part of building at 1554 Broadway.

J. ARTHUR FISCHER leased for M. Naftal to American Knickerbocker League the 1st loft at 787 6th av.

FRANK L. FISHER CO., in conjunction with A. H. Mathews, leased for New York Life Insurance and Trust Co. 514 West 25th st to Dings & Schuster.

WILLIAM F. FUERST, INC., leased the 6th loft at 12 West 18th st to William Silver, Inc., which completes the renting of the building.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased lofts at 46 West 21st st to Samuel Semmelman and Superior Cloak Co. and at 48 and 50 West 21st st to Borer & Taffel, B. Masur and H. I. Davis & Co., and apartments at 611 West 136th st to O. S. Humphrey, at 111 East 56th st to A. deW. Little and R. Bergere and at 805 Lexington av to M. Viego.

HENRY HOF leased for Kernan Flynn the 2-sty garage at 157 East 25th st to Broadway Local Express Co.

HUBERTH & HUBERTH leased the store at 1794 Broadway to Harry J. Everall, Eastern distributor of the Roamer car.

C. ROYCE HUBERT and Houghton Co. leased the dwelling at 215 West 70th st to Richard E. Welch.

PHILIP JESELSON leased for Union Title & Mortgage Co. to Premium Press space in the 9th loft of building at 241 and 245 West 37th st.

LAKIN & DINKELSPIEL leased a store at 757 6th av to M. A. Savaides.

J. EDGAR LEAYCRAFT leased the property at 177 Essex st to J. Blumberg.

SAMUEL H. MARTIN leased space at 1974 Broadway to Charity Organization Society of New York.

A. H. MATHEWS leased for New York Life Insurance & Trust Co. the building at 514 West 25th st to Dings & Schuster.

CHARLES F. NOYES CO. leased the store and basement at 50 Lispenard st to David and George Bickerton and Edward G. Regan at \$1,600 per annum.

CHARLES F. NOYES CO. leased for Louis Ferguson, represented by Cross & Brown Co., to the Coastwise Warehouse, Inc. the 6-sty building 656 to 662 West 30th st, corner of 12th av, containing 35,000 sq. ft.

THOMAS J. O'REILLY rented for H. E. Krebbel the furnished apartment on the 5th floor at 152 West 105th st to Mrs. E. T. Mackin.

PEASE & ELLIMAN sublet for Gillespie Kinports & Beard part of the parlor floor at 311 5th av to Morris Kreisberg, a tailor; for Mrs. I. R. Kimball her apartment at 176 West 87th st to Mrs. M. W. Waters; for Mrs. E. R. Wylie her apartment in "Harperly Hall," at 64th st and Central Park West, to Mrs. W. Storrs; for Henry Edelman at 54 Morningside Drive West to Mark B. Currie; and for Mark W. Brenen at 101 West 72d st to Misses Ida L. Vanniman and Irene Seiberling.

PEPE & BROS. leased, furnished, for Major J. Z. Lowe to a Mr. Crowle the 3-sty dwelling, on lot 22x103, at 142 West 11th st, between 6th and 7th avs.

PEPE & BROTHER leased furnished apartments as follows: at 23 East 9th st for M. Clayton, Jr., to C. Boyesen; at 60 West 10th st to Miss A. Alloway for S. W. Crolly; at 303 West 4th st to T. Tolerton for Mrs. Harry S. Koch.

GEO. R. READ & CO. leased space in the Constable Building, 111 5th av, for executive offices, to the Board of Foreign Missions of the Methodist Episcopal Church, in addition to the space already occupied by them; also space to Tamaulipas Oil Co. in the same building.

GEO. R. READ & CO. leased the store and basement at 1166 Broadway to Miller Bros. Hat Co., Inc.

GEO. R. READ & CO. leased for William C. Walker's Sons, agents, the building at 209 Washington st, between Barclay and Vesey sts, to H. Gottlieb & Brothers of Philadelphia.

GEO. R. READ & CO. leased the upper part of the building at 23 William st, containing over 12,000 sq. ft., to Wm. H. McGee & Co., marine insurance underwriters; also sub-leased the top floor to Block, Earl & Manuel, Inc., marine insurance brokers.

M. ROSENTHAL CO. leased the 9th floor at 38 West 26th st to T. Weinberg & Sons.

FRED'K SOUTHACK & ALWYN BALL, JR., leased to Retail Merchandising Co. space in the Brunswick Building, aggregating \$50,000, and with Eaton, Crank & Pike in the same building for \$23,000.

FRED'K SOUTHACK & ALWYN BALL, JR., leased in the building at 329 5th av 2 floors, aggregating \$6,450, to Ansonia Waist Co. and Triangle Fur Co.

FRED'K SOUTHACK & ALWYN BALL, JR., leased for William Vincent Astor about 40,000 sq. ft. store and basement at 546 and 548 Broadway to Calef Bros., jobbers in cotton goods and kimono; also the store and basement at 292 Church st for James A. Hearn estate to Kanter, Aaronvitz & Morris Weintraub & Son; and the building at 300 Church st for J. W. Cushman & Co. to E. M. Merblum.

SPEAR & CO. rented for Moses Samuels the building at 415 Lafayette st to L. Barth & Son.

STUYVESANT TRANSPORTATION CO. leased, with option to purchase, for \$108,500, the 5-sty garage, 100x103.3, at 525 to 531 East 15th st, near Av B, from East Side Fireproof Stabling and Storage Co.

JAMES N. WELLS' SONS leased for the Moore estate, for 21 years, the 7-sty building, 533 to 539 West 21st st, to the Towers Stores, Inc., which will occupy the entire building as a storage warehouse after extensive alterations.

WHITE-GOODMAN leased the 3d loft at 688 Broadway to I. Moskowitz.

WHITE-GOODMAN leased the top loft at 573 Broadway to J. Robinson & Co., and the 3d loft at 688 Broadway to I. Moskowitz.

WHITE-GOODMAN leased to Spanish-American Democratic Club the ground floor at 116 East 18th st; also to Kuhmarker Mfg. Co. 20,000 sq. ft. in the store and basement at 149 to 155 West 24th st; also to M. Blank the 1st loft at 101 Prince st, and to Palm Knitting Co. the 10th loft at 140 to 144 West 22d st.

D. ZUCKERMAN CO. leased the 6th boor at 48 and 50 West 21st st to Packer & Cohen; the 6th floor at 346 6th av to Nifty Dress Co., and the 3d floor at 33 and 35 East 21st st to Brill & Wechsler Bros.

D. ZUCKERMAN CO. leased the 3d floor at 132 West 22d st to Dokshizky & Feder; the 3d floor at 22 East 22d st to Marie Oliveri, and the 8th floor at 142 West 26th st to Kletske Costume Co.

REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed agents for 64 West 107th st, apartments.

LEWIS H. MAY CO. have been appointed agents for the property at 112 7th av.

ROYTON REALTY CO. is the buyer of 1854 7th av, sold recently by Mrs. John Martin.

WILLIAM A. SINCLAIR is the buyer of 7 West 101st st, sold by Frank L. Fisher Co.

PEPE & BRO. have been appointed agents for 200, 204, 206, 214, 216 and 218 West Houston st.

IDA STERN is the purchaser of 62 East 129th st, sold recently by Earle & Calhoun for Susan E. Blodgett.

SARAH HAFNER is the buyer of the 5-sty new-law tenement at 64 Vermilyea av, sold last month.

HENRY HOF has been appointed by Mrs. Mary E. Gallager agent for the premises at 333 East 38th st.

REMSEN DARLING has become associated with the mortgage department of Charles B. Van Valen, Inc.

JAMES H. CRUIKSHANK was the buyer of the flat at 7 West 101st st, sold recently by Eversley Childs.

FRED'K SOUTHACK & ALWYN BALL, JR., negotiated a loan of \$650,000 for Rockwood Manufacturing Co.

NEHRING BROTHERS have been appointed agents of 2159 to 2163 Morris av, two 5-sty apartment houses.

H. J. SCHUM has been appointed agent for 436 to 442 West 29th st, 366 West 31st st and 535 West 40th st.

SAMUEL MOORE is the buyer of 348 to 350 Water st and 357 and 359 Water st, sold by Alliance Realty Co.

PAYSON McL. MERRILL CO. INC., has been appointed agent of 350 and 352 Lexington av and 32 East 40th st.

CHARLES B. VAN VALEN has been appointed agent for the properties 136 East 26th st and 342 West 18th st.

JAMES KYLE & SONS have been appointed agents for the 5 buildings at the southwest corner of 3d av and 72d st.

DIME SAVINGS BANK, of Brooklyn, is the buyer of 65 to 73 Fleet st, old dwellings, through John F. James & Sons.

THOMAS J. O'REILLY has been appointed agent by Emigrant Industrial Savings Bank of the 3-sty dwelling at 115 East 24th st.

M. MOSESON is now associated with Lewis H. May Co. and has taken over the management of their loft renting department.

HARRY ARONSON is the buyer of the 6-sty building, northeast corner of 1st av and 31st st, recently sold by George Rosenfeld, Inc., for General Optical Co.

FRED'K SOUTHACK & ALWYN BALL, JR., were the brokers representing the owners in the lease for 21 years to Samuel Cox property in East 24th st for \$126,000.

PEASE & ELLIMAN have been appointed by Judge Elbert H. Gary agents of the 40-ft. dwell-

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ing at 855 5th av, adjoining his own residence at the south corner of 67th st.

CHARLES HOFFMAN and Gerson Robinson are the buyers of the loft building at the northeast corner of 1st av and 31st st, reported sold recently by General Optical Co.

CHARLES F. NOYES CO. has been appointed exclusive managing agents by Charles E. Loew covering the property 24 to 30 Cherry st, 1 to 5 Oak st, 284, 390 and 392 Pearl st.

CHARLES F. NOYES CO. was the broker in the sale for Central Trust Co. to Jeremiah F. Donovan of 133 Mercer st, an 8-sty fireproof loft building. The property was assessed and valued at \$40,000.

CHARLES G. KELLER, formerly with Louis Schrag, has opened offices at 109 West 23d st, where he will conduct a general real estate business, specializing in the 23d st district, in rentals and management.

CHARLES F. NOYES CO. has been appointed exclusive managing agents for the 18-sty Broadway-Maiden Lane Building, at 170 Broadway, southeast corner of Maiden la. The building rents for about \$325,000 per annum.

AT A MEETING of the Real Estate Owners' Association held last night at Turn Hall, Lexington av and 85th st, addresses were made by John P. Finnerty, first deputy tenement house commissioner; Robert E. Dowling and Edward P. Doyle.

GUARDIAN HOLDING CO., of which Mrs. Jenny K. Stafford is president, is the buyer of the new 13-sty apartment house at the northeast corner of Madison av and 72d st, reported sold last week by Klein & Jackson through Pease & Elliman. The property was held at \$850,000.

GEORGE OSCAR FOWLER, 76 years old, a veteran of the Civil War, and for years engaged in the real estate business at Whitestone, died Tuesday at his home, 6 West 17th st, Whitestone, following a stroke of apoplexy which he suffered on January 28th last. He is survived by two daughters and two sons.

GOODALE, PERRY & DWIGHT, INC., announce the removal of their main office from 5 East 23d st to the store at 137 West 23d st, between 6th and 7th avs. The opening of the 7th av subway in the near future, together with the existing lines of transit, makes their new location convenient to all parts of the city.

RECEIVERS of Atlantic Dock Co. have received permission from Supreme Court Justice Manning of Brooklyn to sell the Times Square Hotel at 206 West 43d st to Newgold Hotel Corp., the lessee, for \$170,000. The hotel is 10 stories in height and covers a plot 30x100.5. The sale was originally reported last September.

FRED'K SOUTHACK & ALWYN BALL, JR., have been appointed agents for the upper floors in the building at 329 5th av, between 32d and 33d sts; also for 224 East 24th st, a 4-sty building; 2 West 33d st, recently occupied by the Chatham & Phenix National Bank; building at 618 6th av, and the 2d floor at 1375 to 1383 Broadway.

CHARLES F. NOYES CO., the broker who, with Geo. R. Read & Co., negotiated the lease for the Harter Corporation of the building 235 to 238 West st, and 81 to 87 Beach st, to Carter Macy & Co., tea importers, announces that the firm will not vacate its Pearl st offices, where it has been located for many years. The West st premises will be used entirely for blending, packing and warehouse purposes. The aggregate rental involved was about \$100,000.

AT A MEETING OF THE Murray Hill Taxpayers' Association held recently, the following officers and directors were elected: President, Michael J. McCauley; 1st vice-president, Thomas M. Bresnan; 2d vice-president, Dr. Dennis J. McDonald; secretary, Pierre M. Clear; financial secretary, Louis Moeschel; treasurer, Henry Hof. Directors: Michael J. McNamara, Charles Pfeiffer, Charles W. Eidt, Frank J. Lynch, John J. Killian, Peter Seery, Edwin M. Young and James N. Dobbie.

HEIRS OF THE ESTATE of Martin Grossman bought in the property of the Grossman estate at the auction by Henry Morgenthau, Jr., on January 8, incorporated at Albany on

Wednesday. Nitram Realty Co., with J. L. Evans, M. J. and K. E. Grossman, directors, capitalized at \$15,000 to take over the 4-sty building, 70x132.2, at 31 to 35 East 4th st, and Namesorg Realty Co., same directors, capitalized at \$10,000, to hold the 4-sty tenement, 130x54, at 2157 Crotona av, and two 3-sty dwellings, 40x145.9, at 3762 and 3764 Park av.

REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	130	182	130	182
Assessed Value	\$9,297,180	\$10,917,200	\$811,275	\$647,180
No. with consideration	19	20	\$959,800	\$857,200
Consideration				
Assessed Value				

Mortgages.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	61	81	613	876
Amount	\$1,170,410	\$1,601,598	\$33,980,680	\$62,930,070
To Banks & Ins. Cos.	10	14	111	103
Amount	\$329,500	\$412,000	\$5,042,913	\$7,471,614
No. at 6%	31	36	\$5,840,900	\$9,412,600
Amount	\$369,510	\$568,030		
No. at 5 1/2%	3			
Amount	\$157,000			
No. at 5%	16	20		
Amount	\$370,000	\$641,303		
No. at 4 1/2%		1		
Amount		\$25,000		
No. at 4%				
Amount				
Unusual Rates				
Amount				
Interest not given	11	24		
Amount	\$273,900	\$367,265		

Mortgage Extensions.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	255	441	255	441
Amount	\$6,127,283	\$14,299,700	\$6,127,283	\$14,299,700
To Banks & Ins. Cos.	47	94	47	94
Amount	\$3,652,750	\$8,898,900	47	94

Mortgage Extensions.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	39	46	142	281
Amount	\$1,564,475	\$7,714,000	\$6,539,625	\$18,180,725
To Banks & Ins. Cos.	26	26	55	136
Amount	\$1,182,950	\$6,910,500	\$4,027,100	\$13,642,575

Building Permits.

	1918		1917	
	Feb. 2 to 8	Feb. 3 to 9	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	7	4	933,000	\$175,000
Cost	\$933,000	\$175,000	\$121,200	\$369,525
Alterations				

	Jan. 1 to Feb. 8	Jan. 1 to Feb. 9
New Buildings	20	44
Cost	\$2,414,700	\$4,939,800
Alterations	\$792,746	\$1,607,445

BRONX. Conveyances.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	91	119	177,875	\$197,300
No. with consideration	10	13		
Consideration				

Mortgages.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	34	65	259	322
Amount	\$210,185	\$419,576	\$1,284,193	\$2,398,879
To Banks & Ins. Cos.	1	9	6	29
Amount	\$43,000	\$258,000	\$138,000	\$572,350
No. at 6%	13	30		
Amount	\$82,030	\$157,056		
No. at 5 1/2%	6	4		
Amount	\$62,100	\$21,000		
No. at 5%	7	1		
Amount	\$46,980	\$162,115		
No. at 4 1/2%	3	2		
Amount	\$10,800	\$10,000		
Unusual rates	1	2		
Amount	\$1,575	\$6,905		
Interest not given	4	16		
Amount	\$6,700	\$62,500		

Mortgage Extensions.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
Total No.	8	22	259	322
Amount	\$342,300	\$557,155	\$1,284,193	\$2,398,879
To Banks & Ins. Cos.	2	2	6	29
Amount	\$199,500	\$59,000	\$138,000	\$572,350

Building Permits.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings		4	36	114
Cost		\$26,400	\$784,300	\$2,504,605
Alterations		\$15,450	11	30
Amount		\$337,750	\$337,750	\$725,200

BROOKLYN. Conveyances.

	1918		1917	
	Jan. 31 to Feb. 6	Feb. 1 to 8	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.	404	513	1,774	2,380
No. with consideration	52	33	162	287
Consideration	\$487,230	\$289,087	\$1,355,078	\$4,489,837

Mortgages.

	1918		1917	
	Jan. 31 to Feb. 6	Feb. 1 to 7	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.	209	409	209	409
Amount	\$806,405	\$1,778,892	\$806,405	\$1,778,892
To Banks & Ins. Cos.	34	68	34	68
Amount	\$296,850	\$339,200	\$296,850	\$339,200
No. at 6%	136	213	136	213
Amount	\$276,775	\$814,230	136	213
No. at 5 1/2%	34	81	34	81
Amount	\$298,450	\$410,350	34	81
No. at 5%	20	68	20	68
Amount	\$115,630	\$379,450	20	68
Unusual rates	1	6	1	6
Amount	\$1,100	\$23,990	1	6
Interest not given	18	41	18	41
Amount	\$114,450	\$150,872	18	41

	1918		1917	
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7	Jan. 1 to Feb. 6	Jan. 1 to Feb. 7
Total No.	936	1,662	936	1,662
Amount	\$3,937,379	\$7,325,573	\$3,937,379	\$7,325,573
To Banks & Ins. Cos.	139	284	139	284
Amount	\$876,500	\$2,164,050	139	284

Building Permits.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	26	84	94	532
Cost	\$210,700	\$733,700	\$1,305,850	\$4,150,200
Alterations	\$32,200	\$85,705	\$277,771	\$345,375

QUEENS. Building Permits.

	1918		1917	
	Feb. 1 to 7	Feb. 2 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	12	44	12	44
Cost	\$34,075	\$132,920	\$34,075	\$132,920
Alterations	\$7,080	\$40,300	\$7,080	\$40,300

RICHMOND. Building Permits.

	1918		1917	
	Feb. 1 to 7	Feb. 1 to 8	Jan. 1 to Feb. 7	Jan. 1 to Feb. 8
New Buildings	7	12	21	60
Cost	\$68,550	\$19,205	\$113,150	\$198,615
Alterations	\$52,350	\$5,480	\$55,625	\$22,133

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ONE of the principal features of the seventh annual convention of the National Association of Building Exchanges, that has been in session in Pittsburgh, Pa., during the past week, was the presentation and recommendation of resolutions declaring that the wish of the builders of the United States was to get into close touch with the Government and render it the most efficient aid in return for protection to the building industry. All the facilities of the national body were pledged to President Wilson, to be at his disposal while the war shall last. At the opening session of this convention it was recommended that an advisory construction board be established at Washington, D. C., for the purpose of acting in harmony with the Governmental activities and to keep the war boards informed accurately as to the supply of building materials, labor and capital and to obtain in return such consideration from the Government as will sustain the industry on a basis of organized efficiency.

It has been generally recognized that the war has, to all intents and purposes, demoralized the building industry. Not only in particular localities, but broadcast over the entire nation the effects have been felt. Practically the only line of building activity that has proceeded to any important extent during the past year has been that type of operation made necessary by the greatly enlarged program of military and naval warfare. Private construction has been confined to comparatively few dwellings and buildings for housing or community purposes, and at the present time there is a decided lack of facilities for housing and for the transaction of local business.

Common Brick.—The market for Hudson River common brick is exceedingly dull, and no increase in activity is anticipated until there is a general improvement in the building situation in the Metropolitan district and the adjacent territory. Only one barge load of brick was taken out of the market this week, but there have been a few new inquiries that indicate an undercurrent of life that will undoubtedly result in substantial orders as soon as the weather permits a general resumption of construction work. The ruling price in this market is unchanged from the \$10 level that has now maintained for nearly a month, and no movement from this figure is anticipated at this time. The Raritan situation is unchanged. No business is possible in this market as long as the river and harbor is ice-bound, and it will require two or three weeks of favorable weather before the conditions will be such that shipments can be made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 8, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none. Sales, 1. Distribution: New Jersey, 1.

Structural Steel.—Although the demand for fabricated material for building construction in the local territory is light, there are long delays and numerous difficulties entailed in obtaining the delivery of those orders that are placed, and no additional life is anticipated until there are signs of improvement in the mill and railroad situations. On account of the Federal orders, fuel shortage, transportation congestion and other factors, fabricating mills are not actively soliciting new business, and in some instances have been known to return current orders, with the request that customers withhold them for a time or at least until the congestion is

relieved. During the past week the cold and stormy weather has held up what little work was in prospect, and while the condition lasts no improvement is possible. The thaw of the latter part of the week was most welcome, and the builders and material dealers join in the hope that it will prove to be the end of the extreme cold for this year. There are a number of new building projects about ready to be started, but that have been held in abeyance on account of the weather. With favorable conditions it will be possible to commence these operations in a week or two at the latest, and this would materially increase the interest in the building situation in this city.

The markets for building materials and supplies have been uniformly quiet during the past week. There has been a lack of orders and inquiries, but prices have remained practically stationary at the high levels that have now maintained for some time. Had there been a large volume of orders current the situation in the wholesale markets would have been aggravated because of the fact that the railroad congestion is still acute and deliveries only possible when materials are consigned for actual Government work. The ice-congested condition of the rivers and harbor have also complicated the delivery of materials, as it has been impossible for lighters and barges to make any degree of progress. Favorable weather conditions for a week or so would have a most beneficial effect upon the building interests and would hearten them to a great extent. There is a large volume of important work in prospect, and good weather will assist materially in improving the general conditions so that many of these operations can be started.

Practically the only commitment of local interest was the order to the Passaic Rolling Mill Co. for 700 tons of steel for the National Lead Company plant, to be erected in Brooklyn. Other orders were for structures at a considerable distance from the Metropolitan zone. Although there have been quite a number of important structures recently planned, there is no likelihood that they will be started while the present critical situation maintains. Steel prices are unchanged from the federal control figure. This will remain in effect until March 31.

Lumber.—Delivery of new supplies from producing points is still at a low ebb, and as a consequence the stocks in the hands of the dealers in the local territory are badly depleted and broken. While there is a fair demand it is emanating principally from manufacturing consumers. At the present writing the building situation is halted owing to the weather and other deterrents, and only a minimum volume of business is coming from this source. There are a few inquiries, however, that indicate a better outlook for the spring months. The freight situation is the most potent factor at the present time in the lumber market and until the congestion is relieved to a point where deliveries are possible within a reasonable length of time the local dealers are bound to suffer from short stocks and a consequent inability to fill orders. The Government is taking an immense volume of lumber out of the market for its programs of shipbuilding and airplane construction, and it will be some time before the demands from this source are satisfied. Lumber prices are firm and with a decided tendency toward further advances for certain lines.

Portland Cement.—The principal difficulty in the market for this commodity is the railroad situation. Freight con-

gestion and embargoes has prevented the cement interests from doing the volume of business that might have been put through. There is a very satisfactory demand, and the outlook for the future is bright. To be sure, the bulk of the current business is emanating from the requirements of the Government, but there is a large volume of work of this character that will require immense quantities of materials. A representative of one of the leading cement manufacturers stated that his concern was doing a business that averaged up to about 75 per cent. of last year's bookings, which was considered excellent in the face of the conditions of the current year. It is thought that about three to six weeks will be required to untangle the freight situation, and by that time the business of the cement interests should be materially improved. There is no change in the wholesale price of Portland cement.

Window Glass.—There is hardly any activity in the market for either plate or window glass, and, according to the current outlook, there is every prospect that the production of this year is to be cut to the basis of 50 per cent. of the output of last year. This will be by order of the Federal Fuel Administration. There has recently been announced an increase of 25 per cent. granted to skilled workers, and this advance will undoubtedly mean an early increase in the price of window glass of approximately \$1 a box. Although there will be but half the usual output during the remaining weeks of the producing season, manufacturers are of the opinion that there will be sufficient for the small demand caused by the lack of building operations throughout the country. At the present writing there has been no change in the schedule of discounts, but revisions are likely at almost any time.

Wire Products.—Producers of both wire and wire nails report that the new demand for their output is only fairly active. The recent shut-down for a period of five days considerably decreased the output and upset their operating schedules. Wholesalers in the Metropolitan district state that they have but small supplies on hand, and that the congested freight situation is delaying what deliveries from the mills are possible. Stocks are badly needed, as the demand from consumers is firm and likely to increase. The prices that will maintain until April 1 are as follows: Wire nails, \$3.50, base per keg, and bright basic wire, \$3.35 per hundred pounds.

Cast Iron Pipe.—There is considerable of a demand for cast iron pipe for export, and a large volume of business could be undertaken in this line if it were possible to obtain ships for the transportation of this material. One local commission house stated that it is in the market for approximately 1,300 tons of cast iron pipe for export. Municipal orders are vastly more frequent than they have been for some months, and the outlook from these quarters is good. There is also an increased demand from private interests. Federal control prices for cast iron pipe continue as follows: 6-in., 8-in. and heavier, \$55.35, New York, and 4-in., \$58.35.

Hydrated Lime.—There is practically no market for this material, owing to the general recession of building operations in this vicinity. The manufacturers are greatly hampered by the railroad situation, and are only able to arrange for the shipment of that material that is destined for use in some project that is required to prosecute the war. There have been no changes in quotations since the last report.

CURRENT WHOLESALE PRICES.

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

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

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

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

North River common.....\$10.00@

Raritan common.....No quotation

Second hand common, per load of 1,500.....\$7.50@

Red face brick, rough or smooth, car lots.....\$21.00@

Buff brick for light courts.... 21.00@

Light colored for fronts..... 25.00@

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

Domestic Portland, Spot.....\$2.15@

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)...\$1.25@

Trap rock, 3/4 in. (nominal)... 1.35@

Bluestone flagging, per sq. ft. .17@

Bluestone curbing, 5x16..... .40@

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

Exterior—

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

10x12x12 in., per 1,000.....

12x12x12 in., per 1,000.....

Interior—

3x12x12 in., per 1,000.....

4x12x12 in., per 1,000.....

6x12x12 in., per 1,000.....

8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):

Eastern common.....\$1.90@

Eastern finishing..... 2.10@

Hydrated common (per ton). \$15.00@

Hydrated finishing (per ton). 15.43@

LINSEED OIL—

City brands, oiled, 5 bbl. lots. \$1.30@

Less than 5 bbls. 1.31@

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):

1 1/2 in. (nominal).....\$1.60@

3/4 in. 1.60@

Paving gravel.....No quotation

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

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft....\$42.00@

14 to 16 ft. 63.00@

Heart face siding, 4-4 & 5-4 34.00@

Hemlock, Pa. f. o. b. N. Y.

Base price, per M..... \$0.50@

Hemlock, W. Va., base price per M..... \$0.50@

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

Spruce, Eastern, random cargoes, narrow (delivered) 6. \$35.00@

Wide cargoes..... 37.00@

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@

Cypress lumber (by car, f. o. b. N. Y.):

Firsts and seconds, 1-in.\$63.00@

Cypress shingles, 6x18, No. 1 Hearts..... 10.00@

Cypress shingles, 6x18, No. 1 Prime..... 8.50@

Quartered oak..... 90.00@

Plain oak..... 68.00@

Flooring:

White oak, quartered, select...\$51.00@

Red oak, quartered, select... 51.00@

Maple No. 1..... 47.00@

Yellow pine, No. 1, common flat..... 39.00@

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

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

Masons' finishing in 100 lbs. bags, per ton.....\$15.00@

Dry Mortar, in bags, returnable at 15c. each, per ton... 8.25@

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

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale...\$1.25@

STRUCTURAL STEEL (Plain material at 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. \$0.47 1/2 @ \$0.48

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%

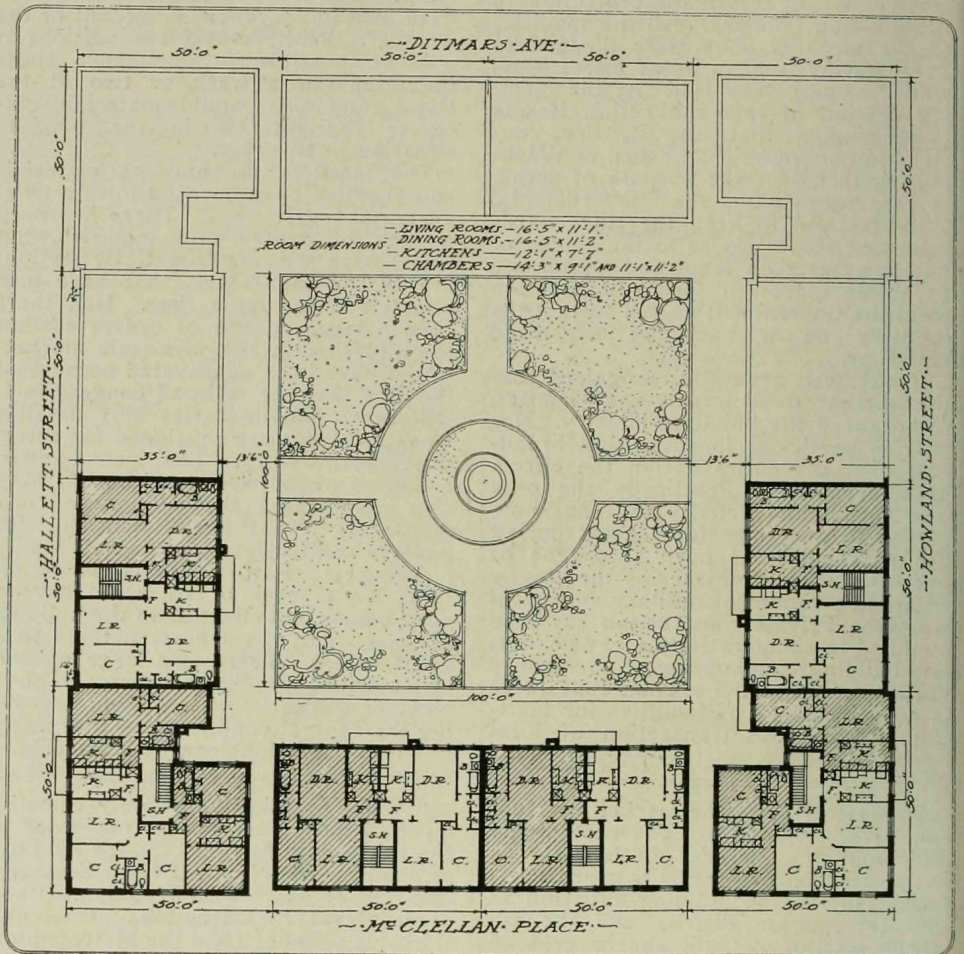
MULTI-FAMILY HOUSE DEVELOPMENT

Project at Astoria, L. I. Designed to Provide Accommodations for Workmen

SUITABLE housing for the accommodation of workmen is a problem that has lately absorbed considerable attention, so much so that President Wilson has been appealed to, in order to ascertain whether assistance can be expected from the Government. A unique layout has been designed by Andrew J. Thomas, architect, 137 East 45th street, Manhattan, that is adaptable to the outlying sections of this city, or other communities where land values have not reached a prohibitive figure. It has been proposed to develop this scheme at Astoria, L. I., on the block

and ventilation, and when landscaped and planted in an artistic manner, is destined to become an exceedingly attractive feature of the scheme. As the illustration shows there is no instance where the individual houses are no more than two rooms in depth. The corner buildings are 39 feet deep and the inside houses are planned with a mean depth of 35 feet.

Units in these buildings are arranged in suites of three and four rooms, with baths, but as the plan is flexible it becomes an easy matter to plan for the accommodations of families requiring two or five-room suites. A change of



PROJECTED BLOCK DEVELOPMENT AT ASTORIA, L. I.

bounded by McClellan place, Howland street, Ditmars avenue and Hallett street.

The development of this plan is based upon the principles of small blocks, allowing sufficient intersecting streets and avenues, and eliminating the back alleys and service entrance. This scheme also does away with the usual cut-up arrangement of courts for light and ventilation, these facilities being provided by the streets or the large open court.

In discussing this plan Mr. Thomas stated that apartments designed in this general style are suited to the housing requirements of workmen of all classes and furthermore the scheme is far removed from the usual mechanically arranged flats that have heretofore been provided for mechanics and workmen. The initial cost of construction of units of this type can be kept at a remarkably low figure as the individual buildings are small, considering the accommodations that each will provide. Further, the general cost of maintenance and upkeep of a small structure of this character is low in comparison to the income returned. The rents that must be obtained in order to provide this income are considerably lower than those at present in force for accommodations of a similar character, but in structures that are less attractive and located in a neighborhood not nearly so desirable.

The accompanying illustration shows the development of this housing scheme in a most graphic manner. The large interior court provides permanent light

this character would in no wise alter the conveniently small dimensions of the structure. According to this scheme the various buildings comprising the development would be four stories in height, with a basement. All houses would have a uniform frontage of 50 feet.

New Lighting Treatment.

A well-established lighting principle treated in a new and pleasing manner, is embodied in the new Jefferson two-piece unit which recently made its premiere before architects. In this unit, the popular and effective transmission, reflection system is seen at its best as it is reproduced in the well-known Moonstone Glass. The high light transmission and diffusion qualities of the glass and a practically perfect scientific design permit increased lighting efficiency and at the same time eliminate the presence of shadows or dark spots on the ceiling, walls or floor, which hitherto has been practically the only disadvantage of the transmission-reflection system. Another feature which will make a particular appeal to the architect is the wide variety of treatment. The unit can be secured in adaptations from all the period styles as well as other popular motif designs. An interesting booklet describing the unit and listing the styles in which it is furnished is now being prepared by the Jefferson Glass Company at Follansbee, West Virginia.

Plans Shipyard at Arverne, L. I.

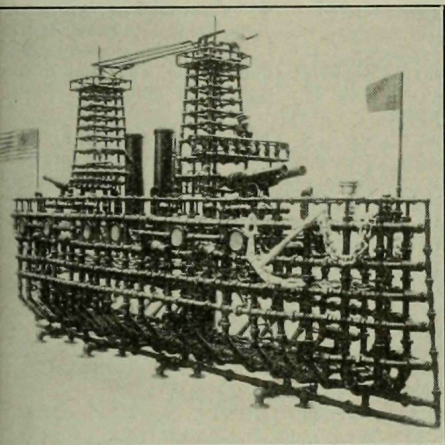
Walter Trempe, architect and engineer, 147 Remsen street, Brooklyn, is preparing the plans for a large ship building plant to be located at Arverne, L. I., for Walter H. Gahagen, 147 Remsen street, owner. The project will involve the erection of a one-story machine shop, 200x600 feet; saw mill building, 200x300 feet; boiler house, dimensions undecided; office and administration building, and ways and sidings. The cost of this plant will be approximately \$100,000. Further details will be available later.

Contract for Brooklyn Factory.

The Turner Construction Company, 242 Madison avenue, Manhattan, has obtained a general contract for the construction of the two-story brick and reinforced concrete factory building for the Kenyon Company, clothing manufacturers, 754 Pacific street, owner. The new structure will be located on First avenue between 57th and 58th streets. William Higginson, 21 Park Row, Manhattan, is the architect.

Dreadnaught "New York."

THE accompanying illustration is a view of the model of the super-dreadnaught "New York" that was entirely made of products of the Crane Co., by an employee of the Bridgeport Division. This model is now on view at the Crane Exhibit rooms, 23 West 44th street. The over-all dimensions of the



DREADNAUGHT OF PIPES.

model are: Length, 186 inches; breadth, 4 inches; molded depth, 42 inches; total height from keel to top-mast, 102 inches. Its net weight is 3,308 pounds. There are 6,669 separate pieces entered into the construction of this model. A small electric motor gives action to the propeller. The ship is electrically wired throughout, the wires running in conduit, and by pressing a button action may be seen everywhere—the propeller turns, the commander salutes, lights flash, guns roar, the wireless crackles, the search light throws a searching beam. The entire action is automatic and may be repeated indefinitely or until the pressing of another button stops it. A row of colored electric lights run from bow to stern over the mast tops, and when in action the model makes an interesting exhibition.

New Architect for Heckscher Apartment.

It has been announced that Russel B. Smith, architect and engineer, 50 East 2d street, has been retained to prepare the plans and specifications for the sixteen-story apartment house that August Heckscher will erect on the site of the Old South Church, southeast corner of Madison avenue and 38th street. This operation will involve the expenditure of about \$650,000. Details of this project were announced in a recent issue of the Record and Guide.

Contractor for Magistrates' Courthouse.

The general contract for the construction of the new Magistrates' Courthouse to be erected at the southeast corner of Second avenue and East 2d

street has been awarded to the Burke Brothers Construction Company, 30 West 42d street. The structure will be built according to plans and specifications prepared by Alfred Hopkins, architect, 101 Park avenue, and will cost in the neighborhood of \$150,000. Complete details of this project were published in a recent issue of the Record and Guide.

Plans for Offices and Show Rooms.

Henry J. Nurick, architect and engineer, 957 Broadway, Brooklyn, is revising the plans and specifications for the five-story automobile show rooms and offices to be erected on the plot bounded by Bedford, Rogers and St. Marks avenues, Brooklyn. The name of the owner of this operation is withheld for the present, but the lessee of the entire building will be Bishop, McCormick & Bishop, dealers in motor cars, now at 20 Halsey street. This building will be constructed

of brick, stone and reinforced concrete and will have dimensions of 75x85 feet. The cost is placed at \$150,000. The architect will probably be ready for estimates March 1.

New Hebrew School in Brooklyn.

Cohn Brothers, 361 Stone avenue, Brooklyn, are preparing the plans and specifications for a three-story brick and limestone school to be erected at the southwest corner of Pennsylvania avenue and New Lots Road, Brooklyn. This structure is to be owned and occupied by the New Lots Talmud Torah Society, George Garzogg, president and chairman of the building committee. The building will have ground dimensions of 60x100 feet and will provide seating accommodations for 1,050 pupils. A large auditorium will be included. The cost is estimated to be approximately \$70,000.

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PERSONAL AND TRADE NOTES.

Moody Engineering Company has moved its offices from 115 Broadway to 90 West street.

Emilio Levy, architect, has recently moved his offices from 56 West 45th street to 331 Madison avenue.

C. G. Van Rensselaer, architect, 505 State street, Schenectady, N. Y., desires catalogues on solid steel sash.

Paul H. Fabricus, consulting engineer, has recently moved his office from 15 West 44th street to 331 Madison avenue.

Special Service Flooring Company has recently closed a large contract for composition flooring in the St. Joseph's Asylum, Buffalo, N. Y.

William J. Cherry, architect, Grand Central Terminal Building, desires catalogues and price lists from manufacturers and dealers in building materials and supplies.

Henry J. Nurick, architect and engineer, announces the removal of his offices from 892 Broadway to the Corn Exchange Bank Building, 957 Broadway, Brooklyn. Telephone, Bushwick 7096.

Arthur J. Largv has recently been appointed Superintendent of Highways for the Bronx. He is chairman of the Independence League in Bronx County and during the administration of Borough President Mathewson was Superintendent of Buildings in the Bronx.

Ralph C. Davison, for the past six years associated with the American Mason Safety Tread Company, in a selling and engineering capacity, has resigned his position and directorship with the above company to engage in a broader and more active field with the American Abrasive Metals Company, maker of Feralun Safety Treads and Anti-Slip surfaces.

Bertrand H. Wait has entered the employ of the Portland Cement Association and on February 1 took up his duties as District Engineer in charge of the New York office, 101 Park avenue. Mr. Wait is an Associate Member of the American Society of Civil Engineers, member of the Municipal Engineers of the City of New York, of the American Road Builders' Association and of the Cornell Society of Civil Engineers. He was graduated from Cornell University in 1902 with the degree of Civil Engineer. In 1903 he was appointed Assistant Engineer with the Rapid Transit Subway Commission, New York, and remained on this work until 1907, when he was transferred to the Board of Water Supply, City of New York. In 1911 he was transferred to the City Aqueduct Department as Assistant Division Engineer of the Bronx Division and in August of that year was made Division Engineer. In 1913 he resigned to accept the appointment as Division Engineer, New York State Highway Department in charge of Division No. 1, which consisted of ten counties adjoining New York City. During the past year Mr. Wait has also served as Consulting Engineer for the U. S. Government on cantonment road construction.

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., February 19, for alterations to the stone Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Lang, Custom House, Manhattan, is the engineer, and the Barney-Ahlers Construction Co., 110 West 40th st, is figuring the general contract.

NEW YORK CITY AND VICINITY—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting a warehouse, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C.

BROOKLYN, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates making an addition to the Bush Terminal, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C. Details will be available later.

GOVERNOR'S ISLAND, N. Y.—Foundation Co., 233 Broadway, Manhattan, has the general contract for twenty 1-sty wood and corrugated iron warehouses for the U. S. Government, Col. Slevin, Depot Quartermaster, 39 Whitehall st, Manhattan, owner, from privately prepared plans.

HOBOKEN, N. J.—U. S. Government, Depot Quartermaster, Manhattan, and Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting sheds, from plans by Major F. B. Wheaton, advisory architect, and Major Gumby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C.

VARIOUS LOCATIONS—U. S. Government, Navy Dept., Samuel A. McGowan, Paymaster General, Bureau of Supplies & Accounts, Washington, D. C., owner, is taking bids for supplies at various locations, from privately prepared plans.

NO ARCHITECTS SELECTED.

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

MANHATTAN—Henry I. Stettler, Inc., 529 Washington st, owner, contemplates making alterations to the 5-sty brick and stone storage warehouse, at Hudson, Bank, Bleecker and West 11th sts, for which no architect has been retained. Details will be available later.

AMSTERDAM, N. Y.—City of Amsterdam, Seeley Conover, Mayor, City Hall, Amsterdam, N. Y., owner, contemplates erecting a brick fire house, for which no architect or site has been selected. Cost, \$65,000.

ALBANY, N. Y.—Esco Electric Co., Charles Russell, pres. and general manager, on premises, owner, contemplates rebuilding the 3-sty brick store and office bldg, at 368-370 Broadway, for which no architect has been selected. Cost, \$50,000.

WEST ORANGE, N. J.—Board of Education of the Town of West Orange, T. H. Powers, pres., West Orange, owner, contemplates erecting a brick public grade school at Gaston and Linsley avs, for which no architect has been retained. Cost, \$150,000.

NEAR PORT JERVIS, N. Y.—Y. M. C. A., 215 West 23d st, Manhattan, c/o City Board of Directors, William Fellowes Morgan, pres., owner, contemplates erecting a 1-sty frame summer camp, dining lodge and ice house having an area of 300 acres, for which no architect has been retained. Cost, \$5,000.

PLANS FIGURING.

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

CHURCHES.

ROCHESTER, N. Y.—The Lutheran Church of the Redeemer, Rev. H. Branson Richards, pastor, 128 Fulton st, Rochester, owners, are ready for bids on the 2-sty stone parish house at Dewey av, near Augustine st, from plans by A. A. Ritcher, 31 North 6th st, Reading, Pa., architect. Project also includes erection of a 1-sty church. George Seel, 119 Ambrose st, Rochester, is the supt. in charge of construction. Cost, \$90,000.

ASBURY PARK, N. J.—Lucian E. Smith and Harry E. Warren, associate architects, 2 West 47th st, Manhattan, are taking bids on the general contract, to close 12 m., February 14, for rebuilding the brick and stone church, 70x100, at the northeast cor of Grand and 1st avs, for the First M. E. Church of Asbury Park, Rev. Dr. L. K. Willman, pastor, southeast cor of Grand and 2d avs, Asbury Park, owner. Cost, \$100,000.

DWELLINGS.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, architect, is taking bids on separate contracts for ten 2-sty dwellings, 32x120. Owner's name is withheld, and exact location will be announced later. Cost, \$20,000.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, architect, is taking bids on the general contract, to close February 14, for a 2½-sty brick, hollow tile and stone dwelling, 32x110, including wing, 24x60, for L. H. Shearman, owner. Paul R. Smith, 89 State st, Boston,

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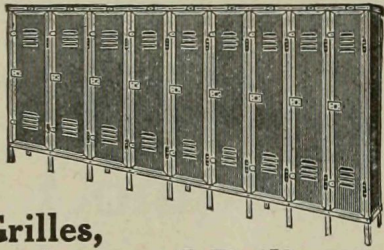
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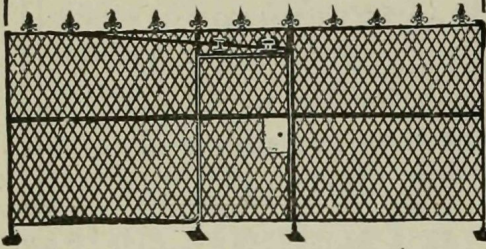


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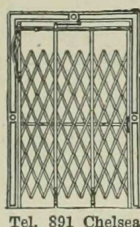
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FACTORIES AND WAREHOUSES.

MANHATTAN—George F. Pelham, Inc., 30 East 42d st, architect, is taking bids on the general contract for alterations and additions to the 4-sty brick factory, 74x100, at the southwest cor of 36th st and 10th av, for the Pinehill Crystal Spring Water Co., 546-8 West 38th st, owner. Maxis Engineering & Construction Co., 75 Morton st, Bklyn, is figuring the general contract and desires bids on all subs. Cost, \$30,000.

DELAWANNA, N. J.—Russel G. Cory, 39 Courtlandt st, Manhattan, architect and engineer, is taking bids on the general contract for addition to the 4-sty reinforced concrete dye plant, 80x160, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. John Lowry, Jr., 8 West 40th st, Manhattan, is figuring the general contract and desires bids on all subs at once. Steen Symmes Co., 30 Church st, Manhattan, is also figuring the general contract. Cost, \$250,000.

HOSPITALS AND ASYLUMS.

MIDDLETOWN, N. Y.—State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., February 14, for a 2-sty brick tuberculosis patients' bldg, at the State Hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$30,000.

BINGHAMTON, N. Y.—City of Binghamton, E. S. Elwood, Secy., Hospital Com., Binghamton, N. Y., owner, is taking bids on the general contract, to close March 6, for rewiring the main bldg of the State Hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$5,000.

STABLES AND GARAGES.

MANHATTAN—Frederick Putnam Platt, 1123 Broadway, architect, is taking bids on the general contract for alterations to the 5-sty brick garage, 50x100, at 102-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner. Cost, \$2,500.

BROOKLYN, N. Y.—E. M. Adelson, 1776 Pitkin av, Bklyn, architect, is taking bids on the general contract, to close March 1, for a 3-sty brick garage, shop and dwelling, 30x100, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, Bklyn, owners. Cost, \$10,000.

SARATOGA SPRINGS, N. Y.—J. B. White, owner, c/o Ballston Spa Garage Co., 2 Front st, Ballston Spa, N. Y., is ready for bids on general contract from a selected list of bidders, for the 1-sty hollow tile and stucco garage, 104x64, at the cor of Lake and Henry sts, from privately prepared plans. William J. Case & Son Co., 45 Philadelphia st, Saratoga Springs, N. Y., is figuring the general contract. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—Henry Ives Cobb, 527 5th av, architect, is taking bids on the general contract for alteration to the 5-sty brick and stone restaurant, 23x140, at 23 William st, running through to 5 Beaver st, for the John G. McCullough Estate, owner, and Delmonico's, 44th st and 5th av, lessee. The Wolfe Cooper Co., 57 Park Row, is figuring the general contract. Cost, \$60,000.

MANHATTAN—S. W. Eisendrath, 500 5th av, architect, is taking bids on the general contract, to close February 12th, for the alteration of the 3-sty brick and stone stores and dwelling, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee. Cost, \$25,000.

ALBANY, N. Y.—Isaac Stillman, 225 South Pearl st, Albany, owner, is taking bids on the general contract for a 1-sty side addition, 10x20, to the store at 2 South Hawk st, from plans by Obenaus Nichols Co., 119 State st, Albany, architect. Cost, \$3,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract for a new front and interior alterations to the 1-sty brick store, at 93 Market st, for R. J. Goerke, Broad and Cedar sts, Newark, owner.

THEATRES.

HEMPSTEAD, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, architect, is taking bids on separate contracts for a 2-sty brick and terra cotta theatre, to seat 1,800, in Front st, for the Pat Casey Agency, Inc., 1499 Broadway, Manhattan, owner. Cost, \$75,000.

MISCELLANEOUS.

CANANDAIGUA, N. Y.—State of New York, W. W. Wotherspoon, Supt. of Public Works, Capitol, Albany, N. Y., owner, is taking new bids on the general contract, to close 12 m., February 13, for construction of a concrete dock wall at the Canandaigua Lake Harbor, from plans by Frank M. Williams, Telephone Bldg., Albany, State engineer and surveyor. Cost, \$20,000.

PASSAIC COUNTY, N. J.—County of Passaic, Borough of Totowa, Board of Chosen Freeholders, George E. Botbyl, clerk, Passaic, owner, is taking bids on the general contract, to close 2 p. m., February 20, for improvement of Union av, with an asphalt concrete surface upon a stone foundation.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

8TH ST.—George Provot, 104 West 42d st, has plans in progress for the alteration of the 4-sty brick loft bldg, 25x28, at 16 East 8th st, into apartments, for Manley E. Sturgis, 17 West 32d st, owner. Consists of 1-sty addition, and general interior changes. Cost, \$15,000.

48TH ST.—A. E. Nast, 546 5th av, has plans in progress for the alteration of the 5-sty brick apartments and store, 25x100, at 22 East 48th st, for Rachall Eagan, c/o William A. Phipps, 19 East 48th st, owner. Cost, \$10,000.

DWELLINGS.

89TH ST.—Irving Margon, 370 East 149th st, completed plans for alteration and extension to the 4-sty brick dwelling, 15x73, at 262 West 89th st, for Arthur J. Theaman, 602 West 157th st, owner. Cost, \$7,000.

STABLES AND GARAGES.

158TH ST.—DeRose & Pereira, 115 Nassau st, completed plans for a 1-sty brick garage, 99x200, in the south side of 158th st, 58 ft east of the Central Railroad tract, for the I. M. D. Realty Co., 74 Broadway, and Charles M. Rosenthal, 30 East 42d st, owners and builders. Cost, \$60,000.

117TH ST.—Louis A. Sheinart, 194 Bowery, completed plans for a 4-sty brick garage, 90x100, at 256-262 West 117th st, for Samuel Williams, owner. Cost, \$35,000.

STANTON ST.—Jacob Fisher, 25 Ave A, completed plans for a 4-sty brick garage, 22x75, at 310 Stanton st, for William Rosenbaum, 245 2d st, owner. Cost, \$6,000.

AVE. D.—A. E. Nast, 546 5th av, has plans in progress for the alteration to the 1 and 2-sty brick foundry, 100x200, at the southwest cor of Ave. D and 14th st through to 13th st, into a garage. Cost, \$10,000.

13TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for a 4-sty public garage, 45x100, in the south side of East 13th st, 242 ft east of 4th av. Owner's name will be announced later.

117TH ST.—DeRose & Cavalieri, 509 Willis av, completed plans for a 4-sty garage, 50x100, at 240 East 117th st, for John Giannattasia, 342 East 116th st, owner. Cost, \$28,000.

STORES, OFFICES AND LOFTS.

5TH AV.—William E. Austin, 46 West 24th st, completed plans for remodeling the 7-sty brick office and store bldg, 28x118, at 208 5th av, through to Broadway, for Harry C. Hallenbeck, 80 Lafayette st, owner. Cost, \$15,000.

BROADWAY.—Henry Otis Chapman, 334 5th av, has plans in progress for alterations to the 3-sty brick store and loft bldg, 91x143, at the northwest cor of Broadway and 74th st, for Mrs. William H. Browning, 18 West 54th st, owner, and H. Milgrimm & Bro., 122 2d av, lessees. Cost, \$6,000.

5TH AV.—C. K. B. Nevin, 6 Beacon st, Boston, Mass., has plans in progress for alterations to the 5-sty brick store bldg, 20x100, at 620 5th av, for the Trustees of Columbia University, c/o Treasurer's Office, 62 Wall st, owner, and Dodds & Co., 244 5th av, lessee.

HUDSON ST.—Henry I. Stettler, Inc., 529 Washington st, owner, is having plans prepared privately for rebuilding the four 5-sty brick loft bldgs, 220x86x90, at Hudson, Bank, Bleecker and West 11th sts. Thomas Drysdale, Inc., 26 Court st, Brooklyn, has been awarded the general contract. Cost, \$35,000.

MISCELLANEOUS.

79TH ST.—Henry Street Settlement, 265 Henry st, has purchased property at 234 East 79th st, and contemplate making alterations for a 3-sty brick settlement house. Consists of altering same from a residence. Details will be available later.

Brooklyn.
DWELLINGS.

HANSON PL.—Morris Schwartz, 194 Bowery, Manhattan, completed plans for an extension and interior alterations to the dwelling and store in the north side of Hanson pl, 59 ft east of Ashland pl, for Mary M. Sugden, 61 East 54th st, Manhattan, owner. Cost, \$8,000.

WEST 4TH ST.—C. L. Calhoun, 701 West 179th st, Manhattan, completed plans for three 2-sty frame dwellings, 16x35, in West 4th st, 100 ft south of Av R, for the Highlawn Realty Co., 414 Rutland road, Bklyn, owner and builder. Cost, \$18,000.

HAVEMEYER ST.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 2-sty brick dwelling and store, 30x50, at 65 Havemeyer st, 70 ft north of South 2d st, for Francis N. Thract, 143 Havemeyer st, owner. Cost, \$5,000.

WESTMINSTER ST.—Slee & Bryson, 154 Montague st, completed plans for two 3-sty frame dwellings, 23x42, on the east side of Westminster rd, 85 ft south of Ditmars av, for Elmer E. O'Connell, 443 East 17th st, Brooklyn, owner and builder. Cost, \$12,000.

PRESIDENT ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations and extension to the 4-sty brick dwelling at 327 President st, for Mr. Commover, on premises, owner and builder. Cost, \$3,000.

WEST 33D ST.—Morris Perlstein, 49 Fulton st, Middle Village, L. I., completed plans for a 2-sty brick dwelling, 20x60, in the east side of West 33d st, 160 ft north of Mermaid av, for Joseph M. Boumberg, 125 Bleecker st, Manhattan, owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BUTLER ST.—W. J. Conway, 400 Union st, will draw plans for alterations to the 3-sty brick factory, 25x100, at 217 Butler st, for the F. I. Stober Co., 423 Atlantic av, owner, in charge. Cost, \$5,000.

SOUTH 8TH ST.—Henry Holder, Jr., 242 Franklin av, completed plans for an extension to the 4-sty factory at the northeast cor of South 8th st and Kent av for J. N. Street, 666 Bedford av, owner. Cost, \$10,000.

STABLES AND GARAGES.

TAYLOR ST.—Sass & Springsteen, 32 Union sq, Manhattan, completed plans for 1-sty brick garage, 50x100, in the south side of Taylor st, 210 ft east of Kent av, for S. H. G. Construction Co., 191 South 9th st, Bklyn, owner and builder. Cost, \$15,000.

GLENMORE AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 1-sty brick private garage, 25x100, at the northeast cor of Glenmore av and Janius st, for Rubel Bros., Inc., Glenmore av, owners. Cost, \$6,000.

SCHENECTADY AV.—S. Millman & Son, 1780 Pitkin av, completed plans for a 1-sty brick garage, 50x100, on the east side of Schenectady av, 105 ft south of Bergen st, for Bertha Stein, 756 Flushing av, owner. Cost, \$25,000.

TRUXTON AV.—Henry J. Nurick, 957 Broadway, completed plans for a 1-sty brick and steel public garage, 200x200, at the northwest cor of Truxton av and Eastern Parkway, for Walter R. Davies, 68 William st, owner. Cost, \$100,000.

ROCHESTER AV.—Cohn Bros., 361 Stone av, completed plans for an extension to the 1-sty brick and stone garage, 40x100, at the southwest cor of Rochester av and Union st, for Henry Dieffenbach, 308 Rochester av, owner and builder. Cost, \$10,000.

MISCELLANEOUS.

4TH AV.—R. F. Almirall and Philip Cusacks, 12 East 46th st, Manhattan, completed plans for fire repairs to the 2-sty brick and stone Pacific Library, at the southeast cor of 4th av and Pacific st, for the Brooklyn Pacific Library, 26 Brevoort st, Brooklyn, owner. John Thatcher & Son, 60 Park av, Brooklyn, have the general contract and D. S. Lyons, 660 Fulton st, Brooklyn, has the contract for plumbing work.

LIVONIA AV.—George H. Pegram, 165 Broadway, Manhattan, completed plans for a 1-sty brick transformer station, 50x100, on the south side of Livonia av, 50 ft west of Rockaway av, for the Interborough Rapid Transit Co., 165 Broadway, Manhattan, owner.

Queens.

DWELLINGS.

EDGEMERE, L. I.—W. G. Smith, Lynbrook, L. I., completed plans for two 1-sty frame and siding bungalows, 18x28, in the east side of Beach 50th st, south of the Boulevard, for William Weller, owner. The general contract has been awarded to Walter Verity, 12 Division st, Richmond Hill, L. I. Total cost, \$3,500.

LITTLE NECK, L. I.—D. G. Stuart, Pine st, Douglaston, L. I., owner, has had plans completed privately for a 2-sty frame dwelling, 26x20, on the east side of Marathon av, 220 ft north of Broadway. Cost, \$3,000.

MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton st, Middle Village, com-

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pleted plans for a 2-sty brick dwelling, 20 x51, in the south side of Market st, 75 ft east of Fulton st, for Joseph Kurlander, Middle Village, owner and builder. Owner desires estimates on subs, to close February 25. Cost, \$4,500.

STABLES AND GARAGES.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, architect, completed plans for interior alterations to the 1-sty brick and concrete stable, 30x60, at the cor of Whitney av and Oliver st, for the Elmhurst Coal Co., Elmhurst, L. I., owner. Architect builds by separate contracts. Cost, \$3,500.

MISCELLANEOUS.

LONG ISLAND CITY.—William Clifford Co., 734 Vernon av, Astoria, L. I., will draw plans for a 1-sty brick boat works, 100x185, at Hancock and Sanford sts, for the Astoria Boat Works & Marine Equipment Co., 561 Boulevard, Astoria, L. I., owner.

Richmond.

FACTORIES AND WAREHOUSES.

LINOLEUMVILLE, S. I.—Carteret Ferry Corp., Linoleumville, owner, has had plans completed privately for a 1-sty frame storage house, on the Right of Way near Carteret Ferry. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

RICHMOND, S. I.—M. A. Cantor, 373 Fulton st, Brooklyn, completed plans for a 3-sty brick store and office bldg, 20x91, at the northwest cor of Grove and Richmond avs, for Max Helman, 1223 46th st, owner and builder. Cost, \$15,000.

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Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, L. I., completed plans for a 2½-sty brick dwelling, 24x40, on Grand av, for Joseph Lamberta, Hinman st, Middle Village, L. I., owner and builder. Cost, \$4,500.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Josephine Wright Chapman, 46 Washington sq, Manhattan, completed plans for a 2-sty stucco and tile dwelling and a garage 36x42, for Ali Kuli Khau, Persian Ambassador, Persian Legation, Washington, D. C., owner. Cost, \$25,000.

Westchester.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Thomas Bird, architect and engineer, 30 East 42d st, Manhattan, completed plans for a 2-sty brick and frame loft bldg, 50x100, at Ludlow Dock (shipbuilding plant), for the Continental Ship Building Co., owner, c/o Masten Co., 103 Park av, Manhattan, owner. Smith & Leo, 103 Park av, Manhattan, have the general contract, and will also do the mason and carpentry work.

New Jersey.

CHURCHES.

NEWARK, N. J.—William Davenport Jones, Essex Bldg, Newark, will draw plans for a church (probably brick and stone), to be erected on Midland av, for the Ferry M. E. Church, Rev. Blair S. Lathshaw, pastor, 350 Dodd st, East Orange, owner. Details are undecided.

DWELLINGS.

NEWARK, N. J.—William Garrabrants, 564 Main st, East Orange, completed plans for five 2-sty frame dwellings, 22x42, in the Vailsburgh section, for L. Kenneth Brown, 1 Railroad pl, East Orange, N. J., owner and builder. Total cost, \$30,000.

SOUTH ORANGE, N. J.—William Garrabrants, 564 Main st, East Orange, completed plans for two 2½-sty frame and shingle dwellings, 25x53 and 30x32, at the northeast cor of Hillside pl and Turrell av, for C. C. Baldwin, 786 Broad st, Newark, N. J., owner and builder. Cost, \$7,000 and \$9,000.

HAWTHORNE, N. J.—E. R. Coe, Romaine Bldg, Paterson, has plans in progress for a 2½-sty frame dwelling, 25x44, on Lafayette av, for Louis Wirth, Lafayette av, Hawthorne, owner.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, has plans in progress for a 2½-sty frame and stucco dwelling, 28x40, for John C. Williams, Elizabeth, owner. Cost, \$8,000.

ROSELLE, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for alterations to the 2½-sty frame dwelling, at 117 Walnut st, for Mrs. Joseph Kosulich, 117 Walnut st, Roselle, owner. Cost, \$3,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 30x50, on Newark av, near North av, for Charles J. Flannigan, 453 Marshall st, Elizabeth, owner. Cost, \$10,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 2 Julian pl, Elizabeth, completed plans for a 2½-sty hollow tile and stucco dwelling, 24x46, at 421 Rahway av, for Louis Kunze, Elizabeth, N. J., owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—J. M. Didricksen, engineer, in charge, c/o owner, completed plans for an addition to the 1 and 2-sty brick plant, 160x444, adjoining the present plant at the northeast cor of Newark and North avs, for the Dusenbergs Motors Corp., on premises, owner. The contract for foundations has been awarded to Levering & Garrigues, 552 West 23d st, Manhattan.

NEWARK, N. J.—W. Frank Bower, 44 Harrison st, East Orange, N. J., completed plans for a 1-sty addition, 46x69, at 385-387 Hamburg pl, for Louis Sacks, Hamburg pl, Newark, owner. Andrew Eitel, 86 Brill st, Newark, has been awarded the carpentry contract. Cost, \$6,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has about completed plans for a 3-sty brick furniture warehouse and garage, 75x240, at 292-296 Norfolk st, through to 57-61 Richmond st. Owner's name will be announced later.

JERSEY CITY, N. J.—Antonio D'Elia, 119 Brunswick st, Jersey City, owner, contemplates rebuilding the factory at 139 Logan av, destroyed by fire recently, from privately prepared plans. George H. Segal Co., 100 William st, Manhattan, is the lessee.

HARRISON, N. J.—Driver-Harris Co., Middlesex st and Railroad av, Harrison, N. J., owner, contemplates rebuilding the 3-sty brick manufacturing plant, about 40x200 and 25x110, at Middlesex st and Railroad av, from plans by F. H. Ogden Co. Union Bldg, Newark, engineer. Above buildings were recently destroyed by fire.

ELIZABETH, N. J.—H. Harvie, 406 9th st, Bklyn, completed plans for a 2-sty brick and timber shop bldg and store room, 30x50, at 2 South Front st, for the New York Dry Dock & Transportation Co., Augustus L. Alpers, secy and treas., on premises, and Patrick A. Higgins, pres., White Plains, N. Y., owner.

IRVINGTON, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty brick foundry bldg, 62x203, in Coit st, for a company to be organized, c/o William L. Glorieux, 122 Cottage st, Irvington, N. J., owner. The mason and carpentry contracts have been awarded to Henningsen Bros., 928 Clinton av, Irvington, and Louis Koehler, 19 Grace st, Irvington, respectively.

LAUREL HILL, N. J.—Percie A. Vivartas, 4th st, West New York, N. J., has plans in progress for a 1-sty brick power house, heating and lighting plant for the Board of Freeholders, Oscar L. Aufderheide, chairman Bldg Com., Court House, Jersey City, owner.

JERSEY CITY, N. J.—Joseph Dixon Crucible Co., Monmouth st, Jersey City, owner, has had plans completed privately for two 1-sty steel, frame and corrugated iron storage buildings, 25x180, at 298 Mercer st and 289 Wayne st, for which the Kolb Portable Bldg Co., 30 Church st, Manhattan, has the general contract. Cost, \$11,000.

MORRISTOWN, N. J.—American Auto Top Co., George H. Quennard, pres., c/o Hercules Rubber Co., 2 Hudson st, Manhattan, owner, contemplates erecting a 1-sty frame factory, 40x200, at Ford and Franklin sts. Architect's name will be announced later.

PATERSON, N. J.—Flavio B. Grosso, 126 Market st, Paterson, completed plans for a 1 and 2-sty brick silk mill, 100x100, at the southwest cor of Pennsylvania and Kentucky avs, for the Lincoln Silk Co., 2 Broadway, Paterson, owner. Cost, \$25,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Leo Feinen and George Bial, associate architects, 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 Grahay, 3572 Boulevard, Jersey City, owner and builder. Cost, \$6,000.

MISCELLANEOUS.

PATERSON, N. J.—W. G. Thompson, Broad St. Bank Bldg, Trenton, N. J., engineer, has plans in progress for paving the road No. 10, from Paterson to Fort Lee, N. J., for the State Highway Commission, State Road Com., Col. A. Stevens, Bank Bldg., Trenton, N. J., owner.

POMPTON LAKES, N. J.—E. I. Du Pont de Nemours & Co., H. M. Pierce, chief engineer, and J. L. Warner, engineer, in charge, both of Du Pont Bldg, Wilmington, Del., are having plans prepared privately for three 2-sty frame dormitories, 30x150 ft each, a cafeteria and club house, to be erected bet Susquehanna Railroad av and Pompton Lakes Cap. Works. Total cost, \$75,000.

NEWARK, N. J.—Morris R. Sherrerd, City Hall, chief engineer, will draw plans for a 10-inch vitrified tile pipe sewer, in Dayton st, bet Coster and Sedgwick sts, for the Board of Commissioners of the City of Newark, Thomas L. Raymond, chairman, and W. J. Egan, City Clerk, City Hall, Newark, owner.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

SARATOGA SPRINGS, N. Y.—Breeze & Mallory, 432½ Broadway, Saratoga Springs, N. Y., have plans in progress for the alteration of the 3-sty apartments and store, at 404-6 Broadway, for Edgar D Starbuck, 408-12 Broadway, Saratoga Springs, N. Y., owner, and the Liggett Drug Co., 340 West 4th st, Manhattan lessee.

DWELLINGS.

GREENWICH, CONN.—D. H. Ponty, Liberty sq, Portchester, N. Y., completed plans for a 2½-sty frame and shingle dwelling, 28x30, in Weaver st, for Joseph W. Simons Westchester av, Portchester, N. Y., owner. Cost, \$5,000.

ROCHESTER, N. Y.—Otto Block, 63 Mercantile Bldg, Rochester, has plans in progress for fire repairs to the dwelling in Harrington st, for Charles H. Palmer Harrington st, Rochester, N. Y., owner.

ALBION, N. Y.—Western House of Refuge, W. E. Dye, pres., Board of Managers, Albion, owner, contemplates erecting a cottage at the Western House of Refuge for Women, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Details will be available later.

ROCHESTER, N. Y.—J. Foster Warner, 1036 Granite Bldg, Rochester, has working plans in progress for interior alterations to the 4-sty brick drug store at 31 Main st East, for the Weaver Estate, owner, and the Guilford Drug Co., 1-5 North av, Rochester, lessee.

FULTON, N. Y.—O. C. Breed, Kirk Bldg, Fulton, architect and engineer, completed sketches for an extension to the 2-sty brick and steel office and shipping room at present plant, for the Oswego Pulp & Paper Co., Fulton, N. Y., owner. Cost, \$20,000.

FULTON, N. Y.—Fort Stanwix Canning Co., East Garden st, Rome, N. Y., owner, contemplates rebuilding the 1 or 2-sty brick office and warehouse, from privately prepared plans.

LITTLE FALLS, N. Y.—Standard Oil Co., 26 Broadway, Manhattan, owner, is having plans prepared privately for a 1-sty brick and reinforced concrete distributing station, 34x45, along the railroad tracks, for which H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract.

THEATRES.

LOCKPORT, N. Y.—Lewis & Hill, Brisbane Bldg, Buffalo, N. Y., completed sketches for a 2-sty reinforced concrete, steel and brick theatre, stores and offices, 65x150, for a company now forming, W. N. Cress, interested. Cost, \$85,000.

MISCELLANEOUS.

FULTON, N. Y.—Manley T. Brackett, Maple st, Fulton, owner, contemplates rebuilding the barn, probably frame, 1-sty, to contain about thirty cows and five horse stalls, from privately prepared plans. Cost, \$3,000.

SYRACUSE, N. Y.—A. E. Bump, 40 Market st, Boston, Mass., has plans in progress for a 4-sty reinforced concrete tank bldg, 150x50, at the Erie Canal, for the Syracuse Rendering Co., Clinton F. Farnsworth, local supt., 119 Cambridge st, Syracuse, owner. Cost, \$80,000.

GENEVA, N. Y.—O'Malley Motor Co., Exchange st, Geneva, owner, contemplates erecting an addition to the public garage in Exchange st. No architect has been selected. Cost, \$7,000.

NEW ROCHELLE, N. Y.—Huguenot Trust Co., 34 North av, New Rochelle, contemplates erecting a bank bldg. No architect has been selected. Project is indefinite and may not go ahead for some time.

SPRINGDALE, CONN.—J. Leeds Neff, Springdale, Conn., owner, contemplates erecting a 2-sty dwelling on Knickerbocker av, from privately prepared plans. Cost, \$3,000.

BATAVIA, N. Y.—City of Batavia, I. J. Carmichael, City Clerk, 7 Fisher Park, Batavia, owner, is having plans prepared privately for remodeling the 2-sty brick dwelling, 46x64, with wing, 22x38, into a city hall. Consists of new 2-sty brick rear addition, 16x22. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—George F. Hardy, 309 Broadway, Manhattan, architect and engineer, will draw plans for a brick factory, in the Lumber District, for the A. P. W. Paper Co., Seth Wheeler, Jr., vice-pres., 1271 Broadway, Albany, N. Y., owner. Details will be available later. Cost, \$250,000.

HOSPITALS AND ASYLUMS.

ALBANY, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., is preparing plans for a 3-sty brick and stone State laboratory, 50x148, on New Scotland av, for the State of New York, Dr. Herman M. Biggs, State Health Comr., Albany, N. Y., owner. Cost, \$125,000.

SCHOOLS AND COLLEGES.

WHITESBORO, N. Y.—Pembere & Campaigne, 24 James st, Albany, N. Y., completed preliminary plans for a 2-sty brick high and grade school, 120x63, to contain 11 grade classrooms, a high school, laboratory and assembly hall, in District No. 2, for the Village of Whitesboro, Board of Education, John Edwards, pres., Whitesboro, N. Y., owner. Cost, \$80,000.

BUFFALO, N. Y.—The City of Buffalo has been granted an additional appropriation

of \$500,000 toward the erection of new school bldgs from plans by Howard E. Beck, Municipal Bldg, Buffalo, architect. Details will be available later. Total cost, \$891,915.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Gordon Wright, City Bank Bldg., Syracuse, has plans in progress for a 1-sty frame office bldg, 30x40, at 309 Van Buren st, for the Wilson & Greene Lumber Co., 309 Van Buren st, Syracuse, owner. Cost, \$6,000.

ALBANY, N. Y.—Obenaus Nichols Co., 119 State st, Albany, has plans in progress for alterations to the 3-sty brick office bldg, 22x50, at the southwest cor of Pine and Chapel sts, for Matthew J. Corey, 18 Beaver st, Albany, N. Y., owner. Cost, \$3,000.

AUBURN, N. Y.—A. Munger, architect, c/o owner, completed plans for a 3-sty brick and steel telephone bldg, in South st, for the New York Telephone Co., 15 Dey st, Manhattan, owner.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BRONX.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for rebuilding the 5-sty brick tenement, 80x50, at the cor of Webster av and 184th st, for Max Weiss, on premises, owner, from plans by Henry J. Nurick, 957 Broadway, Brooklyn, architect. Cost, \$10,000.

PORTCHESTER, N. Y.—David Schmalling, 20 Townsend st, Portchester, has the general contract for rebuilding the 3-sty brick apartment and stores, 36x40, at 40 South Main st, for Thomas and Jonas Goldwitz, owners, c/o Columbia Tea Co., Main st, Portchester, from plans by D. H. Ponty, Liberty sq, Portchester, architect. Cost, \$5,000.

BANKS.

PLATTSBURG, N. Y.—Fred W. H. Kaylor, 37 South River st, Plattsburg, has the general contract for alterations to the brick and stone bank at 89 Margaret st,

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

SERVICES

This Corporation will act as Consulting Engineers, Contractors for Engineering Work, Contractors for Operation, Purchasing Agents and Representatives of Foreign Corporations, in the following industries:—Steam and Electric Railways, Tramways, Highways, Bridges, Canals, Hydro-Electric Power Plants, Steam Power Plants, Submarine Dredging and Rock Work, Shipbuilding, Mining, Docks and Water Front Improvements, Building Construction, Sewerage and Disposal Works, Machinery and Mechanical Equipments, Chemical Works, Electrical Equipments, Water Works, Street Lighting, Telephone Systems, etc.

TERRITORY

In the United States, Territories and Insular Possessions, and all Foreign Countries.

OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

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:

Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
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.
Merchants Refrigerator Co., Jersey City, N. J.

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

Hedden-Pearson-Starrett Corporation

for the First National Bank of Plattsburg, N. Y., G. F. Tuttle, pres., owner, from plans by Mowbray & Uffinger, 55 Liberty st, Manhattan, architects.

CHURCHES.

MT. VERNON, N. Y.—A. M. Hecht, 21 East 4th st, Mt. Vernon, has the general contract for a 1-sty brick and terra cotta trim synagogue, 50x80, irreg, and 60 ft high, for the Congregation Emanuel, Max Freitig, pres. Bldg. Com., 220 Rich av, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$35,000.

DWELLINGS.

BROOKLYN, N. Y.—Sims Construction Co., 1170 Broadway, Manhattan, has the general contract for alterations and a 1-sty extension, 15x30, to the 2 1/2-sty frame and stucco dwelling at 56th st and 15th av, for J. Weiner, 243 West 17th st, Manhattan, owner, from plans by M. Joseph Harrison, World Bldg, Manhattan, architect. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Werner Huberty Co., 50 Court st, Bklyn, has the general contract for extension to the 4-sty frame and brick factory, in the south side of 7th st, 245 ft east of 2d av, for the Krantz Mfg. Co., on premises, owner, from plans by Helmle & Corbett, 190 Montague st, architects. Cost, \$35,000.

BROOKLYN, N. Y.—Larson & Anderson, 2420 Clarendon rd, Brooklyn, have the general contract for alterations to the 4-sty brick factory and store, 25x100, at the northeast cor of Atlantic av and Herman st, for the Johanns Steamship Provision Co., Produce Exchange, Manhattan, owner, from plans by Albert Ullrich, 373 Fulton st, architect. Cost, \$6,000.

BROOKLYN, N. Y.—J. G. Deisler, Inc., 105 West 40th st, Manhattan, has the general contract for an extension to the brick storage bldg, 100x40, at 39 Sedgwick st, for Lehn & Fink, 120 William st, Manhattan, owner, from plans by Buchman & Fox, 30 East 42d st, Manhattan, architects. Chauncey Matlock Co., 30 East 42d st, Manhattan, is steam engineer, and Thomas Barwick, 39 Courtland st, Manhattan, is electrical engineer. Cost, \$75,000.

CITY ISLAND, N. Y.—Post & McCord, 101 Park av, Manhattan, have the general contract for a 3-sty concrete and steel or steel and hollow tile plant, 60x180, and a 1-sty boiler house, 30x50, in Fordham st, for the Kyle & Purdy Ship Building Co., Fordham st, City Island, N. Y., owner, from plans by Robert Kaplan, architect and engineer, c/o owner.

HUDSON, N. Y.—Torrington Building Co., Torrington, Conn., has the general contract for a 1-sty brick addition, 70x192, to the factory, for the Stewart David Equipment Corp., 17 Battery pl, Manhattan, owner, from privately prepared plans.

ROCHESTER, N. Y.—A. Freederich & Sons Co., 710 Lake av, Rochester, N. Y., has the general contract for an addition to the 3-sty reinforced concrete factory, 172x102, at 1415 Clinton av, for Wollensak Optical Co., J. G. Magin, general manager, 1415 Clinton av, Rochester, owner, from plans by J. Foster Warner, Granite Bldg., Rochester, architect. Cost, \$50,000.

SCHOOLS AND COLLEGES.

BUFFALO, N. Y.—Roberts Filter Co., Flatiron Bldg, Manhattan, has the general contract for sanitary work, including new filter, at the State Normal School, for the City of Buffalo, Dr. Thomas E. Finegan, Deputy Comr. of Education, Education Bldg, Albany, N. Y., owner, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y.

STABLES AND GARAGES.

MANHATTAN—Hudson View Construction Co., 900 Riverside dr, has the general contract and is taking bids on subs for a 1-sty brick garage and freight depot, 99x110, at the southeast cor of Park av and 131st st, for Keats Co., 135 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$15,000.

BROOKLYN, N. Y.—George Morrison, 228 State st, Brooklyn, has the general contract for a 1-sty brick public garage, 50x95, at the southeast cor of Tillary st, cor Duffield st, for Samuel Kline & Son, 222 Clermont av, owner, from plans by Henry Holder, 242 Franklin av, architect. Cost, \$12,000.

BROOKLYN, N. Y.—L. Lapidus, 858 Hopkinson av, Brooklyn, has the general contract for a 1-sty brick public garage, 93x45, at the northeast cor of Bartlett st and Flushing av for Irene Levine, 1517 East-ern Parkway, owner, from plans by A.

Farber, 1746 Pitkin av, architect. Cost, \$4,000.

NEWARK, N. J.—Francis McCue Construction Co., 142 Market st, Newark, has the general contract for the alteration of the 2-sty brick stable, 56x125, at 2-4 Vroomer Alley, into a garage, for Morgan V. Disbrow, 20 Marshall st, Newark, owner, and the City of Newark, Thomas L. Raymond, Comr, City Hall, Newark, lessee, from plans by Simpson & Briscoe, Essex Bldg, Newark, architects and engineers. Consists of installing new reinforced concrete 2d floor and new cement floors on ground.

NEWARK, N. J.—Louis Aidak, 508 Belmont av, Newark, has the general contract for a 1-sty brick and stone public garage at 390-392 Halsey st, for Leonard Lorentowitz, 292 Halsey st, Newark, owner, from plans by M. J. Nadel, Union Bldg, Newark, architect. Charles A. Williamson, 105 Harrison av, Harrison, N. J., has been awarded the heating and plumbing contract. Cost, \$9,500.

STORES, OFFICES AND LOFTS.

MANHATTAN—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 6-sty brick loft bldg, at 261-7 Canal st, for the Whitney-Patterson Co., 261 Canal st, owner, from plans by Vance W. Tobert, 52 Vanderbilt av, architect.

MANHATTAN.—J. Odel Whitenack, 231 West 18th st, has the general contract for alterations to the 4-sty brick office bldg, 25x146, at 128 William st, for Ann B. Thompson Estate, 128 William st, owner, and the Commercial Casualty Co., 92 William st, lessee, from plans by George E. Jones, 156 Clinton st, Newark, architect. Cost, \$40,000.

MANHATTAN—Wharton Green & Co., 37 West 39th st, has the general contract for a 2-sty brick and stone or terra cotta store and loft bldg, 27x120, at 162 5th av, for the Markham Realty Co., 31 Nassau st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$20,000.

MANHATTAN.—P. & L. Contracting Co., 299 Broadway, has the general contract and is ready for bids on subs for extension and alterations to the 2-sty brick store and loft bldgs, 25x45, at 129-133 West 30th st, for the Midrun Holding Co., owner, from plans by M. Joseph Harrison, World Bldg, architect. Cost, \$12,000.

MANHATTAN.—Caldwell-Wingate Co., 381 4th av, has the general contract for the building at Leroy and Greenwicks sts, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. The Seventh Av Contracting Co., 505-9 West 37th st, have been awarded the contract for excavation.

NEWARK, N. J.—Christopher Hansen, 18 Mead st, Newark, has the general contract for alterations to the brick store at the southwest cor of South 7th st and 11th av for Louis Lebowitz, 121 Littleton av, Newark, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$2,000.

NEWARK, N. J.—Frederick Fatzler, Inc., 810 Broad st, Newark, has the general contract for interior alterations and new front to the 1-sty brick store, 19x100, at 214 Market st, for the Rambler Shoe Co., 153 Springfield av, Newark, owner, from plans by William Lehman, 738 Broad st, Newark, architect.

HACKENSACK, N. J.—Martin J. Toolen, 57 Euclid av, Hackensack, N. J., has the general contract for five 1-sty brick and hollow tile block stores, 60x71, at 149 Main st, for Charles Pierce, 318 18th av, Paterson, owner, from plans by C. V. R. Bogert, 167 Main st, Hackensack, architect. Cost, \$13,000.

MISCELLANEOUS.

MANHATTAN—William J. Yennie & Co., 45 East 42d st, has the general contract for alterations and a 3-sty extension to the Home for Poor Girls, at 17 Beekman pl, of which Miss Virginia C. Young is head worker, and Miss Christine C. Foster is the owner. Consists of demolition of present rear bldg, mason, iron, carpentry, painting, lathing, plastering, etc., complete. Part of work will be done on contract; balance on percentage basis, cost plus ten per cent.

MANHATTAN.—S. Horvath, 1292 1st av, Manhattan, has the general contract for the alteration of the 5-sty brick and stone dwelling, 25x100, at 10 West 58th st, into apartments and a restaurant, for Mrs. John N. Sterns, 10 West 58th st, owner, and Philip Von Erden, lessee, from plans by George Dress, 1931 Madison av, architect. Cost, \$5,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

CHAMBER OF COMMERCE OF THE UNITED STATES OF AMERICA will hold its sixth annual meeting April 10-12, in Chicago.

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

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

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

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

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual convention at the Hotel Traymore, Atlantic City, N. J., June 11 to 13, 1918. F. D. Mitchell, secretary, Woolworth Building, N. Y. City.

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

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

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; ReISys(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; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

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

MANHATTAN ORDERS SERVED.

- Week Ending Feb. 2. Barclay st, 50—James Van Dyk Co.....FA Beekman st, 29—Ernest Sasso, Rub-Ex(R)-Rec-D&R Beekman st, 68—Consol Gas Co, 130 E 15...GE Canal st, 326—Kane Bros.....GE-DC Canal st, 326—Garson & Menser.....Rec-FA Canal st, 358—U S Trust Co of N Y, 45 Wall, EXS-FE(R)-GE Division st, 46-52—Albert Stevane, 926 Lincoln pl, Bklyn.....A-FD 12 st, 66 E—Charles Connor, 135 E 43, FE-ExS-Ex(R)-Rub-GE 12 st, 68 E—Manhattan Label Co.-GE-Rec-Ex(R) 12 st, 137 E—Jacob Baukler.....Ex(R) 86 st, 217 E—Abraham C Quackenbush, 25 Pine.....GE-DC 100 st, 204 E—Ethel P Arnold, 221 N 34, Philadelphia, Pa.....WSS(R)

Monroe st, 12—Michael Stramiello, 170 Park Side av, Bklyn.
 Ex(R)-ExS-FE(R)-FP(R)-WSS(R)
 Park av, 1955—Home Light Co of America...O
 Ridge st, 110—Morris Zisfein...GE-Rec
 Ridge st, 110—Louis Sechmul...Rec-Rub
 Ridge st, 110—Louis Herman...FA-Rub
 6 av, 403—Aaron I Jacobs, Sheridan blvd, Far Rockaway, L I,
 FE(R)-St(R)-ExS-Ex(R)-WSS(R)
 Vandam st, 95-7—Thaddeus Davids Ink Co,
 Ex(R)-ExS
 27 st, 240 W—Frederick VanNess...GE-Rec-O
 39 st, 13 W—Alice M Ulman, 830 Park av...A
 47 st, 129-31 W—Leopold Stern, 65 Nassau...EX
 47 st, 129-31 W—Hotel St Margaret...Ex(R)
 47 st, 157-63 W—Geo L Sanborn...Rec-ExS
 72 st, 261 W—Wm E D Stokes, 262 W 72...DC
 92 st, 321 W—Albert D Oppenheim...Stp(R)
 Bowery, 86-8—Chas H Shulman Realty Acct,
 c M A Shulman, 299 Broadway...TD-A
 Broadway, 1462—John J Astor, 23 W 26...A
 Canal st, 346—Perfect Underwear Co...O-GE-Rec
 18 st, 121 E—Agnes E Tracy, c Farmers Loan & Tr Co, 22 William,
 FE(R)-St(R)-FP(R)-ExS
 18 st, 218 E—N Y Life Ins & Trust Co, 346 Broadway...DC
 20 st, 34 E—Edward Braver...FA-DC-Rec
 Franklin st, 143-7—Edward S Popper,
 Rec-GE-FP(R)-ExS-Ex(R)
 Green st, 213—Samuel Aronowsky...GE-Rec
 Lafayette st, 252—Joseph Gattl,
 GE-Ex(R)-ExS-FE(R)
 New Bowery, 1-5—John Taylor, 200 5 av,
 WSS(R)
 6 av, 384-6—Henry M Baker, 100 Front...A-TD
 6 av, 407—Sklover Bros...FA-Rec-O
 6 av, 407—Solomon Freidman...O-Rec
 West Broadway, 241-3—American Exchange Nat'l Bank, 128 Broadway...WSS(R)
 24 st, 137 W—Albert Nilsson...GE
 24 st, 141-3 W—Union Trust Co of N Y, 80 Broadway...GE-ExS-Ex(R)
 26 st, 200 W—Markowitz & Weingart...Rec-FA
 34 st, 162 W—May Manton Pattern Co...FA-Rec
 34 st, 162 W—Brett Mfg Co...Rec
 46 st, 77 W—Joseph Weinberg...DC-FA
 46 st, 77 W—Hortensio Alvarez...FA
 46 st, 77 W—Charles T Leproux...DC
 46 st, 77 W—Samuel Bisinger...Rec
 113 st, 2 W—Charles Berg...FA-Rec
 1 av, 178—Thomas Cassese...Ex(R)
 2 st, 214-6 E—Blanche Monoson,
 St(R)-ExS-FA(R)-FP(R)
 Broadway, 1185-95—Weber & Heilbronner...DC-O
 32 st, 404-8 E—Sawyer Biscuit Co...Rec
 Hester st, 23—Morris Smallowitz...GE-DC
 Lafayette st, 80—Wynkoop-Hallenbeck-Crawford Co...El
 Pleasant av, 314—Arnold H. Ellis, Willsboro, N. Y...GE-ExS-Ex(R)
 Pleasant av, 314—Joseph Di Pietro...O-Rec
 6 av, 407—Amanda B Manee, c E S, 353 W 87,
 GE-St(R)-FE(R)-ExS-Ex(R)
 6 av, 789—Herbert C Pell, 829 Park av,
 GE-FE(R)-St(R)-ExS-Ex(R)
 6 av, 789—Seiner & Bogel...FA-DC-Rec-O
 William st, 214—Edwin Flower & Co...NoS
 29 st, 52 W—F Suidam Est, c Theo C Camp, 68 Broad...Ex(R)-FE(R)-St(R)-ExS
 30 st, 55-7 W—Harry Schwartz...FA-DC-Rec
 30 st, 55-7 W—Jake Labisoff...FA-DC
 48 st, 546 W—Christian Wollersen, 514 W 46,
 FE(R)-ExS-Ex(R)-WSS(R)
 54 st, 260-2 W—Jaffee Bros...Rec-D&R
 3 av, 2259-60—Reformed Low Dutch Church of Harlem, 182 E 122...TD-A
 Barclay st, 27-9—Irish World Newspaper...Rec
 Beekman st, 25—A A Printing Co...Rec-FA
 Beekman st, 25—Alexius Wurm...Rec
 Beekman st, 25—Joseph Perlin...Rec
 Grand st, 60—Consol Gas Co, 130 E 15...GE
 Grand st, 60—Metropolitan Life Ins Co, 1 Madison av...Ex(R)-ExS
 Hudson st, 513—Elizabeth Chesebrough, 33 Howard...TD-A
 Leonard st, 159-65—Simmons Realty & Const Co...St(R)-ExS
 Madison av, 572-6—Madison Av & 56th St Corp, 50 E 42...A(R)TD-A
 Mulberry st, 133-7—Product Cigarette Co...GE
 West Broadway, 366-8—Consol Gas Co, 130 E 15...GE
 West Broadway, 366-8—Helen Somborn, 301 W 108...FE(R)-ExS-Ex(R)
 West Houston st, 48—Idi Mfg Co...FA-Rec
 23 st, 553-7 W—Colin M Eadie...WSS(R)
 22 st, 444 W—Florence B Symonds...DC-Rec
 Broadway, 1185-1195—Maison Lafitte...FP(R)-GE
 Broadway, 1185-1195—M Singer & Co...GE
 Broadway, 1185-1195—Otto Bousson...FP(R)
 Broadway, 1185-1195—Frank Shapiro...FA
 Broadway, 1185-1195—Frank Mandell...FA
 Broadway, 1185-1195—Chas Shapiro & Son...FA
 Broadway, 1185-1195—Max Frankfort...FA
 Broadway, 1185-1195—Louis L Sakadny...FA
 Broadway, 1185-1195—Philip Margolin...GE
 Broadway, 1199—Max Schmelzer...Rec
 Broadway, 1201-3—Saml Wallach,
 Rec-FP(R)-El
 Broome st, 344-6—Schatzberg & Gluckstein...GE
 Broome st, 344-6—Isidore Schiller...Rec
 Broome st, 344-6—Selfi Kors...Rec
 Broome st, 344-6—Nathan Abramowitz...GE-FA
 Broome st, 344-6—David Block...FA
 Chambers st, 156—Knickerbocker Mills Co...GE
 10 st, 35-7 E—Perfect Tailoring Co...Rec-GE
 10 st, 35-7 E—Chicago Asbestos Table Mat Co,
 El-GE
 10 st, 81 E—Sam Fink...Rec
 10 st, 81 E—Max W Tingley...Rec-FA
 10 st, 81 E—Louis Gatzuk...FA
 10 st, 81 E—Nathan Bann...FA
 15 st, 108-14 E—Steinway & Sons, 109 E 14...GE
 86 st, 337 E—Frank Hader...Rec
 1 st, 12 E—Moses D Barnes, 208 Wooster,
 ExS-Ex(R)-WSS(R)-FE(R)-St(R)
 Lafayette st, 409-13—Est Simon Goldenberg,
 care A S Gottlieb, 303 5 av...FP-ExS-O-Ex(R)
 Spr-StSys(R)-GE-FP(R)-Stp(R)

Lexington av, 88—Clara F Bogart...DC
 Maiden la, 16-8—Robt A Powers, 1 Hudson,
 FE(R)
 Maiden la, 93-5—Jefferson M Levy, 128 Bway,
 ExS-Ex(R)-St(R)-Rub-GE
 Pleasant av, 314—Louis Dominico...DC-El
 Sheriff st, 95—Oscar Dobroczyński...DC
 6 av, 475—Harris & Goodman...Rec-GE
 6 av, 475—Kostas Kotsarell...GE
 6 av, 475—Citroen & Blitz...Rec
 6 av, 497—Est Wm Forbes,
 GE-Ex(R)-ExS-St(R)-FE(R)
 6 av, 336-8—Claus Bohling...A
 Walker st, 86—Metropolitan Bookbinding Co,
 Rec
 Washington st, 431—M P Kuhar & Co...GE
 West Houston st, 204-6—Jas Fagan...FE(R)
 21 st, 52 W—Henry L Corn,
 O-ExS-Ex(R)-FE(R)
 22 st, 14 W—Harry Miller...DC
 22 st, 14 W—Manitoba Realty Corp, 251 4 av...DC
 24 st, 103-5 W—Amanda B Manee, care E S,
 353 W 87...Ex(R)-ExS-FE(R)-St(R)
 24 st, 141-3 W—Braun & Kohn, Inc...Rec
 24 st, 141-3 W—Wechsler & Freed...Rec-El-FA
 24 st, 141-3 W—Colonial Dress Co...Rec
 25 st, 404 W—F N DuBois & Co...D&R
 25 st, 152-6 W—Sam Corn...Rec
 25 st, 152-6 W—Wonder Dress & Costume Co,
 D&R
 25 st, 152-6 W—J Sokolower & Co...Rub
 25 st, 152-6 W—Philip Kaufman...Rub-Rec
 25 st, 152-6 W—Jos Schwartz...Rub-Rec
 25 st, 152-6 W—Leitner & Stromer...Rub
 25 st, 152-6 W—Bessen & Widman...Rub-Rec
 25 st, 152-6 W—Galuten & Rodin...Rub-Ex(R)
 28 st, 47 W—Wolinsky & Sobin...Rec-FA
 34 st, 205 W—Nathan Greenberg...Rec-FA
 50 st, 647 W—Wm W Astor, 21 W 26,
 ExS-FE(R)
 125 st, 323 W—Jacob Pollack...DC
 Beach st, 8-S Chas Welsh...Stp(R)-FE-ExS
 Beekman st, 59—John Connfort...O-Rub-Rec-DC
 Bowery, 155—Rosenberg & Blumberg,
 FA-Rec-DC
 Broadway, 682—Jno M Beers, care Wm H
 Birdsall, 320 Bway...Rub
 Canal st, 342—Aaron Stieglitz...GE-Rec
 Canal st, 346—Benenson Realty Co, 401 E 152,
 ExS(R)-FE(R)-St(R)
 Cliff st, 80—Gertrude A Vanderbeck, 135 Bway,
 Ex(R)-WSS(R)-FP(R)-FE-ExS
 12 st, 137 E—Augustus Van H Stuyvesant, 3
 E 57...FE-St(R)-ExS-Ex(R)
 18 st, 123 E—Anna M Pender, 1707 Grove,
 Berkeley, Cal...WSS-ExS
 14 st, 7 E—Arthur Mandanici...GE-DC-Rec
 14 st, 7 E—John Gerber...FP(R)-Rec-Rub
 75 st, 500 E—Turpod Realty Co, 505 5 av...A-FD
 90 st, 18 E—Falken & Hamersblog...DC
 East Broadway, 66—Wilhelma B C Blatchford, 70 Grace Church, Rye, N Y...DC
 East Broadway, 67-73—Sophia Friedman...Ex(R)
 East Broadway, 67-73—Harry Friedman...Ex(R)
 1 av, 2367-9—Jacob Kaminsky...FA-Rec
 Grand st, 78—Julius Mfg Co...Rec
 Grand st, 248—Beekman Est, 7 E 42...DC
 7 av, 316-8—Kinger & Friedman,
 FP(R)-DC-Rec
 7 av, 316-8—Weinstein & S Schneider,
 FA-FP(R)
 7 av, 316-8—Harris Kamrass...FA-DC
 7 av, 316-8—Louis Winter...FA-DC
 7 av, 316-8—Dorochinsky & Shilmovitz,
 FP(R)-DC-FA-Rec
 7 av, 316-8—Joseph Diamond...FA-Rec
 7 av, 316-8—Abraham Strelow...FA-FP(R)-DC
 7 av, 316-8—National Muff Bed Co...FA-Rec
 7 av, 328-332—Feliz W Warburg, 1109 5 av,
 FE(R)-WSS(R)-St(R)-ExS-Ex(R)
 6 av, 415—Samuel F Adams, 949 Bway,
 FE(R)-St(R)-Ex(R)-GE
 6 av, 417—Gelernter & Machitowitz...GE-FA-Rec
 6 av, 417—Krunderman & Meyerson...FA-Rec
 6 av, 417—Standard Buton Wks...GE-DC
 6 av, 789—Lowenstein Bros...FA-FP(R)-DC-Rec
 6 av, 789—Myer Steinberg...FA
 23 st, 109 W—Michael Casbona...FA
 23 st, 109 W—Arthur H Cohn...DC
 24 st, 131 W—Morris Reisfield...FP(R)-Rec
 24 st, 142-6 W—142 West 24th St Corp, 505 5 av...FP(R)
 28 st, 57 W—Shaltakog Bros...FP(R)Rec
 28 st, 57 W—Bauer & Fankelwitz...FP(R)-Rec
 28 st, 57 W—David Scott...FP(R)
 25 st, 152-6 W—K & M Garment Mfg Co,
 FP(R)-Ex(R)
 25 st, 152-6 W—Goldstein & Shapiro...El-Ex(R)
 28 st, 145-7 W—Gross Realty Co, 269 West,
 St(R)
 31 st, 39 W—American Real Estate Co, c
 Judge W C Noves, 32 Nassau...Stp(R)
 47 st, 692 W—Senderling Mfg Co...GE
 49 st, 643-5 W—Ludin Realty Co, 261 W 34,
 Ex(R)-FE(R)-WSS(R)-O
 72 st, 110-2 W—Oak Realty Co, 255 W 90...A
 123 st, 342 W—Marrv Olmsted, 352 W 123...DC
 150 st, 530 W—Sadie D Howe, c A J Lercht,
 Newburgh, N Y...DC
 Warren st, 87—Jacob Phillips...DC-GE-Rec
 Warren st, 87—William Rowe...DC
 West st, 30-31—Hale Desk Co...Rec-FA-D&R
 Wooster st, 42-4—Fleischake & Baum...FP(R)
 Beekman st, 69—Howard Conkling, 80 Malden lane...FE(R)-Ex(R)-ExS-WSS(R)-GE
 Beekman st, 69—Consol Gas Co, 130 E 15...GE
 Bowery, 327—Sondhor Realty Corp...DC
 Broadway, 299-303—Barclay Realty Co, c J L Barclay...Stp(R)
 Broadway, 388—John E Parsons Est, c Herbert, 52 William...ExS-WSS(R)
 Broadway, 512—N Y Ladies' Underwear Co...Rec
 Canal st, 133-9—Jacob H Schmukler...Ex(R)
 Chambers st, 104—Elbridge T Gerry, 258 Bway,
 Stp(R)
 Church st, 325—Amanda B Manee, c E S, 353 W 87...St(R)-FE(R)-WSS(R)
 Elizabeth st, 52—Gotham Folding Box Co Ex(R)
 East Broadway, 67-73—Herman Orner & Isaac,
 DC-El-Rec
 East Broadway, 67-73—Meyer Welsberg,
 GE-DC-Rec
 8 st, 59 E—Royal Specialty Hat Co...Rec
 10 st, 35-7 E—Henry I Barbey, c Henry G,
 15 W 38...FE(R)-FP(R)-ExS

23 st, 128-30 E—Charles Laue, 5 Beekman,
 FE(R)-ExS-FP(R)-Ex(R)
 1 st, 12 E—Elizabeth Lambrosa...O-Rub
 Grand st, 273-5—Paris Art Mfg Co...DC
 Lafayette st, 245-7—245-7 Lafayette St, Inc,
 ExS-FE(R)-Rub
 Lispenard st, 57-9—George Whittell, 1150 Sacramento st, San Francisco, Cal,
 FE(R)-ExS-Ex(R)
 Roosevelt st, 76—American Mission Assn, 287 4 av...FP(R)-FE(R)-ExS-WSS(R)
 6 av, 391-5—Charles A Belden, Ross, Marln Co, Cal...FE(R)-ExS-WSS-WSS(R)
 6 av, 39-5—Rapport & Schaeffer...O
 6 av, 391-5—M & R Button Works...Ex(R)
 6 av, 629—Robert Hoe Estate Co, 15 William,
 FE(R)-St(R)-ExS-Ex(R)-Rub-DC

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 St(R)-FP(R)
 Bedford av, 338—Max Kanefsky...FP(R)-Rec-FA
 Myrtle av, 1365—Hill & Son...Rec
 Myrtle av, 1365—Brooks & Eisenstein...GE-Rec
 Myrtle av, 1365—Barth & Fisch, Inc...Rec
 Myrtle av, 1365—Abraham Blackman...GE-Rec
 Palmetto st, 196-8—Wolf Nathelson,
 WSS(R)-Rub-ExS-Ex-O-Ex(R)
 Sterling pl, 1205—John Ettinger...DC
 Sumner av, 397-9—A P & H P Rindskopf,
 ExS-Ex-FP(R)
 Sumner av, 397-9—Bklyn Union Gas Co, 176 Remsen...GE
 Dumont av, 276-286—Hoffman & Weiss...Rub
 Atlantic av, 1026—Autocar Sales Co,
 StSys(R)-NoS-FA-CF
 Atlantic av, 1386—E A M Motor Car Co...FA-CF
 Atlantic av, 2814—Rudolph Reimer, Esq,
 CF-StSys(R)-FA-Rec-El
 Bainbridge st, 18-26—J M Smith,
 NoS-El-CF-StSys(R)
 Bedford av, 1374—Martin Evans Co.NoS-FA-Rec
 Crown st, 145—Edw F Felgenhauer.NoS-FA-Rec
 Flatbush av, 1580—Fredk W Brecht...OS
 Greenpoint av, 271—Greenpoint Coopperage Co,
 NoS-Ex-FA-Rub-FP
 Herzel st, 190—G Mass...NoS-FA-Rec
 Love lane, 48—Beverly D Bensen...CF-OS
 Metropolitan av, 1075—Fredk H Levey Co,
 NoS-FP-FA
 Monroe st, 204-6—Abraham L Bennett...OS
 Pearl st, 135—M Kamenstein...Rub
 Skillman st, 81—Irving Rubinovz,
 FA-Rec-CF-OS
 VanBuren st, 552-4—Miller & Price,
 Rub-FA-NoS-FP(R)-Rec
 Waverly av, 120—Atlanta Garage...NoS-FA-D&R
 Hudson av, 460-72—Jacob Leventhal,
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