

REAL ESTATE RECORD AND BUILDERS GUIDE.

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CONSTRUCTIVE SUGGESTIONS FOR SOLUTION OF NATION'S HOUSING PROBLEMS

American City Planning Institute Meets at Philadelphia.

THE second meeting of the American City Planning Institute was held at the Bellevue-Stratford, Philadelphia, last Tuesday, and representatives from Canada and England, from Boston to Chicago and the South were present. Lawrence Veiller, Director of the National Housing Association, called the conference to order, and the continuous all day and evening sessions started their lively discussions on war housing.

Joseph M. Richie, General Organizer of the American Federation of Labor, pointed out that everybody was represented but the workmen. Architects, city planners, experts on industrial relationship, state sanitation inspectors, industrial educational workers, manufacturers, contractors, Y. W. C. A. representatives, both men and women of local and national official and non-official industrial housing committees, all willingly submerged their individual interests and plunged broad-mindedly into the spirit of five-minute discussions of the many direct and collateral subjects involved in the housing question now engaging the mind of the President of the United States, both houses of Congress, the Cabinet, industrial leaders, Chambers of Commerce and the workmen themselves.

Permanent Construction Favored.

"To What Extent Shall War Workers Be Housed in Temporary Barracks—In Permanent Homes?" was the subject of the morning discussion, and permanent construction was overwhelmingly favored, based upon the experience of Great Britain and various communities in the United States considering the interests of the individual worker, the industry and the community.

John Nolen of Cambridge, Mass., well known for his work in city planning, advocated permanency, showing that the cost was but little more than makeshift temporary construction, and that cost in any event should not be the primary consideration any more than there should be an attempt to build the cheapest possible vessels or shells or uniforms. The point was raised that soldiers are quartered in temporary barracks and then why not workmen? But it was pointed out that the soldiers remain in such quarters usually but three or four months at a time and that usually an ideal location is selected, women and children are excluded, men are under strict military discipline, high standards of sanitation and other regulations can be enforced, all of which does not apply to industrial workers. Frederic Law Olmsted of Brookline, Mass., also declared that temporary structures meant inadequate and unsatisfactory housing.

Charles W. Leavitt of New York spoke in favor of permanent construction, based upon his years of experience in handling thousands of industrial workers, showing that most plants manufacturing war goods would continue to manufacture some class of goods after the war and that not only workmen's homes, but the administrative buildings of the plant, should be of a permanent character, as they would be required regardless of the nature of the product.

Frank E. Blake, of the Remington Arms Company of Bridgeport, asserted that temporary barracks for skilled

workmen had been a failure in their experience, and that they had expended three million dollars in the best class of permanent dwellings for their employees, most of the structures being brick with slate roofs. Houses for superintendents are designed to rent for from \$20 to \$35 a month. Most of these houses are on lots 50 x 100 feet, but still they are too close together. They have also constructed three dormitory buildings, three stories in height, for girls, the cost of each building being \$65,000, containing 125 rooms. They have had no complaints regarding either the rooms or the furnishings. Rentals are from \$2.50 to \$3 a week for single rooms or double room with two beds. A la carte restaurants are provided and reception rooms for the use of girls.

Leslie H. Allen, of the Aberthaw Construction Company of Boston, explained how speed and permanency could both be accomplished. If necessary, he said, they sometimes rushed houses up, completing the outside walls, roof and temporary flooring for emergency use, and then as other houses were entirely completed families could move into these and the unfinished homes could then be completed.

W. H. Ham of Bridgeport, which has become the nation's laboratory for working out many housing problems, pleaded that the Government should set a high standard for workmen's houses, as its action would set the style for the next hundred years. Construction should be permanent and the cost amortized over a period of thirty years. He showed that speed and permanency were both possible, and that they had put up a brick schoolhouse and turned it over ready for a hundred and fifty children in four weeks' time, the basement having been previously excavated.

Thomas Adams of Canada, Chief Advisor to the Canadian Commission on Conservation, and a leader in solving the war housing problems of Canada and Great Britain, described what had been accomplished at Gretna, in the south of Scotland, where with but little than vacant land to start, permanent housing with brick walls and slate roofs had been provided for ten thousand women and five thousand men.

He declared that the twenty thousand skilled ship builders in the United States at the start of the war would be increased to two hundred and fifty thousand, and that these workmen should be given permanent homes because the United States would need these workers to build up its merchant marine after the war. He also showed that good houses were not alone sufficient, but that wholesome amusements and recreations were also essential.

Opinion was unanimous in favor of permanent construction except in rare cases where a plant was manufacturing war munitions, which would be abandoned immediately at the close of the war.

Shall Houses for War Workers Be Rented or Sold? was the discussion at the luncheon meeting. Joseph M. Richie, representing skilled labor, felt that this was a question which the workers could best decide for themselves, and that probably some would want to rent and others would want to buy, and it might be best to provide for both. The copartnership plan or

joint ownership in a community of houses, represented by a stock interest, was suggested as affording the workmen the advantage of ownership, still providing for the mobility of labor through the easy sale and transfer of stock.

Mr. Ritchie said that about thirty-six thousand men were now employed along the Delaware River in the shipbuilding industry, and that when the Hog Island and Bristol yards were in operation and additional shifts were added this would be increased to about sixty thousand. Tending to show that workmen at present were not better able than formerly to purchase homes, even with the present high wage scale, he called attention to a canvass which had been made by responsible committees in Philadelphia, dividing the city into ten districts and examining 157 articles, which showed that the purchasing power of working men in that locality is no greater now than in 1914 at the lower wage scale owing to the present general increase in prices. Custom and locality also were sighted. Thus at Akron, Ohio, there is a shortage of homes to rent, while at Hopedale the custom is to rent exclusively; but both plans were felt to be desirable, permitting the men to take their choice.

Provisions for Women.

The Housing of the Single Worker was the text of the afternoon session, and was divided as follows:

1. Shall We Provide for Housing Many Women Workers?
2. What is the Best Way to House the Woman Workers?
3. Shall We Encourage or Discourage the "Take a Roomer" Campaign?

In this discussion representatives of the Y. W. C. A., women architects and other workers experienced in the housing problems of girls and women took a leading part. Mrs. John D. Rockefeller, Jr., Chairman of the Housing Committee of the Y. W. C. A., sent a letter, which was read, outlining the fundamentals which the association deemed for the best interests of girls and women workers, which included: 1—Single rooms wherever practicable. 2.—One shower bath for every ten girls. 3.—One toilet for every six girls. 4—A scientifically conducted kitchen, and 5—Wholesome recreations and amusements and proper facilities to receive men friends.

It was also felt that girls should have representation in the management of the home, and that they could best be handled in groups, as follows: A—Young girls. B—Older women. C—Colored girls, and D—Foreign, non-English speaking girls, who should also be provided with an American matron.

It was shown that girls spent more time in their rooms than men, and that girls want clothes closets, and that it is better to keep different nationalities together, as Italian, Swede and Russian women, for instance, do not generally get along well together and do not like the same foods; also, while American girls like the privacy of a single room, foreign women do not object to double rooms. Some discussion was given to other likes and dislikes, such as the comparative popularity of tubs and showers, it being shown that girls under thirty like side showers, which do not

wet the hair; while women over thirty like tubs.

It was pointed out that a solution of the housing problem for men automatically solved the problem to some extent for women, because when ship builders, for example, are provided with homes their wives and daughters will also be provided for, or in other cases where men have gone to the front and wives or daughters have engaged in industry they have their home already provided. Of course, in many cases, such as in Bridgeport, girls have gone from New York and other cities, and in such cases every provision should be made for their requirements, such as dormitory facilities or accommodations with private families, in which case a preliminary and periodical investigation of the homes or boarding houses should be made, and also of the girls applying for accommodations. Particular emphasis was placed upon the importance of such continued observations in addition to the preliminary investigations.

In connection with the "take a

roomer" discussion there was some difference of opinion. Lawrence Veiller presented its dangers, the possibility of a family overcrowding itself to get the additional money revenue, and also the evils more or less inherent in taking strangers into a family household, especially in cases where their coming and going gives them access to the entire house.

Charles B. Ball, Chief of the Bureau of Sanitation of the Department of Health of Chicago, was inclined to favor the taking of one woman where overcrowding would not result.

W. G. Lynch, of the Lynch Construction Company, showed moving pictures of some of the two million dollars' worth of workmen's houses which they have recently built in and around Waterbury, Conn., including those for the Scovill Manufacturing Company, where \$560,000 worth of houses, mostly two-story, six-room brick structures in rows, with large basements, have been sold to the employees on easy terms covering a long period.

The evening session was devoted to discussion of conditions at different industrial towns, such as the attractive type of stucco dwellings, extremely popular with the employees of the Traylor shipbuilding plant at Cornwallis; also the need of homes for 5,000 additional workers at the Hog Island plant of the American International Corporation, where 25,000 men have been employed in the preliminary work and thousands of others will be needed for the actual ship construction. It is planned to house these workers at favorable points between Philadelphia and the yard.

A representative of the Bethlehem Steel Corporation discussed the housing problem of their 85,000 employees located at their different plants, and they state that their problem has not been entirely solved, but with great difficulty and large labor turn-over. Their conclusion is that rooming for workers is unsatisfactory, and that they should have permanent houses within fifteen minutes of their work.

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LOANING INSTITUTIONS FORM COMMITTEES TO STUDY FINANCIAL PROBLEMS

CONDITIONS affecting the market for real estate, but more particularly the financing of the market, have recently received the attention of several of the heads of leading and representative institutions and companies who are concerned in that branch of the business. Several meetings have been held within the past month, and a definite line of action laid out, which they believe, will remove the more serious perils that overhang the market and tend strongly to restore confidence and stabilize values.

The first of these meetings was held in the library room of the Real Estate Board on January 29, among those present being Louis V. Bright, President Lawyers' Title Insurance & Trust Co.; Gerald R. Brown, Controller of the Equitable Life Assurance Society; Hubert A. Cillis, President Germania Life Insurance Co.; Edward J. Devlin, Manager New York Life Insurance Co.; Robert E. Dowling, President City Investing Co.; Wm. Felsing, President New York Savings Bank; Richard M. Hurd, President Lawyers' Mortgage Co.; H. A. Kahler, President New York Title Co.; Clarence H. Kelsey, President Title Guarantee & Trust Co.; Alfred E. Marling, President Horace S. Ely & Co.; Laurence McGuire, President United States Realty & Improvement Co. and also President of the Real Estate Board of New York; George T. Mortimer, President Equitable Office Building Corporation; Franklin Pettit, President of the Realty Company of America; John J. Polleyn, President Emigrant Industrial Savings Bank; Henry A. Schenck, President Bowery Savings Bank, and Walter Stabler, Controller Metropolitan Life Insurance Co. Alfred E. Marling was chairman and John L. Parish secretary.

In the informal discussion there was general agreement that the unprecedented stringency was due entirely to war conditions; the money that had always been available for the financing of real estate operations was gone, probably into Liberty Loan bonds. Building operations, it was felt, could, under existing circumstances, have no consideration until the war had been won.

But the entire absence of money for the refunding of mortgages presented an aspect of the situation that was, in the minds of many, becoming increasingly disagreeable to contemplate. Under normal conditions the maturity of a mortgage was an issue in the ownership of real property not difficult to negotiate; either the mortgagee extended or renewed the mortgage for a further term, or he was paid off with money realized from a new mortgage obtained easily in the market in due course of business.

Now all that was changed; there was

no money for loans on mortgages and a larger than usual number of mortgages were refusing to renew or extend and were demanding payment—perhaps desiring to put their money into Liberty bonds, or other investments. This situation bore with particular severity on the owner who was not prepared to pay off and who could not get his mortgagee to renew.

But it bore also upon the mortgage and title companies which had guaranteed great amounts of mortgages that were outstanding in the hands of their customers and gradually coming due. And it bore with serious import upon the prospects of savings banks, in case the next Liberty Loan should be put out at a higher rate of interest than four per cent. (It has since been decided at Washington that this loan is to pay four and a half per cent.)

None of the Committee believed that the dangers indicated were imminent, for with few exceptions most holders of maturing mortgages had agreed to extensions of their mortgages, on terms that were satisfactory to the mortgagors; but the peril was in prospect and the prevailing conditions were tending to the undermining of values, in the face of renting conditions that were better than they had been for at least a generation.

There was unanimous agreement that something had to be done to relieve the tension, and soon, at that. Two committees were appointed: one composed of Messrs. Kelsey, Dowling, Pettit, Schenck and Stabler, to consider matters before the Legislature, at Albany; the other, composed of Messrs. Bright, Devlin, Felsing, Hurd and Kahler, to take up the matter of relief, by way of Washington.

The latter Committee had noted the introduction in the Senate at Washington, by Senator Simmons, the day before the meeting above referred to, of the McAdoo bill, to create a \$500,000,000 War Finance Corporation. They found upon inspection and study that with a few simple amendments this bill was splendidly designed to extend the relief desired to the neglected or overlooked real estate market.

The amendments asked for are designed to authorize the War Finance Corporation to include in the scope of its financial operations, besides banks and trust companies—savings banks and mortgage and title companies; and to accept as collateral on loans to them, such securities as are now lawful investments for savings banks and trustees of estates of deceased persons, under the laws of the States, respectively.

This they felt would cover the requirements of the situation, and in case of emergency provide a source of relief from any disaster that could threaten during the course of the war. Unani-

mously agreeing on these points the Bright Sub-Committee reported back to the main Committee, on February 7, where the whole question was again reviewed and discussed from every viewpoint. The recommendations of the Sub-Committee were unanimously approved and Mr. Bright and his associates were authorized to employ counsel, to send a delegation to Washington and were directed to take all steps necessary in their judgment to obtain the amendment of the War Finance Corporation bill, as approved.

Since then two committees—the general committee acting through Mr. Marling and the Sub-Committee through Mr. Bright—have taken important steps toward the achievement of the end unanimously desired. They have been in correspondence with Senator Calder, who has undertaken to "do his bit," have obtained also the cooperation of Henry Morgenthau, and acting partly on his advice and that of Laurence McGuire, President of the Real Estate Board, have retained the services as attorney and counsel of former Congressman John J. Fitzgerald, of Stapleton, Fitzgerald and Mahon.

Mr. Fitzgerald was chairman of the Appropriations Committee of the House in the last Congress, before which the War Finance Corporation Bill is now pending, having been sent over from the Senate a week ago, with a few amendments, but before the amendments advocated by the Marling committee could be placed before it. Mr. Fitzgerald is now down in Washington on this mission.

Those who have studied the problem most deeply and are best acquainted with the underlying conditions of the real estate markets of this and every other city of importance in the country, are most earnest and determined in advocacy and support of the War Finance Corporation Bill with the amendments indicated. Most of them think the real estate interests are greater and of more importance to the nation in the successful prosecution of the war, than the interests first considered in the bill. In this city alone the entire volume of mortgages amounts to something like \$6,000,000,000 and not less than a fourth of them mature and become due and payable every year. The per capita percentage is probably higher here than elsewhere, but every other community in the country is affected in similar manner with New York, and needs the protection that would be afforded by these amendments.

Undoubtedly they would have joined in the demand voiced by the Marling Committee of New York's financial institutions if they had been asked, but there was no time to ask them, and there is but little time left for concerted action in the country.

DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

ALBANY.—Backed by the State Conference of Mayors, a Home Rule Constitutional Amendment which is designed to give cities the right to frame and conduct local government absolutely without interference by the State Legislature has been introduced by Senator Charles F. Murphy of Kings and Assemblyman Clarence F. Welsh of Albany. This amendment goes a step farther in the direction of real Home Rule than the Brown amendment passed by the Legislature last year. Under the terms of the Murphy-Welsh measure cities will be given powers in the way of regulating their own conduct by means of ordinances which would be impossible under the Brown amendment, which was vigorously opposed last year by various civic organizations.

The design of the latest constitutional amendment is to sidetrack the Brown amendment, and the State Conference of Mayors is determined to accomplish this by pressing the enactment of the measure. These organizations charge that the Brown measure is a half-hearted attempt to vest in cities the right to regulate their own household, as the amendment must be passed by another Legislature before it can be submitted to the electorate, believe they can put through the Murphy-Welsh measure in such time and with sufficient support to nullify Senator Brown's amendment.

The prospects of success for the lately introduced amendment are bright. Welsh will be able to put his measure through the Assembly without difficulty. In the Senate it is not expected any serious opposition will be met in view of the recent decision of the Court of Appeals in the Watertown Optional City Government Case in which Judge McLaughlin and a majority of the other judges indicated a temper to give the cities ample leeway in the accomplishment of a system of self-government under the somewhat fragile Home Rule measures adopted in the past. Knowing the attitude of the highest court it is not expected that the Legislature will block the Home Rule Amendment of the Brooklyn Senator and Albany Assemblyman.

R. E. McGahan, secretary of the Citizens' Union, made this comment upon the Murphy-Welsh measure to-day:

"The proponents of a constitutional Home Rule grant are encouraged by the recent decision of the Court of Appeals upholding the Optional City Government Law. This law was enacted through the efforts of the Mayors' Conference and others.

"In its opinion the Court declared that, even though the law in question did delegate to cities power to regulate duties not strictly municipal, that did not render it unconstitutional. This declaration makes Senator Brown's proposed amendment useless; in fact his amendment would restrict the power of delegation now recognized by the Court to "purely local" matters. The next step, therefore, is an amendment to the Constitution guaranteeing to cities the right to frame and conduct local government without interference by the State Legislature."

A poll of the legislators present in Albany today indicated that sentiment generally is in favor of the Murphy-Welsh amendment. Among New York city legislators there is a disposition to push the measure through the Legislature without interruption. It looks now as if adjournment would be set for April 6 in view of which speedy action on the amendment is expected.

A municipal ownership bill, providing that any city may, by resolution of its Common Council or Board of Aldermen, submit the question of acquisition, ownership and operation of public utilities to the people, was introduced in the Sen-

ate and Assembly this week by Senator Robert F. Wagner and Assemblyman Charles D. Donohue, the Democratic leaders in both houses. In New York City the resolution to submit the question must be passed upon concurrently by the Board of Estimate and the Board of Aldermen.

Under the Wagner-Donohue bill a petition signed by ten per cent. of the voters of a city praying for the adoption of a municipal ownership resolution may be filled with the governing board where such body fails to pass such a resolution. The question may be submitted to the voters at a general or special election. In the latter case the election must be held on the first Tuesday in April.

If the election results in a majority vote in favor of such acquisition, the city may immediately begin condemnation proceedings to settle the value of the property to be taken over. The Public Service Commission is empowered to make a valuation of the property which shall be a basis for the amount finally decided upon. The city may issue bonds to pay the amount agreed upon. As soon as the amount to be awarded for the property taken is settled and the amount tendered by the city, the title to the property vests in the city which is thereupon given power to establish rules and regulations governing the operation of the public utilities so acquired.

Public utilities so taken over will be under the control of a board or department to be established by the Common Council. The board or department will be appointed for a term of five years and the salaries of the members fixed by the council. The bill will meet with the stiffest opposition in both houses of the Legislature, in the opinion of the legislative leaders. It represents a part of the Hylan program.

The Dwelling House Bill, introduced by Morris Feigenbaum, under the terms of which cities could acquire land by condemnation upon which to erect municipally-owned dwelling houses is doomed. The scheme is regarded as Utopian and would work untold hardship on real estate and investors who have placed their moneys in this form of security. The design of the bill is best explained by its introducer in a statement made public simultaneously with its introduction.

"Under my bill," he says, "the unused land in all cities is declared forfeit to the city, which is to pay nothing more than the assessed value for it. Further, if buildings are condemned as fire-traps and as insanitary shacks and hovels, the city is to take over the land upon which they stood. A Dwelling Commission is established to consist of a Commissioner, who has not been in the business of renting homes or real estate speculating, within five years. This officer is to be elected by the people, and he will become one of the most important functionaries of municipalities. Under him, there will be experts, acting as deputies, and they will survey the city, and proceed to administer to the needs of the people.

"Under my bill, apartment houses may be erected to cater to people capable of paying high rents, but here they will not pay for vulgar, lavish and indecent display, but only for solid service. Cottages will be built and rented to the poorer workers, who will also have moderate apartments, flats and even tenements to choose from. But not one hair's breadth of deviation from the best standards of sanitation and health will be allowed."

Real estate owners will be interested in the resolution submitted to the Senate this week by Senator Bernard Downing, of New York City, calling for an investigation of the finances and premium rates of fire insurance companies

operating in the Metropolis. The resolution provides further for the appointment of a Commission consisting of three Senators and five Assemblymen, whose duty it shall be to inquire into the basis of fire insurance premium rates and particularly into the causes for the recent increase in such rates. The commission will also inquire into the management of the fire insurance companies, will study the basis of costs of operation and the amounts of their profits with a view to ascertaining what would be a fair rate to be charged for risks in New York City.

Eighty cent gas throughout The Bronx is provided for in a bill introduced by Senator Dunigan this week. The bill amends the so-called Eighty Cent Gas Law by way of extending its operation throughout Harlem.

Assemblyman Amos introduced a measure empowering cities to acquire, construct and operate public utilities and enterprises for the service of their inhabitants and by contract to extend the use of such municipally operated enterprises to inhabitants of adjoining territories. Such a proposition must be approved by the voters of the municipality adopting the scheme at a general or special election.

Comptroller Charles L. Craig vigorously opposes the Ottinger bill creating a Terminal Commission for New York City. He wired his opposition to Legislative Representative Edward J. McGoldrick, Assistant Corporation Counsel, at the same time declaring that the measure will add another financial burden to the city whereas its purposes can be accomplished through already existing agencies. The Comptroller's opposition is directed primarily against provisions of the bill which authorize the Terminal Commission to obligate the city without limitation under agreement with the various railroads for the cost of furnishing additional terminal facilities. W. J. C.

HOUSING PROBLEMS.

(Continued from page 256)

Wilmington, Del., presents another acute situation, where two ship yards are turning out oil tankers and mine sweepers, employing several thousand workers, 43 per cent. of whom are skilled, earning from \$18 to \$30 a week, and piece from \$30 to \$100 a week. Of these workmen 84 per cent. are Americans or naturalized, and 60 per cent. are married. There is a shortage of 3,000 houses, which must be brick, stone, concrete or stucco, as no frame houses have been built in Wilmington for thirty years. Good sites for housing developments are available at about \$1,500 an acre, which is about the maximum price; which it is felt can be paid and still provide the homes for skilled workers at prices they desire to pay.

Sparrows Point, Md., is another congested industrial point, where men are obliged to travel back and forth from Baltimore. R. O. Sturgis, a Boston architect, pointed out a similar condition at Spantum, on the Fall River, near Boston, where 8,000 men are employed. Staten Island, with ten or fifteen thousand additional men coming to man the ship yards, faces a similar situation. Newark claims a shortage of accommodations for the 25,000 new workers for the three yards on the Newark Meadows, where the Submarine Boat Corporation alone is preparing to operate its huge project of ship construction with twenty-eight ways.

Thus with this review of the nation's critical requirements and constructive suggestions for their speedy and permanent solution the conference closed with the hope that the Government would promptly inaugurate its now pending program of financial assistance in providing workmen's houses at the acutely congested industrial points.

MEASURES AFFECTING REAL ESTATE

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

THE Real Estate Board is calling particular attention to Senator Boylan's bill, Int. 621,—Assembly Int. 613, Seesselberg, introduced at the request of the Board. The bill amends the Greater New York Charter and provides for a fixed annual tax rate on real estate and on personalty. The amendment reads as follows: "Such annual rate shall not exceed, however, seventeen and one-half mills upon each dollar of assessed valuation of real property, and two and one-half mills upon each dollar of personal property, if any, tangible and intangible, assessed on the assessment books of the city, without offset for debt or exemption of any character unless such exemption is in the nature of a contract between the Federal, State and city governments and the owner of the property." The Real Estate Board believes that with a fixed tax rate on real estate, and at a moderately low rate, the necessity for economy would be continuously before the city, and a low personal tax rate as is provided in the bill would insure the collection of the personal tax.

There is to be a hearing on this bill on Tuesday next, March 5, before the Joint Committees on the City of New York of the Senate and Affairs of Cities of the Assembly, and the Real Estate Board is arranging for a large delegation to go to this hearing. Those who can go were asked to notify the Real Estate Board not later than Saturday, March 2, but late comers can probably be accommodated if they apply in person at the Board's office not later than noon on Monday. Action was taken at the meeting of the Legislation and Taxation and Real Estate Laws Committee on the following bills:

Assembly Int. 658, Seesselberg. To amend the Tax Law, in relation to the assessment and taxation of personal property in cities containing more than one million inhabitants and having a charter provision limiting the tax rate on personal property to two and one-half mills annually.

This bill is approved. It is logically related to the Bill No. Int. Senate, 621, Boylan—Assembly Int. 613, Seesselberg, fixing the tax rate. The purpose of the bill is to tax personal property where it is located and not where the owner is domiciled, as under existing law. This new method of applying the personalty tax will bring an additional revenue.

Senate Int. 549, Committee on Taxation and Retrenchment. This is a concurrent resolution proposing an amendment to article one of the Constitution, relating to intoxicating liquors.

It provides for an amendment to the Constitution which if ratified would prohibit the manufacture, possession, sale, keeping for sale, giving away, bartering, furnishing or transportation of any intoxicating liquors after September 30, 1920, except for medicinal, mechanical, chemical, scientific or sacramental purposes. The Real Estate Board has consistently taken the position that prohibition should be a matter of State control, and upon this ground is opposed to the Federal Amendment now before the Legislature, but the referendum, it believes, to be the only fair method of testing the sentiment of the State in this matter, and, therefore, approves the resolution now proposed by the Committee on Taxation and Retrenchment.

Senate Int. 375, Dunnigan. Adding new section 436-a, Greater New York Charter, by providing that the owners of real property assessed for a permanent sewer substituted for a temporary sewer, that the cost of which has also been assessed against such property, shall be credited toward the permanent sewer assessment with the amount paid on the temporary sewer assessment. The city is to pay the deficiency caused by such credit.

This bill is approved. It provides that when a property owner has paid for a temporary sanitary sewer he will not be called upon to pay for a permanent sewer which may be built later. All sewers as a rule called temporary sani-

tary sewers are practically permanent and it is unfair to force a property owner to pay for another sewer.

Senate Int. 571, Cotilloo. To amend the Greater New York Charter in relation to the purchase of supplies and the establishment of a department of purchase.

This bill is approved. It amends the Department of Purchase Law. The amendment provides that until this department is organized purchases may be made by heads of department and Borough Presidents, and be legal.

Senate Int. 505, Lockwood. (Same as Assembly Int. 543, Tallett.) To amend the Education Law, relative to the retirement of teachers.

This bill is approved. It will apparently restrict the compensation of teachers retired for disability by allowing consideration only for time spent in teaching in this State. The present law seemingly omits this restriction. The amendment would also permit the State Teachers' Retirement Fund Board to order a reexamination of the retired teacher within two years after retirement and to cut off all further payments if the recipient be found not longer incapable of teaching.

Senate Int. 536, Lockwood. Making an appropriation for the expense of securing information to aid in carrying out the provisions of section two hundred and twenty-one-b of the Tax Law, imposing an additional tax on the transfer of certain investments.

This bill is approved. It appropriates \$15,000 to defray the expense of securing information to carry out the provisions of section 221-b of the Tax Law imposing an additional tax on the transfer of certain investments. The proposed appropriation is to be used to detect tax-dodging.

Senate Int. 478, Sage. (Same as Assembly Int. 601, Machold.) An act creating the Hospital Development Commission, and making an appropriation for expenses of such Commission.

This bill is disapproved. It makes provision for additional hospital facilities for the insane. It authorizes the selection of a new hospital "adjacent to the Metropolitan district." In view of the attempt, only recently thwarted, to locate such an institution at Yorktown on the Croton Water-Shed, near Lake Mohansic, the bill should be vigorously opposed unless it shall be amended so as to specifically provide that no land upon a water-shed from which a municipality derives its water supply, in whole or in part, shall be selected as the site for the proposed hospital.

Assembly Int. 610, Meyer. (Same as Senate Int. 506, Nicoll.) Making an appropriation for the expenses of the Commission established pursuant to Chapter 426, Laws of 1917, for the investigation of port conditions at the Port of New York.

This bill is disapproved. It appropriates \$100,000 to continue the work of the Commission appointed by Chapter 426, Laws of 1917, to investigate the Port of New York conditions. The job this Commission was appointed to perform, but which it has thus far only scratched at, has been fully accomplished by the Van Benschoten Commission, appointed by authority of Chapter 720, Laws of 1917, to investigate the surface railroad situation on the west side, Manhattan, as appears from its comprehensive report to the Legislature, dated January 31, 1918. Here are two Commissions appointed about the same time by Governor Whitman to investigate the same subject. One finishes its work promptly and now the other comes along and wants an additional \$100,000 to enable it to go over the same ground. The bill should be opposed and the attention of the Governor should be called to the apparently useless duplication of the work of the Van Benschoten Commission the bill contemplates.

Assembly Int. 470, Judson. (Same as Senate Int. 420, Emerson.) To amend the Tax Law, in relation to the definition of investments.

This bill is disapproved. It amends the Secured Debts Law so as to bring within the provisions of the law, bonds,

notes, debts, debentures, etc. (except those payable on demand or within one year), instead of limiting its application to all such instruments as are part of a series of similar instruments; it also provides that bonds secured by a deed of trust or mortgage are exempt from its provision, only if the mortgage tax shall have been paid on the real estate; it also provides for the refund of taxes erroneously paid. The Real Estate Board is opposed to the inclusion of more taxables in the Secured Debt Law, and believes this bill should be vigorously opposed.

Senate Int. 495, Sheridan. (Same as Assembly Int. 686, Coles.) To amend the Real Property Law, in relation to registering title to real property.

This bill applies to the Torrens Law. It has been examined carefully by the Torrens Law Committee of the Real Estate Board, and is disapproved. The Legislation Committee concurs in this disapproval. The amendments proposed by this bill would nullify the Torrens Law of New York by rendering it unconstitutional. The following are the chief reasons for this view: The Court procedure for registering a title as provided by sections 384-a-385 omits any requirements that the Court shall determine who are to be proper parties defendant, and provides that those who are designated as such parties by the applicant shall be given notice of the proceeding by registered mail only fourteen days before the hearing or by publication in one newspaper for only two weeks, as the Court may direct. This time is entirely too short; the notice is not adequate; and no registration on such a procedure could be conclusive and binding on all the world. The bill provides further that judgment may be taken by default if none of the defendants appear. This is impossible in such a proceeding, and in our opinion it would be absolutely unconstitutional. The burden of an absolute insurance is also placed on the county by this bill; and this we think is unconstitutional. The work of registering titles is restricted by this bill entirely to public officials, and this we think unwise. The effort to minimize time and expense, which prompts the amendments offered by this bill, is in itself praiseworthy; but these proposed amendments go so far as to nullify the law and make it unconstitutional.

Assembly Int. 9, Youker. (Same as Senate Int. 151, Burlingame.) Amending the Real Property Law, generally, relative to registration of titles to real property under the Torrens System. Official examiners of title under the bill are placed in the Classified Civil Service. Only duly licensed attorneys may be such examiners.

This bill is disapproved. The three most fundamental difficulties with this bill are: (1) that it does not require personal service of the summons in the court proceeding on any defendant, no matter how well known, (2) that it provides erroneously for judgment by default in this form of proceeding in which there may be infants or other incapacitated parties, under which circumstances the laws of this State have always required the plaintiff to prove his case, and (3) that it does not demand a guardian ad litem to look after the interests of such incapacitated persons in the suit. It also puts an unwarranted, and we think unconstitutional, burden of insurance on the country; and it fails to require in terms sufficiently explicit that the court shall pass judicially on the validity of a title to be registered. Many of the carefully worked out good features of the present law are preserved, of course, in this proposed amended bill. But, while the existing law so closes the circle of absolute requirement in such case as to make a registration conclusive against the whole world, this proposed bill leaves that circle open at a number of crucial places.

NEW YORK BUILDING MANAGERS TO MEET

Monthly Dinner Scheduled for March 12—
Several Important Questions Considered

THE New York Building Managers' Association will hold its next meeting at the Park Avenue Hotel on Tuesday evening, March 12, at half-past six o'clock, at which time an address on the subject of "Pipe" will be delivered.

The Legislative Committee has been active in the consideration of bills presented to Albany. It has disapproved several measures, and requests that each member of the association and all others interested in real estate write to his Assemblyman or Senator that they may be defeated.

The following Assembly bills are disapproved: No. 325, Rosenberg; No. 349, Orr; No. 350, Orr; No. 357, Karlin; No. 395, Smith; No. 402, Garfinkel; No. 438, Rosenberg and No. 464, Garfinkel. The following Senate bills are disapproved: No. 77, Gibbs; No. 269, Smith, and No. 309, Dowling. Copies of these bills and the written protests of the committee are on file in the office of the association.

The Weekly Underwriter gives the fire losses in the United States and Canada for January, 1918, as \$37,575,100 as compared with \$36,431,770 last year. The increase is slightly more than 3 per cent. The Underwriter states that

"it is disconcerting to have the new year open up so unfortunately." Nothing is said about the thoughts of the unfortunate premium payers whose rates have lately been increased 10 per cent. In view of the 3 per cent. increase in losses it is refreshing to note in an editorial in the same issue of the Underwriter the following: "The real question that is secretly disturbing both fields is as to whether 10 per cent. was a sufficiently high figure. Many of the best authorities here think not. Had New York's action been delayed a few weeks longer it is probable that 20 per cent. would have been charged. There is no complaint by the public on the 10 per cent. advance. They probably feel that they got off easy." The Real Estate Board, under the able insurance chairmanship of J. J. Hoey, vice-president of the Continental Insurance Company, seems to feel the same way about it, and no complaints have been forthcoming from the State Superintendent of Insurance, who officially represents the public.

A decision has been handed down by the State and Industrial Commission in the case of "Zubradt v. Estate of George Shephard," which holds that a janitor who, while engaged in cleaning windows,

a hazardous employment, falls to the street, sustaining serious injuries, is entitled to an award under the Workmen's Compensation Law, his employment being incidental to the non-hazardous business of his employer, who was engaged in operating apartment houses.

A decision has been handed down by the Appellate Division of the Supreme Court in the case of "Muller v. Hillenbrand," holding the owner of an apartment building liable where the janitor of the apartment house committed an assault upon a child who was roller skating upon the sidewalk in front of the premises to the annoyance of the tenants of the apartment.

Members are especially cautioned to keep in mind the various measures which have been introduced at Albany, as well as an ordinance introduced in the Board of Aldermen, which are designed to hold landlords responsible for failure to supply heat or hot water in apartment houses, regardless of any unusual conditions which make it impossible to obtain coal.

It has been announced by the representatives of the local and state Fuel Administration that their officers are now working on plans to prevent a coal shortage next winter. Suggestions for the accomplishment of this result will be welcomed by the Fuel Administration. If any member has a practical suggestion to make it would be well to forward it to the Coal Committee of the association.

TAX DEPARTMENT ASSESSMENT TABLE

THE following table has been compiled by the Tax Department and shows, in condensed form the various classes of assessments cared for by the

Department for 1917, as compared with 1918. There is a decrease of \$82,647,589 indicated, which is caused by the decrease in the Personal Estate division. The table follows:

	1917.	1918.	Increase.
Manhattan.			
Real Estate	\$4,679,692,596	\$4,705,608,146	\$25,915,550
R. E. Corp.....	106,156,940	106,171,500	14,560
Franchises	302,494,867	282,825,592	DEC. 19,669,275
Total	\$5,088,344,403	\$5,094,605,238	\$6,260,835
Bronx.			
Real Estate	\$630,882,481	\$644,420,521	\$13,538,040
R. E. Corp.....	47,405,500	49,610,750	2,205,250
Franchises	35,939,013	32,097,927	DEC. 3,841,086
Total	\$714,226,994	\$726,129,198	\$11,902,204
Brooklyn.			
Real Estate	\$1,666,307,845	\$1,703,039,741	\$36,731,896
R. E. Corp.....	30,061,045	31,114,490	1,053,445
Franchises	94,532,547	92,659,654	DEC. 1,872,893
Total	\$1,790,901,437	\$1,826,813,885	\$35,912,448
Queens.			
Real Estate	\$510,032,993	\$527,916,480	\$17,883,487
R. E. Corp.....	35,395,640	36,203,400	807,760
Franchises	24,436,374	27,479,195	3,042,821
Total	\$569,865,007	\$591,599,075	\$21,734,068
Richmond.			
Real Estate	\$83,451,435	\$91,730,925	\$8,279,490
R. E. Corp.....	3,594,880	4,352,800	757,920
Franchises	4,164,844	4,411,730	246,886
Total	\$91,211,159	\$100,495,455	\$9,284,296
Classes of Real Estate.			
Ordinary Real Estate.....	\$7,570,367,350	\$7,672,715,813	\$102,348,463
R. E. Corp.....	222,614,005	227,452,940	4,838,935
Franchises	461,567,645	439,474,098	DEC. 22,093,547
Total	\$8,254,549,000	\$8,339,642,851	\$85,093,851
Personal Estate.			
Manhattan	\$339,106,700	\$194,775,200	DEC. \$144,331,500
The Bronx.....	9,524,400	7,357,100	DEC. 2,167,300
Brooklyn.....	57,502,715	39,683,575	DEC. 17,819,140
Queens	10,266,200	7,909,400	DEC. 2,356,800
Richmond	2,756,300	1,689,600	DEC. 1,066,700
Total	\$419,156,315	\$251,414,875	DEC. \$167,741,440
Assessment Roll of Real and Personal Estate.			
Manhattan	\$5,427,451,103	\$5,289,380,438	DEC. \$138,070,665
The Bronx	723,751,394	733,486,298	9,734,904
Brooklyn	1,848,404,152	1,866,497,460	18,093,308
Queens	580,131,207	599,508,475	19,377,268
Richmond	93,967,459	102,185,055	8,217,596
Total	\$8,673,705,315	\$8,591,057,726	DEC. \$82,647,589

Hearing on Boylan Tax Rate Bill.

The New York Board of Title Underwriters, is heartily in favor of the passage of the Boylan Bill (Senate Int. 621) which establishes 17½ mills on each dollar as the flat tax rate for real estate. The organization will be represented at the hearing before the Joint Senate and Assembly Cities Committee, at Albany, next Tuesday. John L. Parish, secretary of the organization, said yesterday:

"Everyone interested in real estate should communicate with his Senator and Assemblyman before next Tuesday so that concerted action may be obtained in getting this important legislation on the Statute Books. This measure is a wise municipal economy and will rebound to the benefit of real estate."

Edward P. Dryle, of the Real Estate Board of New York, addressed the members of the Brooklyn Board of Real Estate Brokers last Wednesday afternoon in the Board Room of the Brooklyn organization, 189 Montague street. Mr. Doyle discussed the attitude of the Manhattan brokers of the Boylan bill. The Board favors the measure.

The Brooklyn Board of Real Estate Brokers heartily indorsed the measure and through its Taxation and Legislation Committees has started a campaign among its members, both active and associate, as well as among the civic organizations of the Borough to speed the passage of the bill.

A large delegation of Brooklyn real estate men, civic workers, taxpayers' associations and others interested in the success of the bill will join the Real Estate Board of New York delegation next Tuesday morning which will leave on a special train from Grand Central Depot at 8 o'clock for Albany to attend a hearing of the bill. William P. Ray, President of the Brooklyn Board, will head the Brooklyn delegation.

Control of Waterways.

A committee of three has been appointed by Director General McCadoo to investigate the inland and coastwise waterways of the United States and advise him as to the best means of putting them to advantageous use and solving transportation problems. The canals of the country and the coastwise Mississippi and lake traffic will be considered. Work has already been begun by the committee which is headed by Maj. Gen. W. M. Black, Chief of Engineers of the United States Army.

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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.

In order that real estate brokers and agents may participate in the Thrift Stamp Campaign, the Realty Division of the War Savings Committee, Laurence McGuire, chairman, has prepared postal cards which will be given, in limited quantities, to agents, so that they may be enclosed with the rent bills. Attention is called to the advisability of exchanging Liberty Loan coupons for Thrift Stamps.

On next Tuesday there will be a Joint Hearing at Albany before the Senate and Assembly Committee on the Boylan and Seesselberg bill fixing the tax of 17½ mills on each dollar of real estate and 2½ mills on each dollar of personalty, the latter without offset for debt or exemption, unless such exemption is in the nature of a contract between Federal, State and City government, and the owner of the property. The Real Estate Board of New York has taken the stand that a fixed rate would be a great stimulus to real estate investing and believes that a low personalty tax could be collected. This position is sound, for both will encourage economy in municipal affairs. It is through the Board's efforts that the bill was introduced.

Increasing Material Prices.

After a survey of the building material market for the past year it is possible to realize that the building interests, particularly in the Metropolitan zone, have a foundation for their present attitude regarding building conditions. One of the prime contentions of prospective builders, architects, contractors and their allied interests, was the prohibitive cost of construction due to the excessively high levels of material prices. The claim was frequently heard that no revival of structural activity could possibly be started while these levels were maintained by the producers and dealers. Although this is partly true it might be interesting to note the extent of the commodity price increases during the past year, and if possible to predict the possible effect upon the future of building in the local territory.

From February, 1917, to February, 1918, there has actually been a steady increase in the prices of practically all building commodities. Steel is a notable exception. This upward trend occurred despite the marked drop in the volume of active construction. The ratio of price advances varied according to type and use and ranged from ten per cent. to more than one hundred per cent. in certain instances. The increases that are noted are the figures that were current in the wholesale markets and the cost to the ultimate consumers naturally increased in proportion.

In February, 1917, Hudson River common brick brought \$9 a thousand, in cargo lots, in the wholesale market. At the present time, but in a much slower market, this type of brick is being quoted at \$10.50 a thousand and there is every prospect of further advances in the immediate future. One year ago Portland cement, in a comparatively active market, was selling at \$1.97 and today the price is \$2.15 with no certainty that this figure will hold for any length of time. Present conditions seem to assure a substantial advance from the present level. Rosendale cement has not been effected to the extent of many other commodities and has only increased 15c. a barrel over the price of last year.

The price of gravel has increased between sixty and seventy per cent. and is now being quoted at about \$2 a yard with practically none available at any price. Furthermore, the Federal Government is ready to utilize almost the entire output of the coming season in the furtherance of its program of essential military and naval construction. Lime, eastern common brands, has advanced within the year from \$1.60 to \$1.90 a barrel, and the hydrated grades have experienced proportionate increases.

In the entire building material market there was probably no more sensational advance in price than that experienced by the buyers of building sand. For a long time the average price of sand was in the neighborhood of 50c. a cubic yard. Today, the wholesale price of this commodity is \$1.15, or nearly \$2 a cubic yard delivered at the job. The prime reason for this seemingly excessive figure was the severe weather experienced all through the winter with its contingent difficulties of transportation; increased demand caused by the augmented use of reinforced concrete as a medium of construction for industrial and commercial structures, and the extreme scarcity of labor required to mine the sand and handle it at the production plants.

The lumber market has also been materially effected by the high production costs and the shortage of labor both in the woods and at the mills. Difficulties caused by freight congestion also contributed in advancing prices as there was a consistent demand but a scarcity of available supply. The requirements of the Government for lumber necessary in the construction of cantonments, base hospitals and other projects of a similar character created a scarcity in the local markets and made it possible for the dealers to maintain their high price levels. Yellow pine flooring increased

during the year almost forty per cent. in price and hemlock lumber advanced about twenty per cent.

Structural steel is one of the few building essentials that at the present time is quoted at wholesale at a lower figure than that which maintained last year, but this is attributable to the influence of the action of the Government in regulating the output and controlling the price. At the same time it is almost impossible to obtain fabricated material for use in private building construction, and where it can be had, delivery is made only after lengthy delays. The additional cost of shop work and erection offsets the control price at wholesale, so the builder is but little better off financially than he was last year in so far as the structural steel is concerned.

Unquestionably these facts seem pessimistic and in a manner they are, yet it must be taken into consideration that the best informed individuals in the building trades are confirmed in their opinion that the present high levels are here for a long time; that the highest point in material prices has not as yet been reached. Before a downward revision in the price scale occurs the present levels will be considerably advanced. The present time would seem to be a most propitious one for contemplative builders to put their houses in order and arrange for an early start of projected operations.

Inadequate Subway Exits.

When the extension of the Seventh avenue subway through William street is opened, intending passengers on this important link in the Dual Subway System south of City Hall will be somewhat in the predicament of a passenger on a torpedoed liner who has a life preserver in hand but who is unable to adjust it to his person. The William street tube is planned to relieve the rush hour congestion east of the old Broadway subway, while the newly opened tunnel along West Broadway will take care of the crowds west of that thoroughfare.

But, unlike the ample provisions made for ingress and egress to the Broadway and West Broadway tubes, the Public Service Commission has so far built only three entrances to the William street subway between City Hall and Wall street. These stairways, of which two are at Fulton street and one through a building in John street, are also to be used as exits. All three are situated to the east of William street, the Public Service Commission holding that William street is so narrow that it is impossible to provide entrances in both sides of the street.

If William street is too narrow for entrances in both sides of the street it is much too narrow to force the crowds trying to use the subways all over to one side of the street. It will not diminish the crowds at the three entrances if the same stairways are used for exits. The relief which the business men have expected from the opening of the William street tube will not be felt if the Public Service Commission does not make the subway available.

William street is lined with high buildings containing many thousands of offices. Office hours in these buildings are generally from nine to five o'clock. Practically all the people employed in these buildings go and come at the same hours, and to try to funnel them into the subway through three small openings in the few minutes in which they are trying to get to their homes will result in bringing down upon the Public Service Commission rather more condemnation than anything it has had to stand for in a long time.

The number of entrances necessary to accommodate the crowds at the John-Fulton streets section of the line may be judged by the fact that the old subway has eleven entrances between the north side of Fulton street and the south side of Dey and John streets. The West Broadway line has ample exits also.

This question of the inadequacy of the provisions for getting into and out

DATES TO REMEMBER.

- March 31—Water rates, last day to pay without penalty.**
- April 1—Federal income tax, last day to file report with Government.**
- May 1—Real estate taxes, first half becomes due.**
- May 30—Real estate taxes, last day to pay tax without penalty.**
- June 15—Federal income tax, last day to pay.**
- June 29—Reduce assessed value, last day to begin proceedings under certiorari to review determination of Tax Commissioners to reduce assessed valuation.**
- August 31—Real estate and personal tax for 1919, levied as of October 1.**

of the William street tube is not a new one. The attention of the Public Service Commission has been repeatedly called to this condition, but, so far, nothing has been done to remedy the defects in the original plans, although the line is approaching completion.

Now a committee of business men at the head of which is Rudolph Wirth has sent to Mayor Hylan a communication asking him to make an investigation of the facts and if it is proved that the contention of the committee that the exits are totally inadequate to see that relief is afforded. In Mayor Hylan's absence Acting Mayor Smith has referred the matter to Borough President Dowling, who has commenced a careful examination of the problem.

There ought to be some way that the Public Service Commission can adjust this life saving tube to the necessities of the occasion so that the long suffering public can get its head and shoulders into it without squirming.

Fire Insurance Investigation.

Editor of the RECORD AND GUIDE:

I note that Senator Downing directs his proposed inquiry particularly with reference to the basis on which the rates of fire insurance are fixed and for the purpose of ascertaining the reasons for the recent increase in such rates. Now it seems to me that such an investigation would be largely a waste of time and money and serve no useful purpose—in fact, serve no purpose so far as I can see, other than furnish a medium through which many people might give voice to their prejudice against the insurance companies.

The making of rates is almost entirely in the hands of the Fire Insurance Exchange, against which, naturally, there is some sentiment from time to time on the part of those who are dissatisfied with its rulings. The Exchange, however, has served a useful purpose insofar as it has prevented a ruinous competition among the companies, and so far as I can see, it should not be left open to those who would destroy it for one reason or another.

If in its rate-making, the Exchange has been unfair or arbitrary in some cases, the remedy of the property owner seems to me to be quite clear under Section 141 of the Insurance Law which provides that it "shall be subject to the visitation, supervision and examination of the Superintendent of Insurance, who shall cause to be made an examination thereof as often as he deems it expedient and at least once in three years. For such purpose he may appoint as examiners one or more competent persons, and upon such examination, he, his Deputy or any Examiner authorized by him shall have all the powers given to the Superintendent, his Deputy or any Examiner authorized by him by section thirty-nine of this chapter, including the power to examine under oath the officers or agents and all persons deemed to have material information regarding the business of or manner of operation by every such person, corporation, as-

sociation, bureau or board. The Superintendent shall make public the results of such examination and shall report to the Legislature in his annual report on the methods of such rating organization and the manner of its operation."

Under these circumstances, would not a request by the Legislature for an investigation and report from the Superintendent of Insurance on the question of rates, answer all practical purposes, and would we not in this way have an investigation by a man entirely without prejudice, one seeking no publicity or notoriety so far as the subject is concerned, and possessing the skill and ability that come from long experience, and which would enable him to make an intelligent and fair report? Such a condition would conserve the interests of the companies as well as those of the insuring public.

A legislative investigation of the subject would in all probability not be fairly reported, and as reported, tend largely to inflame public sentiment against the companies. In this connection, I have oftentimes observed during the many years that I have been more or less familiar with fire insurance, that the public mind seems satisfied only when premium rates are cut, and no thought is given to the vital necessity of maintaining or increasing the financial strength of the insurer.

I am not aware that underwriting profits have been large enough during the past twenty years to warrant any material onslaught upon the rates of premium, and I have sometimes felt that were it not for the skillful financing of the companies by able executives, our insurance facilities would be infinitely less than they now are.

I hold no brief for the Exchange, nor for the Superintendent of Insurance, but I do believe that between the two, and in the light of the section of the Insurance Law just quoted (Section 141), the interests of the insuring public are reasonably safeguarded and that an investigation at this time is not warranted.

WILLIAM B. ELLISON.

Staten Island Tax Sale.

Editor of the RECORD AND GUIDE:

The following is a copy of a letter sent to President Dreyfus of the Staten Island Civic League with respect to an impending tax lien sale in Staten Island:

"No tax lien sale for the Borough of Richmond has been advertised and no date has been fixed for any such sale. There are about 6,000 liens that are in arrears. The earliest time for which a sale could be fixed would be about January or February, 1919.

"Under a bill now pending in the Legislature, which has been approved by me, authority is given to the comptroller to grant an adjournment of a tax lien sale for a period of three years. The present law limits the power of adjourning to fifteen months. You will see, therefore, that even if the necessary steps were taken now to prepare for a sale in the early part of 1919 there is ample provision in the law for the granting of adjournments to meet any condition that may exist in 1919 or thereafter.

"While I should personally like to adjourn all tax lien sales until after the war, the necessities of the city are such that it is important that arrears be paid up as quickly as possible under the conditions of the times so that provision may be made for new schools, etc. Perhaps you do not understand that a large amount of money has been advanced by the City of New York to pay for local improvements, the assessments for which have not been paid by property owners. The total amount of assessments and arrears on December 31, 1917, due to the City of New York for advances made for the Street Improvement Fund, the fund for street and park openings and special assessments, was \$24,088,333.33. This great outstanding, uncollected indebtedness diminishes the city's borrowing power to that extent and acts to the detriment of every one. It is one of the causes for overcrowding in the schools, due to the inability to provide new school buildings.

QUERY DEPARTMENT

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

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

Question No. 305.—Where a man gives possession of a house to prospective buyers who have signed a contract to buy, pending search of title, etc., but there is no stipulation as to rent, is the owner obliged to keep the property in repair or if the tenant has repairs made, is the owner legally liable for same?

Answer No. 305.—Where a vendee in a contract for the sale of land enters into possession without an agreement to pay rent therefor, he ordinarily cannot recover for any repairs he may make, nor is the vendor during such occupancy under a duty to make repairs. If the title should prove defective and the vendor without fault of the vendee refuses to complete the sale the vendee has an equitable lien on the land for necessary repairs he may have made. The terms of the contract are not disclosed and the above answer is upon the assumption that it contains no stipulation providing who shall be responsible for repairs or improvements made pending its consummation.

"I trust that an appreciation of these conditions will impel those on whose behalf you intervene to make such exertions as are reasonably possible under war conditions in making payments on account of arrears so that the necessities of the city may be somewhat relieved and a better condition created for the granting of adjournments in 1919 should the war then continue."

CHARLES. L. CRAIG,
Comptroller.

Objects to Tax Levy.

Editor of the RECORD AND GUIDE:

William Jay Schieffelin, Chairman of the Citizens' Union, instituted suit this week, through Leonard M. Wallstein, as his attorney, for an injunction against Comptroller Craig and the Board of Aldermen to restrain them from including the \$2,061,364.06, which is the cost of the city's share of opening and extending Queens Boulevard in Queens, in the tax levy for the year 1918.

Preliminary steps for the inclusion of this sum in the tax levy were taken at the last meeting of the Board of Estimate, on Thursday, February 21. It was at that meeting that Mr. Wallstein objected to the report of the Board's Committee on Finance and Budget that it had no choice but to add this sum to the tax levy, resulting in an increase of 2½ points in the tax rate.

Mr. Schieffelin's action is brought upon the ground that the Board of Estimate, in reaching its decision to raise this money by taxation instead of by the issuance of fifty-year corporate stock, failed to comply with the provisions of the Charter, which require that before any decision is reached as to how the city's share of such improvements shall be paid, ten days' notice must be given to the public in order that persons interested may appear before the Board of Estimate. No such notice was given in this case. The first information which the public had that the Board proposed to dispose of this matter at its meeting of last Thursday was the appearance of this item on its calendar, which was published only the day before.

R. E. MCGAHEN.

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REAL ESTATE NEWS OF THE WEEK

Notable Sale in the Financial District— Demand For Private Residences Increases

FOLLOWING closely upon the recent sale of the old Stevens House in lower Broadway, comes the announcement that the twenty-six-story office structure at 50 Broad street has been sold to a newly-formed corporation. The two properties are practically within a stone's throw of each other, and though entirely different in character, still indicate the demand for high class properties located in the financial section of Manhattan.

In the former case the property was acquired by a large steamship company who will improve the site for investment, though it will occupy a portion of the building. In the latter instance the property was already improved with a substantial structure, in splendid condition.

The new owners of 50 Broad street have obtained a structure which has passed through the experimental stage. After its completion there was far more space available in the financial district than the demand warranted, and as a result it went to foreclosure and was acquired by the plaintiff, the seller in the present deal. About the time of the foreclosure sale the total rent roll amounted to \$65,000 a year. This was due in part to the many vacancies in the building and also that space did not command the present figures. Today the building is completely filled, with the exception of a couple of booths on the ground floor, and the gross rental is about \$300,000.

There has been an enlivened demand for private houses, as stated in the Record and Guide a few weeks ago. This class of property seems to be coming once more into favor, and the trou-

ble seems to be to obtain really desirable properties at a fair price. Owners are becoming stiff in their demands and it is becoming harder to close deals.

This condition also applies to apartment houses. It is noticeable that exchanges are not as frequent an occurrence as a few months ago. During the past few weeks several good-sized deals have been consummated, the exchange feature being but a small part of the consideration, while in other instances this element was entirely eliminated.

Increased rentals and the cessation of building operations of a speculative nature are primarily responsible for the demand. It will be surprising if the market is not considerably enlivened before the summer months come around.

Leaders in the real estate field, especially representative of the large loaning institutions, have held several meetings during the past few weeks for the purpose of analyzing the financial condition of the market. The consensus of opinion was that war conditions are primarily responsible for the lack of money available to finance real estate operations. The committee dwelt upon the difficulty being experienced in obtaining renewals on expired mortgages and the hardship caused to those who were unprepared to meet the obligation either in whole or in part. The mortgage and title companies who had guaranteed mortgages were face to face with the problem of meeting these payments. In order to relieve the tension two committees were appointed one to consider the legislation at Albany and the other to consult the authorities at Washington. Further details of the movement will be found in another column of this issue.

Thrift Stamp Campaign.

The decision of the National War Savings Committee to incorporate all of the realty men in the five Boroughs under Laurence McGuire, Chairman of the Realty Division, has met with the expected results. Brokers from Brooklyn, Queens and Richmond are already addressing their communications to the Committee at 217 Broadway, offering their help in this movement, which must be waged with renewed vigor. Mr. McGuire, when interviewed yesterday, said:

"Although it is less than two months since I organized the Realty Division of the War Savings Committee, I am proud of our achievement. With the assistance of A. N. Gitterman, who is acting as our secretary, we have a committee of one hundred who for convenience have divided Manhattan into twenty-seven districts and have bought more than 20,000 thrift stamps and cards which was the original allotment. The banner district of Manhattan is north of Dyckman street, and from that location alone we have received the report cards regularly and promptly which are so necessary for the proper compilation of sales. This the Government is most anxious to receive so that they may record the interest in this movement and see the effect of proper introduction of thrift methods.

"Mr. Just's Upper Manhattan division has established a record hard to beat, totalling 256 War Savings stamps and 1,579 Thrift Stamps. I hold three cards dated February 16, which show not only individual effort, not confined, however, to this district solely, but wonderful team work.

	W. S. S.	Thrift Stamps.	W. S. S.	Thrift Stamps.
A.....	27	50	194	588
B.....	1	24	62	556
C.....	..	26	..	435
			256	1,579

"From this district emanates the idea which we expect will bring our biggest returns in the Exchange of Liberty Loan Coupons for Thrift Stamps, this plan devised by Roby V. Priddy, a for-

mer employee in one of our member's offices, has already brought results, and with the circulation of the post cards, now being prepared, no doubt our division sales will be double in March over the two previous months. Many of our members are using individual methods of helping the general sales campaign. Robert R. Rainey uses a stamp "War Savings Stamps for Sale. Apply at office or from Rent Collector," on all bills, receipts, letters, etc.

"J. Irving Walsh encloses a letter with all his communications asking tenants to include an extra payment for stamps, card for which he stores 'free of charge' in his office safe.

"Ex-President Edgar A. Tredwell received the prize offered recently for the best suggestion for the encouragement of sales among our own members which was to ask each member to send a check for ten dollars to the order of War Savings Committee and the Committee to request the members to sell the extra thrift cards, so that each member of every class would have contributed something to the campaign which must be successfully waged and with renewed vigor."

Queens Manufactories.

The replies to the questionnaire recently sent out by the Industrial Bureau of the Chamber of Commerce of the Borough of Queens to manufacturers have been tabulated and show that in addition to the seventy-five plants in Queens that are now producing government supplies, there are nearly 100 other manufacturing establishments which have large available floor space and are ready to take on government contract work at once.

The total floor space included in the manufacturing plants which have indicated their willingness to do government work amounts to approximately 2,250,000 square feet, of which 50 per cent. on an average is available for government work. These plants now have 5,000 employees and could employ more than 7,500 men and women.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 32 as against 21 last week and 48 a year ago.

The number of sales south of 59th street was 18 as compared with 6 last week and 15 a year ago.

The sales north of 59th street aggregate 14 as compared with 15 last week and 33 a year ago.

From the Bronx 17 sales at private contract were reported as against 8 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 270 of this issue.

\$2,000,000 Broad Street Deal.

Through the signing of contract, one of the large downtown office buildings will pass into new hands on April 1. Albert B. Ashforth, Inc., sold for the New York Life Insurance Company to the newly organized Broadex Realty Corporation, the twenty-six-story building at 50 Broad street. The amount involved is reported to have exceeded \$2,000,000, and a loan of \$1,750,000 at five per cent., having amortization clauses, has been arranged for. The structure is comparatively new, having been erected in 1912 by interests identified with the Degnon Construction Company and the Tube Realty & Terminal Company. Willauer, Shape & Bready were the architects, and at the time of construction they estimated its cost at \$1,500,000. The New York Life Insurance Company instituted foreclosure proceedings in 1915, and acquired the property on a bid of \$1,500,000. The mortgage judgment amounted to about \$1,725,000. The site was acquired in 1912 by the Fifty Broad Street Company from the Empire Realty Corporation. The structure stands on a plot fronting 80.3 feet in Broad street, 60.5 feet in New street, and has a depth of 186.4 feet. Before the war the building contained many vacancies, but since that time the demand for office space has increased to such a proportion that the rentals were advanced from \$65,000 to about \$300,000. The property is assessed by the city for taxation purposes at \$1,900,000. It is located between the Stock Exchange and the Consolidated Exchange and faces the Curb Market.

Architect Purchased Home.

Charles B. Wetmore, of Warren & Wetmore, architects, purchased for his future home, the four-story residence at 8 West 53d street, facing St. Thomas' Church, through Pease & Ellison, from the Estate of Lillian S. Gillespie, for a price said to be slightly less than the assessed valuation of \$115,000. This block is highly restricted. The sole deviation from private houses in this block was eliminated in 1900 when owners on the block, backed up by residents in 53d street, paid \$19,000, so that no change to the apartment house then existing at 21 and 23 west 53d street would be made. George Blumenthal ultimately bought the property and built a home which he recently vacated for his new residence at Park avenue and 71st street. It is just thirty years to a day since the firm of Riker & Son, predecessors of the firm of Pease & Elliman, sold the property for George R. Sheldon, as trustee, to Thomas Stokes, father of Mrs. Gillespie. She purchased the property from her father in 1899.

Heights Apartment in Exchange.

Frederick Brown resold to Howard C. Higgins, ship builder, the two five-story apartments at 530 and 534 West 179th street, each 43.6x100 feet, having accommodations for forty families. They are fully tenanted at an annual rental of \$14,000. The holding price was \$120,000. In exchange was given the Magnolia farm at Freneau, near Mattewan, N. J., consisting of 98 acres, with a large main house and six outbuildings, held free and clear. Included in the sale are 22 thoroughbred horses, in addition to other live stock, together with farming imple-

ments. Seven acres of the tract are woodland, and the remainder is devoted to truck raising and alfalfa. The estate was originally the home of Phillip Freneau, said to have been a close friend of General George Washington. Mr. Brown acquired the 179th street houses last month from a company headed by Jacob Hirsch.

Sale in Union Square.

John R. Strong, as executor, sold through I. B. Wakeman, the five-story office building and stock at 24 Union Square East, adjoining the Union Square Savings Bank at the northeast corner of 15th street. The site measures 26x125 feet, and was held at \$90,000. The property has been in possession of the Brown and Johnson families for more than a half century.

Haven Avenue Corner Sold.

Byrne & Baumann sold for the Henry Morgenthau Company, to the Harvey

Realty Company, D. W. O'Neill and Robert F. Archibald, the southwest corner of Haven avenue and 181st street, vacant, measuring 112 feet on Haven avenue, 87.6 feet in 181st street, having south and west lines of 100 and 125 feet, respectively. In exchange was given the northwest corner of Eighth avenue and 127th street, two five-story flats with stores, on a plot 50x83.6 feet. The Haven avenue plot was held at \$60,000, and the Eighth avenue corner \$80,000. This completes the sale by the Morgenthau Company of all its vacant holdings in the Fort Washington section. Originally the same company controlled all the vacant land in Broadway, between 177th and 181st street, west to Riverside Drive. Much of this property was sold in large plots at auction to builders who improved with high class apartment houses. At the present time there are only a few vacant corners left in the whole section. The Harvey Realty Company owns the three six-story ele-



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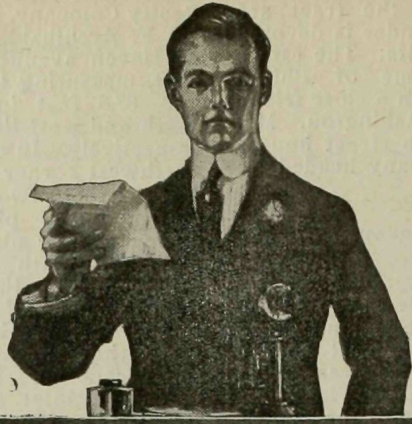
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Reader Interest in Advertisements

Too large a proportion of trade paper advertisements are composed of descriptions of what the product is—not what it will do. They are written from the standpoint of the manufacturer instead of that of the user.

They suggest the interest of the man who made the product, rather than the one who is going to put it to work.

In the case of a technical product to be installed in the plant of the buyer, his whole interest is connected with the application and not limited to the way the machine or appliance was made.

Reader interest in ads of this kind, means getting into them data having to do with the experience of others in connection with the product advertised.

The reason so few ads are of this character is because it is a lot more trouble to get the facts of a customer's experience than to tell what the factory knows about how the goods were produced.

The latter can be made into interesting looking copy, but it will lack the practical, brass tacks atmosphere that makes advertising convincing.

It is the object of the Special Copy Service Department of the RECORD AND GUIDE to assist manufacturers in the preparation of copy that has Reader interest. The services of this department are available to our advertisers without charge.

The Advertising Man

(No. 14 of a continued series)

vator apartment houses at Northern avenue and 181st street, opposite the property just acquired. They will improve their new parcel with a multi-family house. Walter M. Wechsler represented the Henry Morgenthau Company as attorney, and Pressinger & Newcomb the purchasing company.

Garage for Lower West Side.

Ames & Company sold 760 and 762 Greenwich street, and 108 and 110 Bank street, forming an "L" around the corner of these thoroughfares for the Metropolitan Savings Bank to the Greenwich Associates, Inc. The site fronts 35.2 feet in Greenwich street, and 31.3 feet in Bank street, with west and south lines measuring 88.5 and 75.10 feet, respectively. The buying company is a new syndicate of investors organized to take advantage of the prevailing bargains in realty to be found throughout the city. A two-story garage will be erected on the site, and this projected building has been leased from the plans, through Ames & Company, to the firm of J. J. Archbold, Forwarders, Inc., for a term of twenty-one years. The entire transaction involves about \$150,000.

Deal in Lower Broadway.

Douglas Robinson, Charles S. Brown Company in conjunction with Charles F. Noyes Company sold for the Parsons Estate, 388 Broadway, a five-story building on plot, 28x175, through to Cortlandt Alley. The building was recently modernized. The property is leased on short term leases at about \$10,000 a year. The reported price was \$157,000.

Baudouine Estate Sells.

N. A. Berwin & Company sold for the Estate of Abram Boudouine, reported by the United States Trust Company, to I. Randolph and Everett Jacobs, the nine-story apartment house at the southwest corner of West End avenue and 84th street, measuring 108x100 feet. There are three apartments on a floor, containing nine, ten and eleven rooms. The annual rental is about \$50,000. The property is assessed at \$525,000.

East Side Dwelling Sold.

Pease & Elliman and Folsom Brothers sold for Howard Conkling, 157 East 70th street, a four-story residence, 95 feet east of Lexington avenue. The dwelling is 20 feet wide, and occupies a plot 36x100 feet, with a garden surrounding it. It was held at \$60,000, but was sold at a price considerably below this figure. In the immediate neighborhood are the homes of Stephen H. Brown, Woodward Babcock, J. W. Burden, Thomas D. Patchen and F. M. Blagden.

Former Tea Auction Room Sold.

Harry K. Grigg bought from Thomas G. Grace, the six-story office building at 132 and 134 Front street, on a plot 40.10x85 feet, at the southwest corner of Pine street. Mr. Grigg also owns 77 Front street, corner of Old Slip. He is in the coffee business, being connected with E. H. & W. J. Peck at 77 Front street. His newly acquired property, which was formerly the home of the Tea Auction Room, will be extensively altered and leased for a long term to one tenant. Geo. R. Read & Company were the brokers.

Deal in Broad Street.

Geo. R. Read & Company sold for the William Jay Estate, 86 Broad street, a five-story building, on a lot 27x98 feet. The property has belonged to members of the Jay family for more than fifty years. The new owner will alter the premises, and occupy a portion of it.

Uptown Residence Sold.

Douglas L. Elliman sold for E. C. Hoyt, president of the Central Leather Company, the four-story residence at 14 East 67th street, on a lot 23x100.5, held at \$110,000. The building adjoins the dwelling recently sold by B. F. Yoakum to George L. Williams.

Group of Bronx Houses Sold.

Frederick Brown bought from the Benenson Realty Company, Benjamin Benenson, president, 1879, 1881, and 1883 Southern Boulevard. The first and last named parcels are five-story apartment houses, the former accommodating 18 families and having three stores, measuring 15x116x irregular. The other is arranged for 23 families, with two stores, 52x134x irregular. The middle house is a one-story taxpayer, 18x91 feet, and provides court space for the apartments. The houses have a rent roll of about \$17,000. They were erected about three years ago by the P. J. Dwyer Building Company.

Manhattan.

South—of 59th Street.

BROOME ST.—David Chenken sold for John B. Brown, Jr., of Philadelphia, 72 and 74 Broome st, a 6-sty new law tenement, on plot 47x75, 50 ft. west of Cannon st.

BANK ST.—Ames & Co. sold for Metropolitan Savings Bank property at 108 and 110 Bank st, connecting with 770 and 772 Greenwich st, to Greenwich Associates, Inc. Plans have been filed for the erection of a 2-sty garage and stable. The same brokers have leased the completed building for twenty-one years to J. J. Archbald, forwarders. The entire transaction involves \$150,000.

CHRYSSTIE ST.—Estate of James H. Aldrich sold to Joseph L. Bittenweiser the two 5-sty tenements at 168 and 170 Chrystie st, assessed by the city at \$40,000. The houses, which occupy a plot 49.9x82, located 150 ft. south of Rivington st, were acquired by the executors of the Aldrich estate last month, as plaintiff in foreclosure proceedings, on a bid of \$38,000. E. H. Ludlow was the broker.

FRONT ST.—Cammann, Voorhees & Floyd sold for Emma Breidenbach the 5-sty building, on lot 23.4x73.7, at 130 Front st, adjoining the corner of Pine st.

HUDSON ST.—Benjamin B. Davis, president of the B. B. Davis Co., purchased the 3-sty building at 260 Hudson st, and now controls the entire block front in the east side of Hudson st, between Broome and Dominick sts, upon which he plans to erect a large warehouse for his own business. The purchase was made through Norman Denzer from Anna Gottschalk.

LEWIS ST.—Lawyers Mortgage Co. sold the 6-sty tenement at 32 Lewis st.

WATER ST.—Cammann, Voorhees & Floyd, in conjunction with Chas. F. Noyes Co., sold for John A. Peck 124 Water st, a 5-sty building, on lot 19x60, located 87 ft. north of Wall st. The purchasers, W. H. & F. Jordan, Jr., Inc., importers and exporters, will occupy the premises.

WATER ST.—D. & W. Mullins sold for Lawyers' Mortgage Co. 592 Water st, a 4-sty tenement, on lot 22.7x56.6, located 45.9 ft. south of Montgomery st, to Elemco Realty Co. The selling company acquired the property in foreclosure in June, 1915.

12TH ST.—Heirs of the estate of Maria Bonnett sold the 4-sty dwelling, converted for business use, at 6 East 12th st, on lot 25x103. William Cruikshank's Sons and E. H. Ludlow & Co. were the brokers.

58TH ST.—Three-States Realty Co., understood to represent Frank J. Gould, purchased from Raphael M. Reay the 4-sty house at 224 West 58th st, on lot 20x100.5.

3D AV.—Realty Associates sold 827 3d av, between 29th and 30th st, a 4-sty double brick store and flat, on plot 26.8x100. A client of James Astarita purchased the property.

North—of 59th Street.

74TH ST.—Slawson & Hobbs sold for the estate of Robert H. M. Dawbarn 105 West 74th st, the 4-sty dwelling, size 20x55x102.2.

76TH ST.—William J. McDonald bought from the estate of Thomas P. Fitzsimmons 169 West 76th st, a 4-sty dwelling, on lot 20x102.2. Jacob J. Talbot negotiated the sale.

96TH ST.—Harry J. Rogers sold for George B. Bernheim 226 East 96th st, a 5-sty 16-fam. flat, on plot 32x100.8.

103D ST.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold for investment 218 and 220 East 103d st, 4-sty brick flats, each containing 6 families and 2 stores, to J. M. B. Co., Joseph M. Brady, president.

114TH ST.—Lawyers Mortgage Co. sold the tenement at 224 East 114th st.

119TH ST.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold 72 East 119th st, a 5-sty brick tenement, on plot 25x99, to S. J. L. Building Co.

123D ST.—Charles E. Gremmels, shipbuilder, bought from William J. Spain the apartment house known as the Belmore. It is a 6-sty elevator structure at 440 to 453 West 123d st, covering a plot 75x100.11, and faces Morning-side Park. The seller held it at \$130,000.

126TH ST.—James H. Cruikshank purchased from Laura L. Leggett the 3-sty dwelling, on lot 25x100 at 51 East 126th st. The property has been in the seller's family for more than 20 years. Porter & Co. were the brokers.

2D AV.—M. De Maio purchased from Central Trust Co., as trustee for Julie M. Grant, widow of Hugh J. Grant, the 4-sty building, with stores, at the northeast corner of 2d av and 115th st. David Lion and S. Soraci negotiated the sale.

7TH AV.—Land Estates, Inc., associated with New York Title and Mortgage Co., sold the 3-

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sty brick dwelling at 2226 7th av, on plot 25x75. The building is to be remodeled by the purchaser and used as a church.

Bronx.

JENNINGS ST.—Charles F. Deshler purchased from the heirs of the estate of Anna Wolanek the 3-sty apartment at 908 Jennings st, on lot 25x100.

SIMPSON ST.—Louis Slutkin purchased from Henry Morgenthau Co. 911 Simpson st. The structure contains accommodations for 35 families, is fully rented and occupies a triangular plot fronting 135 ft. in Simpson st and 157 ft. in Fox st. Rubin & Lefkowitz negotiated the sale.

2D ST.—John E. Andrews sold to Marble Hill Development Co. a plot, 60x125, in the west side of 2d st, 280 ft. south of Caton av, and a plot, 30x125, west side of 2d pl, 370 ft. south of Caton av. The former plot will be improved with a large building and the small lot with a residence. The city assessed the property at \$4,500. A. N. Gitterman negotiated the sale.

ANTHONY AV.—N. Young bought from John Davis the two 5-sty apartments at 1640 and 1642 Anthony av, on plot 50x100 each. The reported price was \$90,000 above a \$60,000 mortgage, the buyer paying all cash above this encumbrance. Heller & Sussman, in conjunction with Kurz & Uren, negotiated the transaction.

FOR SALE OR TO LEASE

FOR SALE—Kingston, N. Y.: first class residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. **PHYSICIAN**, Box 478, Record and Guide.

FINE residence, Brooklyn Manor station (16 minutes from Pennsylvania Station); house 42 feet front, large piazza, 10 rooms and bath, billiard room, sleeping porch, garage; plot 100x137; close to Jamaica Ave. L station; price \$13,000. **LUCE**, 1659 Woodhaven Ave., Woodhaven.

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. **R. MURPHY**, 210 Eleventh St., Brooklyn.

Torrens Land Co.

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BAILEY AV.—Paul Weber sold for Cahn & Pittman the 3-sty 2-fam. house at 2876 Bailey av.

CARTER AV.—Louis Fine sold for the Meister Builders, Inc., to Hyman Luner 1691 Carter av, a 5-sty new-law house, on plot 37.6x89.

CROTONA AV.—Frederick Brown sold to a client of S. Brener & Co. the northwest corner of Crotona av and 170th st, a 5-sty 20-fam. house, on plot 40.4x116.1, located one block south of Crotona Park. The building is fully tenanted. It was held at \$55,000.

KINGSBRIDGE AV.—P. Glass purchased from Henry Pitschal 3246 Kingsbridge av, a 5-sty tenement, on plot 50x125.

LOCUST AV.—Cahn & Pittman sold for 37 West 19th St Realty Co 309 to 315 Locust av, 4 2-fam. frame dwellings, on plot 75x100.

MORRIS AV.—Frederick Brown sold to a client of Max Blau the 6-sty Bronxland apartment house at the northeast corner of Morris av and 158th st, on plot 51x101, held at \$65,000. The building contains accommodations for 36 families, and is fully tenanted, with an annual rental of \$6,936. Mr. Brown acquired the property last year from Clinton Av Realty Co. in an exchange deal.

ST. ANN'S AV.—Frederick Muller purchased from Lawyers' Title Co. 306 St. Ann's av, a 5-sty tenement, on plot 27.7x102.1 ft., subject to a \$16,200 mortgage.

SOUTHERN BLVD.—Aron Realty Corp., A. R. Kantowitz, secretary, purchased from Frederick Brown, the 5-sty tenement, occupying a plot 50x105, at the southeast corner of Southern blvd and Aldus st. The house, which was held at \$105,000, was purchased by the seller Feb. 5. Alexander Selkin and David Mintz negotiated the resale.

UNIVERSITY AV.—John E. Eustis sold to John J. McCabe the vacant plot, 43.6x100, on the west side of University av, 300 ft. north of 183d st. The buyer owns a similar plot adjoining, and now controls a frontage of about 87 ft. McLernon Brothers negotiated the transaction.

VYSE AV.—Louis Scoulers sold for William Sinnott 1219 Vyse av, a 3-sty, 2-fam. house.

WHITLOCK AV.—West Mercer Corp., controlled by John R. MacMurray, sold through Cahn & Cahn 912 Whitlock av, a 3-sty dwelling, on lot 25x134.2, located 125 ft. north of Tiffany st.

Brooklyn.

HIMROD ST.—R. A. Schlesing, as broker, sold for Lizzie Zeis the 2-fam. house at 84 Himrod st.

1ST ST.—E. T. Newman, as broker, sold the brownstone dwelling at 463 1st st, between 7th and 8th avs, for Edwin Packard.

48TH ST.—John J. Hoefinger sold for Charles and Bertha Ranitz the 2-fam. brick dwelling at 625 48th st.

63D ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached dwelling, with garage, at 2109 63d st to James Dunn.

63D ST.—Alco Building Co. associated with Realty Trust sold the semi-detached dwelling at 2121 63d st to Martin J. Gross.

67TH ST.—Alco Building Co., associated with Realty Trust, sold the semi-detached dwelling at 2161 67th st to Louis Silverman.

71ST ST.—Meister Builders, Inc., sold 1729 and 1731 71st st, two 2½-sty brick dwellings. The Meister Builders recently built ten houses in 71st st and the sale of these houses completes the operation.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 4-fam. tenement at 413 Bay Ridge av to N. Zampardi.

BAY RIDGE AV.—Frank A. Seaver & Co. sold the 1-fam. house at 1756 Bay Ridge av for the South Brooklyn Savings Institution.

DITMAS AV.—Green Brothers sold 1609 Ditmas av, a dwelling, on plot 50x100, for Emille B. Hulin to Frank J. Clarke. This property was valued at \$25,000.

AVENUE H.—McInerney Klinck Realty Co. sold the 3-sty apartment and garages at the southeast corner of Av H and East 16th st, 20x100, for Herman and Henry Kremer.

MIDWOOD ST.—Frederick Brown sold to Mary Fine 218 Midwood st, corner of Rogers av, a 3-sty dwelling, with garage, on lot 23x100.

NOSTRAND AV.—D. S. Gerstenfeld sold for the State Insurance Department, 354 Nostrand av, a flat on lot 20x100, near Quincy st.

Queens.

ARVERNE.—A. B. Mautner sold to American Realty Co. a plot 70x75 ft. on the east side of Stratton av, 166 ft. south of the Boulevard.

BAYSIDE.—Bayside Estates Co. sold to C. Lee, of Syracuse, N. Y., the dwelling and plot 40x100 ft. at the southeast corner of Warburton and Bismarck avs.

COLLEGE POINT.—W. H. Dauphin sold to E. Shea the dwelling at the northeast corner of 10th st and 1st av.

CORONA.—J. Zipp sold to Thomas Daly the property, 91x116, on the south side of Polk av, 50 ft. west of 46th st.

DOUGLASSON.—Otto Mueller purchased from Henry Pepper a residence on Regatta pl, overlooking Little Neck Bay. The house occupies a plot 90x135.

EDGEMERE.—Meister Builders, Inc., sold to Dr. I. Brown, a plot 44x122 in Beach 25th st. This is part of the property this company purchased at the auction from the Edgemere Crest Corp.

ELMHURST.—New York and Queens Electric Light and Power Co. purchased from R. Plaut a plot of 9½ acres at the northeast intersection of the Long Island Railroad and Trotting Course lane.

ELMHURST.—J. Schreiber sold to R. Marshall the dwelling at the southwest corner of Cool and Hanover avs.

FAR ROCKAWAY.—S. Schildkraut sold to R. W. Jankelson a plot, 215x115 ft., on the west side of Beach av, 340 ft. north of Mermaid av, and a plot, 135x180 ft., on the east side of Beach av, 500 ft. north of Mermaid av.

FAR ROCKAWAY.—A. M. Devery sold to A. L. Fink a plot 131x140 ft. at the southeast corner of Chanler av and Carlton av; also 90x151 ft. at the southwest corner of White st and Mott av, and 100x146 ft. at the southwest corner of Westbourne blvd and Kensington Gardens, and 6 scattered lots.

FOSTER'S MEADOW.—G. Hermans sold to A. Weinmann 53x203 ft. on the east side of Foster's Meadow rd, adjacent to land of C. Felton.

GLENDALE.—Elmhurst Coal Co. purchased from E. Emer a plot 73x203 ft. adjacent to the Long Island Railroad and to the land of N. Wyckoff, and also 8 adjoining lots. The land is to be used for a coal pocket.

JAMAICA.—Jamaica-Briarwood, Inc., sold to M. E. Loerz the dwelling and plot 40x108 ft. on the northeast corner of Pierson st and Maple av.

LONG ISLAND CITY.—W. & W. Building Corp. sold to H. M. Deitz a plot 50x100 at the west corner of Jamaica and 12th sts.

LONG ISLAND CITY.—W. W. Building Corp. sold to H. M. Dietz a plot 25x100 in the west side of Winans st, 100 ft. south of Jamaica av.

LONG ISLAND CITY.—J. J. Paymer sold to the Central Smelting and Refining Works of the Bronx, a plot 75x180 ft., in the south side of 3d st, 150 east of Haywood st.

OZONE PARK.—E. Taylor sold to M. Schwack the dwelling and plot 40x100 ft. on the west side of Welcome pl, 100 ft. north of Park av.

RIDGEWOOD.—Ring-Gibson Co. sold to H. D. Bultman the dwelling at the northwest corner of Catalpa av and Sedgwick st.

ROCKAWAY BEACH.—G. Taus & Sons, Inc., sold a private dwelling on the east side of North Pleasant av to Joseph Roseman.

ROSEDALE.—A. L. Reichenbach sold to W. A. Schwabach the dwelling 50x100 on the east side of Rosedale av, 50 ft. north of Grant av.

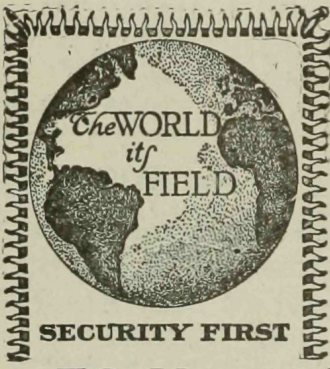
SHEFFIELD MANOR.—Philip Jeselson sold for Star Realty Co. 10 lots at Sheffield Manor, 8 of which, measuring 160x167x irreg, are in Walbridge st, near Hawthorne pl, and 2, measuring 40x100, on Sheldon pl, 100 ft. west of Walbridge st.

SPRINGFIELD.—H. J. Mellon sold to K. Gunther, of Saugerties, N. Y., a plot 137x150 ft., on the west side of Springfield rd, 50 ft. north of the Hoyt property.

WOODHAVEN.—H. R. Williams & Son sold for Richmond Hill Securities Co. to Mawina Realty Co., three 3-sty brick buildings on the north side of Jamaica av, 20 ft. east of Rector st. The buyer gave in part payment 38 lots at Queens, north of the Jericho tpk, which will be improved in the near future. The deal involved \$40,000.

WOODHAVEN.—Kamark Realty Co. sold to E. Marcovitz 100x115 ft. on the west side of Freeman av, 212 ft. north of Brandon av, and 20x100 ft. on the west side of Freedom av, 140 ft. south of Ferris pl.

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Railroad and Other Bonds and Stocks.....	5,552,597.41
Cash in Banks and Offices.....	2,178,899.65
All Other Assets.....	3,425,717.51
Total Admitted Assets.....	\$16,153,068.57
Unearned Premiums and All Other Liabilities.....	11,359,090.02
Surplus	\$4,793,978.55

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Thatcher M. Brown, Brown Brothers & Co., New York.
Henry W. Eaton, Manager
J. B. Kremer, Ass't Deputy Manager
Hugh R. Loudon, Deputy Manager
T. A. Weed, Agency Superintendent

Richmond.

RICHMOND TERRACE.—W. S. E. Hall sold for the Staten Island Hospital, through Harry G. Van Vechten, to Mrs. Ellen Keating, the De Groot property at Columbia st and Richmond ter.

Westchester.

LARCHMONT.—Percy S. Clark bought through Clifford B. Harmon & Co. the August Mayer home at Larchmont Gardens.

YONKERS, N. Y.—M. A. Broderick sold for Joseph Peene and others the house, partly furnished, at 150 Warburton av, to Felix Sposito.

Out of Town.

GREAT NECK.—Great Neck Shores Corp., Walter J. Vreeland, president, developers and owners of Grenwolde, on the waterfront of Long Island Sound, sold a Dutch Colonial house and about one acre of ground to Mrs. M. J. Dyson. The property was held at \$21,000.

NORTHPORT, L. I.—Frederick Brown resold to William B. Codling the tract of 23 acres known as the Hanton property, which he acquired last week from W. C. Hanton in part payment for the apartment house at 710 West 179th st.

SEA CLIFF.—Chr. Volzing & Son, Inc., sold for the estate of Gregory Paul a dwelling and one acre of ground to Sardia L. Miehle.

NEWARK, N. J.—Feist & Feist sold the modern Gillette apartment house at 34 and 36 Gillette pl, 50x125, near Broad st, for Frank Eichhorn to William Mendel.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for the trustees of the South Park Presbyterian Church to Dr. Jackson H. Becker, the parsonage located at 39 and 41 Spruce st, 40x185, with a 3-story brick residence.

NEWARK, N. J.—Robert B. Stoutenburgh sold for Leopold, Jacob and Benjamin Meyer to Clarence A. Goldsmith the property at Thomas st and Av D. The property has been in the possession of the Meyer estate for the past 50 years.

RECENT LEASES.

Cigar Dealers Lease.

Schulte has obtained, through the Charles F. Noyes Company, for his 117th location, at an aggregate rental of about \$200,000, the northeast corner of John street and Broadway, two stores in the former Chatham & Phenix Bank building, with a frontage of 20 feet on Broadway and 45 feet in John street. The location extends from the Broadway frontage to a new arcade entrance to the subway which will be incorporated in the building as the result of extensive alterations about to be made by the Corbin Building Company. This company represents the Chatham & Phenix National Bank, the owners of the building, and under the supervision of Bert L. Haskins, vice-president of the bank, extensive alterations are to be made including the modernizing of the entire building and installing five modern up-to-date stores on the ground floor and retail booths in the basement. Schulte will occupy this new store exclusively for his own business.

New Tenants on Broadway.

The lease of large space in the new Broadway-Fifth Avenue Building, at 921 to 925 Broadway, through to 149 and 153 Fifth avenue, covering the entire block front in 21st street, to three large commercial concerns, identified with the duPont interests, marks another step in the plans being perfected for the future development of American commerce. Through M. & L. Hess, Inc., and Goodale, Perry & Dwight, the Allied Industries Corporation, the French American Construction Corporation, and the Phillip Kobbe Company leased from the Bradish Johnson Estate, the twelfth floor for office purposes.

Broadway Store Leased.

Rice & Hill, Inc., leased for Nellie Lyon, Cora Lyon Canning, and Lucerna M. McLaughlin, to Louis VanBrink, the store and basement at 1648 and 1650 Broadway, southeast corner of 51st street, adjoining the Winter Garden. The store was held at \$15,000 a year. The tenant is Darling & Company, auctioneers.

Negro Colony Expands.

Chamax Realty & Construction Company, Max Natanson, president, leased to the Renaw Realty Company, represented by Warner & Taylor, the seven-story apartment houses, known as St. James Court, at the northwest corner of Seventh avenue and 143d street, measuring 100x125 feet. The house is

now occupied by white tenants, but on March 1 will be tenanted by negroes. The lease involves an aggregate rental of about \$100,000 for the term and was negotiated by Louis C. Whitfield. St. James Court has accommodations for fifty-two families, and has four stores on the grade floor. It is understood that the rental schedule calls for \$8 a room.

Front Street Lease.

Charles F. Noyes Company leased 79 Front street for the Old Slip Realty Company to F. E. Childs Company, Inc., for five years from May 1, at an increased rental of about 50 per cent. The

demand for buildings in this section, according to Mr. Noyes, greatly exceeds the supply, as was indicated by the fact that there were five applicants for the building within twenty-four hours after the lease was verbally closed. An offer at an advance of 20 per cent. more than the figure that the Childs Company agreed to pay was received by the brokers.

Rental Shows Big Increase.

Wm. A. White & Sons leased to Bennett Bay & Company, importers, the six-story building at 165 and 167 Hudson street, corner of Laight street, for a

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term of years, at an aggregate rental of about \$70,000. The tenant has been located at 151 Hudson street for more than fifteen years. The new lease represents an increase of about 40 per cent. over the old rate.

East River Waterfront Leased.

Roman-Callman Company leased to the Maritime Warehouse Corporation for storage purposes, the East River waterfront property in Mills street, Long Island City, adjoining the Astoria Ferry to Manhattan. The property is improved with heavily constructed brick and steel buildings with bulkheaded docks, containing about 1,000,000 cubic feet. It was formerly used as a power house by the New York & Queens County Railroad Company.

Canal Street Lease.

The leasing activity which has recently been prominent on the lower west side in the wholesale grocery district, is further evidenced by the leasing of the six-story building, 516 to 521 Canal street, northeast corner of Greenwich street, to the Borden's Condensed Milk Company. The lease is for a long term of years and represents a total expenditure in rent of almost \$200,000. The building will be used by the new tenant as a warehouse and shipping depot. Wm. A. White & Sons were the brokers.

Manhattan.

BASTINE & CO., as agents, leased the 4th floor at 28 and 30 Waverly pl to Superior Coat Front Co.; store and basement to Ravitz & Kursh 5th floor to C. A. Bornn Hat Co.; this completes the renting of the building; also room 1103 at 112 East 19th st to John W. Raber; and space at 238 Eldridge st to Marcus Elias and Lonoff & Chatsky.

CAMMANN, VOORHEES & FLOYD leased the building at 168 Front st to the Williams Shipping Agency, Inc., for more than double the present rental; also sublet for Hugo V. Loewi the store and basement at 33 Water st to Leonard M. Barnard at an increased rental of 25 per cent.

EDWARD N. CROSBY & CO. leased for Mrs. Marion S. I. Martin the 5-sty apartment house at the northwest corner of 141st st and 7th av, on plot 90x10; also for R. Jacobs the 5-sty apartment house at the northeast corner 129th st and 4th av, on plot 25x100, for 5 years.

CROSS & BROWN CO. leased the store, basement and sub-basement at 65 Reade st to Miroslasky & Asher; also in conjunction with Thomas J. O'Reilly the entire building at 109 to 111 West 24th st to Kimberly & Clark Co.

CROSS & BROWN CO. rented to Masbach Hardware Co. space at 80 Warren st.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st to H. V. Greene Co. and to Wm. T. Moon, and in the new Equitable Trust Building, 45th st and Madison av, a suite of offices to Marlin Rockwell Corp.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 15-17 East 40th st to New York War Camp Community Service, and for the Turner Construction Co. space at 244 Madison av to Thompson-Starrett Co. and to Graham, Anderson, Probst & White, of Chicago.

J. CLARENCE DAVIES rented to Hurlburt Motor Truck Co. the store at 16 Vanderbilt av, through to 43d st, in the Vanderbilt Avenue Building, for a salesroom.

DUFF & CONGER, INC., leased an apartment at 1261 Madison av to Mrs. M. Baudouine.

DOUGLAS L. ELLIMAN & CO. leased for George Kern to United States Yarn Co. a loft at 350 West 38th st.

DOUGLAS L. ELLIMAN & CO. leased the store at 44 and 46 West 37th st for 44-46 West 37th Street, Inc., and Schubert Piano Co. to James Moore.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment in the new building at 270 Park av for Vanderbilt Avenue Realty Corp. to Commander Spencer Eddy; also an apartment at 399 Park av, corner of 54th st, for Park Avenue Operating Co. to Mrs. E. W. Munsell; and an apartment at 116 East 63d st for Mrs. C. E. Nesbit to Henry H. Dearth.

DOUGLAS L. ELLIMAN & CO. leased for Vanderbilt Avenue Realty Corp., Dr. Charles V. Paterno, president, the store at 395 Madison av in the building at 270 Park av, covering the entire block from Madison av to Park av, 47th to 48th sts.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths in the new building at 270 Park av for the Vanderbilt Avenue Realty Corp. to Henry Fletcher, of Fletcher, Sillcocks & Leahy.

DOUGLAS L. ELLIMAN & CO. sublet an apartment at 270 Park av for Mrs. William Ziegler, Jr., and secured an extension of the lease from Vanderbilt Avenue Realty Corp. for Robert Law, Jr., of Pittsburgh; and leased an apartment at 777 Madison av, corner of 66th st, for the Barney Estate to Goelet Gallatin.

HORACE S. ELY & CO. leased for Alexander B. Halliday the building at 15 Harrison st to Hodupp, Poole & Co.

JACOB FINKELSTEIN & SON leased for John H. Jube, Jr., the store and basement, containing about 5,000 square ft., at 83 Bowery, to Hyman & Zaslav.

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J. ARTHUR FISCHER leased for S. May to J. Safatty the loft at 636 6th av, corner of 37th st.

FREDERICK FOX & CO. rented at 40 to 46 West 25th st, 20,000 sq. ft., to Theodore Tiedemann Corp. and Julius Pollak. This completes the rental of the building.

M. & L. HESS, INC., leased the 4th floor at 29 West 15th st to L. & W. Manufacturing Co.; also the pent house at 41 East 21st st to John F. Sweeney.

M. & L. HESS, INC., leased the store and basement at 133 to 135 West 19th st to Deschumel International Exchange Corp., also the store at 907 Broadway to Feinstein Bros. & Berkowitz; also the 2d floor at 29 West 15th st to Max Rothwell.

M. & L. HESS, INC., leased the 6th floor at 902 to 906 Broadway, northeast corner of 20th st to A. Shaheen & Sons, silk underwear and kimons; also for the estate of Philip Lewiohn, the 10th floor at 243 to 247 West 17th st, running through to 232 and 234 West 18th st, to Hathaway & Sheffield Co., sample cards; and the floor in the same building to Commonwealth Food Products Corp.

HOUGHTON CO. leased for Robert S. Smith the 3-sty dwelling at 72 West 92d st, to Sarah and Edward J. Haywood.

HOUGHTON CO. leased for the Dr. Richards' Dyspepsia Tablet Association to Catherine Green and Mary Lernihan the 4-sty dwelling at 447 West 57th st for 5 years.

C. ROYCE HUBERT, in conjunction with Carstein & Linniken, Inc., leased for Edward H. Van Ingen, the 4-sty dwelling at 34 West 48th st to Elizabeth P. Munroe.

HUYLER'S, confectioner, leased from the E. D. Farrell estate the store at 164 West 125th st, an aggregate rental of about \$80,000. Pincus Baron, president of the Best Cloak and Suit Co., leased from the Horton estate the store at 150 West 125th st, now occupied by Huyler's.

J. EDGAR LEAYCRAFT & CO. leased the store at 239 3d av to Joseph Giacobbe.

MACLAY & MULLALLY, INC., advertising directors, leased offices at 198 Broadway, to which they will remove on March 1, from their present quarters at 45 Broadway, the Hamburg-American Steamship Co. building, which has been taken over by the Government under the Enemy Alien act.

SAMUEL H. MARTIN leased for the estate of Charles Garney the 4-sty dwelling at 167 West 64th st to Adolph Becker.

SAMUEL H. MARTIN leased the store and basement at 1987 Broadway to King Tire Co.

SAMUEL H. MARTIN leased for the Society of the Immaculate Conception the 4-sty dwelling at 140 West 65th st to D. P. Saltzman.

SAMUEL H. MARTIN leased for G. Germaine of Florida the 3-sty dwelling at 135 West 63d st to Dr. E. H. Keidanz.

A. H. MATHEWS rented for the Thomson Estate to the Commercial Casualty Co. of New Jersey 128 William st. The tenant will occupy after alterations have been completed, and, with Geo. R. Reed Co., the 3d floor in Diamond Exchange Building, 14 Maiden la, to Joseph F. Sabin.

MOORE, SCHUTTE & CO. leased the 3-sty private dwelling at 412 West 149th st for Mary S. Donnelly to Peter McDowell.

CHARLES F. NOYES CO. leased 3 floors, including the ground floor, at 58 John st to the F. H. Ross Insurance Agency.

CHARLES F. NOYES CO., in conjunction with M. & L. Hess, leased the 8th floor at 118 and 120 5th av for J. L. Mott Iron Works to J. A. Whalen & Co.; space at 71 West 23d st to the International Commercial Y. M. C. A., and space for Joseph Phays & Co. at 373 5th av to J. M. Nash.

CHARLES F. NOYES CO. leased at 42 Broadway a portion of the 10th floor to Machinery & Metals Sales Co.; space on the 4th floor to Ph. van Ommeren Corp.; space in the Phays Building, 52 and 54 Maiden la, to C. Elliott Minor, Max Stern and Maurice S. Cohen, and a suite of offices at 160 Broadway to Schulte & Ralph.

CHARLES F. NOYES CO. leased for the Jacob Ruppert Realty Corp. space at 15 East 26th st to G. N. C. Skirt Co.; offices to Woodward-Williams, Inc., and at 42 Broadway space to American Oil Export Co., Inc.

THOMAS J. O'REILLY leased 5,000 ft. of space at 126 6th av to Montague-Castle London Co., ecclesiastical art work, and a loft, 7,500 sq. ft., at 401 East 91st st to W. J. Rosenberg.

THOMAS J. O'REILLY leased space at 132 West 27th st to M. Toff & Co., Alfred V. Fraser, Central Binding Co., Nathan Lepow & Sons, California Wine Cellars, G. & W. Novelty Co., Pahlow Reed and Willow Manufacturing Co. and National Joint Limb Doll Co.

PEASE & ELLIMAN and Wm. A. White & Sons leased to Woman's City Club the 5-sty dwelling at 22 Park av, on plot 33x100. The lease carries an option of purchase. The Prescott Hall Butler Estate is the owner of the property.

PEASE & ELLIMAN leased for William C. Adams to Hamilton Garment Co. the store and basement, 56x100 ft., at 25 to 29 West 31st st, to Hamilton Garment Co.; also for Starr Piano Co., a loft, 40x100 ft., at 56 and 58 West 45th st to National Gas Governor Co.; also for Charles R. Fox his apartment at 375 West End av to Henry Becker, and the parlor floor at 22 West 47th st to Henry Burg, a ladies' tailor.

PEASE & ELLIMAN leased, furnished for Mrs. Riley Miles Gilbert her residence, a 4-sty dwelling at 18 West 53d st, between 5th and 6th avs, to Donald Harper and, as agents, the store at 583 5th av, at 47th st, to M. J. Tashjian, a rug dealer.

WARREN QUACKENBUSH leased for C. H. Lott the 3-sty building containing loft on grade floor and flats on the upper floors at 419 East 91st st to Adolph Christman.

GEO. R. READ & CO. leased the 6-sty building at 156 Chambers st, between West Broadway and Greenwich st, to James E. Morris & Co., wholesale grocers.

GEO. R. READ & CO. leased at 327 West 5th st the store and basement to Dreadnaught Tire Co. The building is being altered into store and non-housekeeping apartments, and is to be completed on or about April 1.

GEO. R. READ & CO., with J. S. Lambert, agent, rented suite of offices at 135 Broadway to Coe, Stapley & Co.

GEO. R. READ & CO. rented for New York Title Insurance Co. the 13th floor at 135 Broadway to Sufferin & Co.

REAL ESTATE MANAGEMENT CO. leased the store at 671 Columbus av for John Bergen to Merrill Brothers.

REAL ESTATE MANAGEMENT CO. leased the dwelling at 248 West 99th st to Harriett Sullivan.

RICE & HILL, INC., leased for Nellie Lyon, Cora Lyon Canning, and Lucerna M. McLoughlin to Louis Van Brink the store and basement at 1648 and 1650 Broadway, southeast corner of 51st st, adjoining the Winter Garden, at a rental of \$15,000 per annum. The tenant, who operates under the name of Darling & Co., is an auctioneer and an appraiser of estates.

LOUIS SCHRAG and Manheimer Bros. leased for E. A. Darling the store and basement at 117 and 119 West 23d st, on plot 50x100, through to 24th st, containing 20,000 sq. ft., to Samuel Marks.

C. H. TAMMANY, distributor for Larabee trucks in the New York City district, leased the building at 315 and 317 West 47th st.

WILLIAM A. WHITE & SONS practically completed the renting of 70,000 ft. of space in the 15-sty office building at 68 William st. Recent leases in this building have been made to James V. Bruce, the Canadian Food Controller; Vannais, Landon, Troub Co., accounts; Charles F. Dano, patent lawyer; R. A. Carroon & Co., insurance, and through Geo. R. Read & Co., offices to W. J. Crouch & Co., exporters and importers.

WM. A. WHITE & SONS leased to Simon W. Greenbaum & Co., exporters and importers of peas and beans, the 6-sty building at 151 Hudson st, corner of Hubert st.

WM. A. WHITE & SONS leased the 6-sty building at 112 to 176 Hudson st, corner of Vestry st, to Adolph Goldmark & Sons, one of the largest importing houses on the west side. The building contains more than 60,000 sq. ft. The new lease represents an increase of more than 50 per cent. over the old renting rate.

WHITE-GOODMAN leased the store and basement at 156 Madison av to Maxwell Textile Co.

WHITE-GOODMAN leased for Hudnut Realty Co., Richard Hudnut, president, the 6-sty building, on plot 50x100, at 115 and 117 East 29th st, at an aggregate rental of \$100,000. The same brokers have negotiations pending for the store, basement and two lofts of the same building.

WILLIAMSON & BRYAN, as agents, leased to Samuel Robinson, general contractor, the 2-sty building at 1891 Amsterdam av, on lot 25x100.

J. B. WOOD leased for Roger Foster the row of 5-sty apartment houses at 2057 to 2071 Madison av, taking the entire block front on the east side of the avenue from 130th to 131st st, at an aggregate rental of about \$50,000. These houses, which are now occupied by white tenants, will be extensively renovated and taken over by negro tenants.

Westchester.

RYE.—Blakeman Quintard Meyer rented for Prentice Strong his property on Highland rd to Gilbert H. Scribner, of Chicago.

RYE, N. Y.—Herbert A. Sherman rented for Mrs. E. H. Conger her 3-sty dwelling, with garage, on Highland rd, near the Apawamis Club, to James F. Fisher.

Out of Town.

FAR ROCKAWAY.—Lewis H. May Co. leased for Oak Crest Realty Co. the Lichtenstein Estate, consisting of 3 acres, including main and outbuildings, in the west side of Oak st, to Reuben Sadowsky, for the summer.

NEWARK, N. J.—Feist & Feist, for Eustice Bros., leased the 3-sty and basement automobile show room and service station located at 350 and 352 Halsey st, running through to Marshall st, on plot 45x115, to New Jersey Transportation Co.

NEWARK, N. J.—Feist & Feist, Inc., leased to McGann Storage and Warehouse Co. for V. J. Hodden Realty Co., the building at the northeast cor. of Bridge and Ogden sts.

NEWARK, N. J.—Feist & Feist leased to Peter Steiger, the store at 637 Broad st, for Morgan Edgar and Charles Grummond, trustees.

MT. KISCO.—Julia Beverley Higgins leased for William C. Le Gendre his place known as "Stone House" to W. Barton Baldwin for 3 years; also for Mr. Le Gendre the "Barret Cottage" to Mrs. Vincent Smith for the season.

REAL ESTATE NOTES.

ARIES CORP. is the purchaser of 870 West 180th st.

T. F. HALL CO. are now located at 206 Centre st.

WILLIAM C. DALY is the buyer of 532 West 142d st, sold last week.

A. L. & S. WOLFSON have removed their offices from 30 Church st to 405 Lexington av.

STYME REALTY CORP. is the buyer of the 5-sty loft building at 507 to 513 West 50th st.

THOMAS J. O'REILLY has been appointed agent of premises at 222 to 226 Delancey st and at 3711 3d av.

CHARLES D. WETMORE of the firm of Warren & Wetmore is the buyer of the dwelling at 8 West 53d st.

L. J. PHILLIPS & CO. were the brokers who negotiated the sale of 48 West 90th st for Mrs. Jennie T. Friedlander.

JUSTIS G. WAKELEE is the buyer of the 3-sty house at 150 West 15th st, sold recently by Duross Co. for George Gunshor.

CATHARINE L. DUNN is the buyer of the dwelling at 162 West 94th st, sold by Houghton Co. for the estate of Helena R. Dana.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 10 East 56th st, a 4-sty building, on lot 20x100, by DeWitt, Lockman & DeWitt.

FREDERICK BROWN, operator, is the buyer of the two 4-sty tenements at 188 and 190 East 75th st, reported sold recently by Gustav Frank. Pease & Elliman were the brokers.

J. LAWRENCE GREENFELD, who has been connected with the law office of Frank M. Tichenor for the past 16 years, is now engaged in the real estate and mortgage business at 38 Park Row.

NEW YORK TITLE & MORTGAGE CO. loaned to J. M. B. Co., Inc., \$130,000 on its 6-sty elevator apartment known as the Glen Court, which it recently completed, at 666 West 162d st. The structure contains 48 families and is fully rented.

NEW YORK TITLE AND MORTGAGE CO. lends \$50,000 on property at 1664 Nelson av, running through to 174th st. This building was recently completed by S. & L. Building Corporation, and is fully rented at a gross rental of almost \$13,000.

\$1.75 on Every \$100 of Your Assessed Valuation

As a regular annual tax rate on real estate in this city, where realty is assessed at a higher rate than elsewhere, generally, should in our opinion be the maximum limit at all times.

THE BOYLAN bill (Senate int. No. 621) at Albany, makes this the rate throughout New York City.

ON TUESDAY next, March 5, at 1 o'clock, there will be a hearing on this bill at Albany, before the joint SENATE and ASSEMBLY CITIES COMMITTEE.

THE NEW YORK BOARD OF TITLE UNDERWRITERS takes this means of recommending to ALL TAX PAYERS in the city that they make their influence felt at Albany, in favor of the BOYLAN BILL.

TO THE MAN whose house is assessed at \$5,000, it means A REDUCTION in his TAX BILL of at least \$12.50 from present rates.

WRITE to your SENATORS and ASSEMBLYMEN before Tuesday, that you want them to vote in favor of this bill as a wise measure of municipal economy and an act of justice to yourselves.

THE NEW YORK BOARD OF TITLE UNDERWRITERS

The Home Title Insurance Company The New York Title and Mortgage Company
The Lawyers Title and Trust Company The Title Guarantee and Trust Company
The United States Title and Guaranty Company

JOHN L. PARISH, Secretary, 149 Broadway

M. & L. HESS, INC., have been appointed managing agent of the 5-sty building, on plot 75x100, at 612-14-16-18 West 131st st; also of the property at 343-5-7 West 36th st, on plot 62x98.9, consisting of two buildings, a 6 and 4-sty building respectively.

LOUIS SCHLOSS, who has been conducting a real estate and insurance business at 1537 Southern blvd, has left the city for Cleveland, Ohio. Fr. W. Wilke will continue the business at the old address under the name of Fr. W. Wilke, Successor to Louis Schloss.

ARTHUR LOBO, architect, is the buyer of the 5-sty dwelling at 60 West 94th st, sold recently by A. L. & S. Wolfson, for Ennis & Sinnott. Title to the property will be taken in the name of the 60 West Ninety-fourth Street Co., formed Tuesday with a capital of \$30,000. About \$10,000 will be spent in remodeling the house.

GERMANIA LIFE INSURANCE CO., in conformity with a resolution unanimously passed by the Board of Directors of the company on December 5, 1917, and with the approval of the Superintendent of Insurance of the State of New York, will be known as the Guardian Life Insurance Co. of America, on and after March 1, 1918.

MARCH MEETING of the West Side Association, an organization of 700 residents of this section of Manhattan, will be held in the Hotel Ansonia on Monday night. Several committees which have in hand matters that affect the west side are to report, and the guest of honor will be Hon. Frank L. Dowling, President of the Borough of Manhattan.

AN ADDRESS on the Torrens Law will be given by Gilbert Ray Hawes at the Murray Hill Evening Trade School, 237 East 37th st, on Thursday evening, March 8. Mr. Hawes is an exponent of this system of title registration. The address is under the auspices of the Real Estate and Building Management Class in this school and is primarily given to them in connection with their study of this subject. However, the public is invited to attend. This talk will start promptly at eight o'clock.

MURRAY HILL TAXPAYERS Association held its regular meeting on Thursday evening at the office of Henry Hof, 567 3d av. The meeting was addressed by Register Polak of Bronx County and, former Register Hopper of New York County, on the proposed amendments to the Torrens Land and Title Law. The speakers stated that these amendments are most important to real estate owners, as their adoption will remove many of the objections to real estate ownership. Reports were submitted on the proposed Union Terminal for freight at East 34th st. This project, if carried through, will be a great boon to both business and real estate in this section. The Committees on Taxation and Elevated Road Noises reported progress.

IN THE COURSE OF A TALK on automatic sprinkler systems given Thursday evening at the Murray Hill Evening Trade School, 237 East 37th st, I. G. Hoagland, secretary of the National Automatic Sprinkler Association, remarking the economic benefits of automatic sprinkler protection, declared that this protection had emancipated fire insurance, and in support of this view referred to the experience of the Boston Manufacturers' Mutual Fire Insurance Co. whose business within the past seventeen years had increased more than 7,000 per cent. over that done during the first ten years of the company's existence, while the loss ratio under conditions constantly increasingly hazardous was brought out by the reports submitted at the Sixty-seventh Annual Meeting of this company, summarizing experiences up to December 31, 1917.

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. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	138	181	138	181
Assessed Value	\$6,650,300	\$11,689,900	\$6,650,300	\$11,689,900
No. with consideration	24	28	24	28
Consideration	\$504,850	\$1,043,520	\$504,850	\$1,043,520
Assessed Value	\$704,800	\$1,079,700	\$704,800	\$1,079,700
Jan 1 to Feb. 28 Jan. 1 to Mar. 1				
Total No.	935	1,329	935	1,329
Assessed Value	\$49,040,980	\$90,230,370	\$49,040,980	\$90,230,370
No. with Consideration	163	178	163	178
Consideration	\$6,299,113	\$9,850,107	\$6,299,113	\$9,850,107
Assessed Value	\$7,523,200	\$12,077,000	\$7,523,200	\$12,077,000

Mortgages.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	52	88	52	88
Amount	\$2,632,735	\$5,664,866	\$2,632,735	\$5,664,866
To Banks & Ins. Cos.	14	19	14	19
Amount	\$536,643	\$4,595,000	\$536,643	\$4,595,000
No. at 6%	15	32	15	32
Amount	\$242,363	\$3,852,516	\$242,363	\$3,852,516
No. at 5 1/2%	3	3	3	3
Amount	\$39,500	\$533,000	\$39,500	\$533,000
No. at 5%	23	19	23	19
Amount	\$1,739,700	\$471,150	\$1,739,700	\$471,150
No. at 4 1/2%	.....	7	.....	7
Amount	.....	\$318,000	.....	\$318,000
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	2	.....	2	.....
Amount	\$9,922	.....	\$9,922	.....
Interest not given	9	27	9	27
Amount	\$601,250	\$490,200	\$601,250	\$490,200
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
Total No.	373	637	373	637
Amount	\$9,818,993	\$27,739,290	\$9,818,993	\$27,739,290
To Banks & Ins. Cos.	68	133	68	133
Amount	\$4,491,393	\$14,826,400	\$4,491,393	\$14,826,400

Mortgage Extensions.

	1918		1917	
	Feb. 21 to 28	Feb. 23 Mar. to 1	Feb. 21 to 28	Feb. 23 Mar. to 1
Total No.	22	34	22	34
Amount	\$744,000	\$1,741,725	\$744,000	\$1,741,725
To Banks & Ins. Cos.	9	13	9	13
Amount	\$339,250	\$1,214,600	\$339,250	\$1,214,600
Jan 1 to Feb. 28 Jan. 1 to Mar. 21				
Total No.	207	378	207	378
Amount	\$8,781,675	\$23,977,400	\$8,781,675	\$23,977,400
To Banks & Ins. Cos.	80	186	80	186
Amount	\$5,208,850	\$17,930,175	\$5,208,850	\$17,930,175

Building Permits.

	1918		1917	
	Feb. 22 to Mar. 1	Feb. 24 to Mar. 2	Feb. 22 to Mar. 1	Feb. 24 to Mar. 2
New Buildings	4	15	4	15
Cost	\$238,800	\$975,500	\$238,800	\$975,500
Alterations	\$164,560	\$155,232	\$164,560	\$155,232

	Jan. 1 to Mar. 1	Jan. 1 to Mar. 2
New Buildings	30	72
Cost	\$3,377,300	\$12,256,300
Alterations	\$1,153,001	\$2,219,119

BRONX.

Conveyances.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	86	133	86	133
No. with consideration	16	16	16	16
Consideration	\$152,250	\$447,050	\$152,250	\$447,050
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
Total No.	704	935	704	935
No. with consideration	131	119	131	119
Consideration	\$1,476,933	\$1,172,436	\$1,476,933	\$1,172,436

Mortgages.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	43	53	43	53
Amount	\$184,611	\$302,900	\$184,611	\$302,900
To Banks & Ins Cos	1	2	1	2
Amount	\$27,000	\$4,600	\$27,000	\$4,600
No. at 6%	22	15	22	15
Amount	\$67,927	\$86,950	\$67,927	\$86,950
No. at 5 1/2%	7	3	7	3
Amount	\$36,200	\$19,000	\$36,200	\$19,000
No. at 5%	5	16	5	16
Amount	\$53,550	\$103,800	\$53,550	\$103,800
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	4	.....	4	.....
Amount	\$15,600	.....	\$15,600	.....
Interest not given	5	19	5	19
Amount	\$11,334	\$93,150	\$11,334	\$93,150
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
Total No.	352	447	352	447
Amount	\$1,768,729	\$3,193,955	\$1,768,729	\$3,193,955
To Banks & Ins. Cos.	8	35	8	35
Amount	\$175,000	\$609,950	\$175,000	\$609,950

Mortgage Extensions.

	1918		1917	
	Feb. 21 to 28	Feb. 16 to Mar. 1	Feb. 21 to 28	Feb. 16 to Mar. 1
Total No.	6	10	6	10
Amount	\$118,500	\$154,300	\$118,500	\$154,300
To Banks & Ins. Cos.	1	5	1	5
Amount	\$36,000	\$92,500	\$36,000	\$92,500
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
Total No.	52	143	52	143
Amount	\$1,067,437	\$2,963,099	\$1,067,437	\$2,963,099
To Banks & Ins. Cos.	14	40	14	40
Amount	\$404,750	\$947,200	\$404,750	\$947,200

Building Permits.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
New Buildings	2	31	2	31
Cost	\$154,000	\$170,750	\$154,000	\$170,750
Alterations	\$15,600	\$22,300	\$15,600	\$22,300
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
New Buildings	36	76	36	76
Cost	\$3,040,500	\$1,246,925	\$3,040,500	\$1,246,925
Alterations	\$827,546	\$147,225	\$827,546	\$147,225

BROOKLYN.

Conveyances.

	1918		1917	
	Feb. 20 to 27	Feb. 22 to 28	Feb. 20 to 27	Feb. 22 to 28
Total No.	354	452	354	452
No. with consideration	18	31	18	31
Consideration	\$108,847	\$150,064	\$108,847	\$150,064
Jan. 1 to Feb. 27 Jan. 1 to Feb. 28				
Total No.	2,687	3,549	2,687	3,549
No. with consideration	243	381	243	381
Consideration	\$1,764,125	\$5,068,388	\$1,764,125	\$5,068,388

Mortgages.

	1918		1917	
	Feb. 20 to 27	Feb. 21 to 28	Feb. 20 to 27	Feb. 21 to 28
Total No.	187	308	187	308
Amount	\$709,367	\$1,180,850	\$709,367	\$1,180,850
To Banks & Ins. Cos.	24	56	24	56
Amount	\$195,250	\$304,900	\$195,250	\$304,900
No. at 6%	112	162	112	162
Amount	\$341,232	\$413,412	\$341,232	\$413,412
No. at 5 1/2%	29	71	29	71
Amount	\$178,550	\$377,850	\$178,550	\$377,850
No. at 5%	19	45	19	45
Amount	\$48,600	\$237,425	\$48,600	\$237,425
Unusual rates	5	.....	5	.....
Amount	\$13,100	.....	\$13,100	.....
Interest not given	22	30	22	30
Amount	\$127,885	\$152,163	\$127,885	\$152,163
Jan. 1 to Feb. 27 Jan. 1 to Feb. 28				
Total No.	1,387	2,502	1,387	2,502
Amount	\$5,332,673	\$10,604,994	\$5,332,673	\$10,604,994
To Banks & Ins. Cos.	199	442	199	442
Amount	\$1,196,550	\$3,105,950	\$1,196,550	\$3,105,950

Building Permits.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
New Buildings	26	63	26	63
Cost	\$386,400	\$723,250	\$386,400	\$723,250
Alterations	\$97,305	\$71,840	\$97,305	\$71,840
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
New Buildings	153	722	153	722
Cost	\$2,259,080	\$6,293,450	\$2,259,080	\$6,293,450
Alterations	\$457,751	\$557,160	\$457,751	\$557,160

QUEENS.

Building Permits.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
New Buildings	17	70	17	70
Cost	\$39,745	\$313,795	\$39,745	\$313,795
Alterations	\$64,225	\$31,290	\$64,225	\$31,290
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
New Buildings	145	460	145	460
Cost	\$457,093	\$1,550,962	\$457,093	\$1,550,962
Alterations	\$131,805	\$145,917	\$131,805	\$145,917

RICHMOND.

Building Permits.

	1918		1917	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
New Buildings	1	6	1	6
Cost	\$80	\$5,350	\$80	\$5,350
Alterations	\$2,300	\$10,750	\$2,300	\$10,750
Jan. 1 to Feb. 28 Jan. 1 to Mar. 1				
New Buildings	35	87	35	87
Cost	\$154,475	\$479,750	\$154,475	\$479,750
Alterations	\$62,715	\$80,190	\$62,715	\$80,190

BLISS TALKS

"We consider Exterminator Service the only effective way of preventing vermin annoyance."

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

NOTWITHSTANDING the fact that there has been no one feature of special interest to the building trades during the past week, the period evidenced a strengthening of the building situation as applied to purely private construction, and leads to the hope that a general resumption of activity is near at hand. There has been a marked increase in the number of individual projects both in the Metropolitan district and throughout New York State and New Jersey, and although the single operations are relatively insignificant, the total bulks up large as compared with some recent weeks.

There have recently been a number of high class apartments planned and the major portion of them are likely to proceed in the near future. This fact alone indicates the trend toward improved building conditions and provides a large measure of hope and satisfaction to the contractors and dealers in materials and building supplies.

Naturally the Government work still occupies the most prominent position in the present building situation, and while this war lasts it is doubtful if any other factor will arise to supplant it. The volume of work recently undertaken by the Federal departments involves immense expenditures of public funds and will provide occupation for thousands of

Common Brick.—The wholesale market for Hudson River common brick has experienced a quiet week. Although no sales have been registered there is somewhat of a better tone to the situation as a consequence of the improved riding conditions through the city. The price has stiffened and quotations are now ranging from \$10.25 to \$10.50 a thousand. The upper sections of the river are still frozen solid and it will be at least six weeks before brick barges are able to come through from Haverstraw. At the present writing there is practically no brick for sale in the wholesale market. Reserves in the yards of the dealers are generally below those of last year at this time, but at the existing demand there is no immediate danger of a brick famine. The Raritan market is quiet. Although the river is again open to navigation, no quotations are being made and manufacturers are holding off pending relief from the fuel and labor difficulties. Coal is impossible to obtain and labor is exceedingly scarce.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 1, 1918. Condition of market: Demand, slight prices, firmer. Quotations: Hudson Rivers, \$10.25 to \$10.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none.

Structural Steel.—According to the report of the Bridge Builders and Structural Society, during the month of January, but fifty-three per cent. of the total capacity of the bridge and structural shops of the country was contracted for as against one hundred and fourteen per cent. for the preceding month. There were a number of reasons for this condition, among them being the severe weather prevalent over a wide territory and the consequent railroad congestion and the shortage of fuel. Activity in the steel industry is generally confined to fulfilling the requirements of the Shipping Board for ship steel and for the various Government departments for the material required in furthering the program of military and naval construction and the needs of munition plants. The volume of tonnage placed for private construction has been negligible and there will be no material increase in the volume of this type of business until general building conditions are revised and it is possible to erect struc-

mechanics and laborers for months to come.

According to statistics prepared by the F. W. Dodge Co., for the month of February, the grand total of building operations for New York and New Jersey indicate an increase that is a most favorable sign of better times. During the month of January new construction to the value of \$13,797,000 was started and last month the total of construction actually started amounted to \$17,744,000. Of this amount \$4,695,000 was located within the bounds of Greater New York. The Government work contracted for and commenced during the month reached a total of \$6,387,000.

The markets for building materials during the past week were generally quiet, but with indications that the movement has really started. Prices are firm and in particular instances advances have been announced. There is a growing feeling among the building interests that commodity prices will not recede from their present levels for a long time after the war is ended and peace declared. The reconstruction of the destroyed areas in Europe will require immense amounts of American materials and supplies and the demand for these coupled with the requirements that will emanate from local interests, will effectually operate to maintain the high levels.

tures of all types upon a more reasonable basis. The past week witnessed a number of important tonnage commitments, but these were almost entirely for construction in connection with war activities. There has been no change in base price quotations for fabricated material, the Government control price still ruling all estimates.

Portland Cement.—The cement manufacturing interests are more optimistic than they have been for some time past. The railroad congestion, while still a troublesome factor, is slowly being eliminated and shipments are moving from the mills in a most satisfactory manner. The demand is strengthening; that coming from Federal sources being especially heavy, and there are indications that better business from private building interests will shortly follow. The wholesale price of \$2.15 a barrel, for large lots, is still effective, but this figure is likely to be advanced at almost any time. It was recently decided that the cement manufacturers would obtain only about seventy-five or eighty per cent. of the coal used last year and this will mean a curtailment of production during the current year and a consequent advance of prices that are likely to hold for some time.

Wire Products.—Owing to the numerous deterrent factors it has been estimated that the output of the mills producing wire and wire nails has not averaged more than sixty per cent. of normal during the past three months. The supply of raw material is short. The demand is only fairly active and no increase is looked for until building construction is resumed on a large scale. It has been stated that up to January 1, the Government had bought from the various mills more than 400,000 kegs of wire nails, and that nearly one-half of the total was supplied by the American Steel & Wire Co. Mills in the Pittsburgh district are generally sold ahead to July 1. Federal control prices are in effect until April 1.

Window Glass.—The long anticipated agreement between the Federal Fuel Administrator and the representatives of the glass manufacturers was arrived at last week with the result that the total production of glass for the year begin-

ning December 8, 1917, and the close of December 7, 1918, will equal only fifty per cent. of the production of last year, which aggregated approximately 11,000,000 boxes. This action is said to be quite satisfactory to the manufacturers. The railroad congestion is still one of the principal factors in hindering the producers and the condition seems to be growing more acute each week. Glass manufacturers have recently advanced their prices and the existing schedule of discounts will be found on the following page.

Lumber.—The local lumber situation is quiet, with a seasonable demand from building interests and manufacturing consumers' requirements up to the average. The market is looking forward to improved spring business through the revival of small-house construction in suburban localities. The wholesale interests are chiefly interested in getting out the immense volume of ship timbers required by the Shipping Board and other orders for Federal lumber. Prices are well sustained and strengthening in certain lines. The transportation situation remains as one of the principal deterrents to the lumber industry, and the local dealers, both wholesale and retail, will suffer from a shortage in supplies until the railroad congestion is relieved and embargoes lifted.

Cast Iron Pipe.—There are signs of new activity in this market, but at the present writing the bulk of the inquiries are emanating from private interests. Although there is a considerable volume of municipal work in prospect it has not yet reached the stage where estimates are called for and it may be some time before the market feels the effect of the public work. Government prices still rule and all quotations are being based on the figures of \$55.35, New York, for 6 in., 8 in., and heavier, and \$58.36 for 4 in.

Linseed Oil.—Although the demand for this commodity is inactive the prices are firm with prospects of further advances. The future of the market as applied to linseed oil is almost entirely dependent upon the shipping facilities, particularly those for bringing seed in from Argentine. From the building interests no great volume of business is anticipated owing to the lack of new construction work, but there are prospects of considerable business from manufacturing consumers and for repair work during the early spring months.

Sand and Gravel.—The market for sand is quiet owing to the dearth of construction, but the price of \$1.25 a cubic yard is holding. This means about \$2.25 to \$2.50 a yard, delivered at the job, according to the length of haul. The gravel situation is now entirely in the hands of the Government. All quotations for gravel have been withdrawn from the market and the entire output will be taken for Federal use at a figure said to be satisfactory to the producers.

Iron and Steel Bars.—The demand for iron and steel bars is firm and the majority of the mills are sold up for months in advance. The output of the mills has been seriously curtailed by the shortage in the supply of steel, fuel and the railroad congestion. Steel bars are quoted f. o. b. Pittsburgh as follows: Rolled from old steel rails, 3c.; from steel billets, 2.90c., and refined iron bars, 3.50c.

Hydrated Lime.—There is but a slight demand for this commodity, either for the common or finishing grades. No increase in the volume of business is anticipated until there is a marked resumption of building operations in this territory. Prices are firm and likely to hold indefinitely.

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.....\$10.25@ \$10.50

Karitan 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 (600 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1 1/2 in. (nominal)... \$1.25@ \$1.35

Trap rock, 3/4 in. (nominal)... 1.35@ 1.45

Bluestone flagging, per sq. ft. .17@ 0.18

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

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

Exterior—

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

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

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

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

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

Interior—

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

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

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

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

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

Eastern common.....\$1.90@

Eastern finishing..... 2.10@

Hydrated common (per ton)... \$15.00@

Hydrated finishing (per ton)... 16.43@

LINSEED OIL—

City brands, oiled, 5 bbl. lots... \$1.35@

Less than 5 bbls..... 1.36@

GRAVEL (600 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1 1/2 in. (nominal).....No quotation

3/4 in.No quotation

Paving gravel.....No quotation

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

Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantaible 1900, f. o. b. N. Y.):

8 to 12 ins., 16 to 20 ft.... \$42.00@ \$55.00

14 to 16 ft..... 63.00@ 75.00

Heart face siding, 4-4 & 5-4 \$4.00@ \$5.00

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

Base price, per M..... 30.50@

Hemlock, W. Va., base price per M..... 30.50@

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

Spruce, Eastern, random cargoes, narrow (delivered) \$35.00@ \$38.00

Wide cargoes..... 37.00@ 45.00

Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):

Standard slab.....\$4.50@ \$4.75

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

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

Cypress shingles, 6x18, No. 1

Hearts..... 10.00@

Prime..... 8.50@

Quartered oak..... 90.00@ 95.00

Plain oak..... 68.00@ 73.00

Flooring:

White oak, quartered, select... \$51.00@ \$55.00

Red oak, quartered, select... 51.00@ 55.00

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):

Mason's finishing in 100 lbs. bags, per ton..... \$15.00@ \$16.00

Dry Mortar, in bags, returnable at 15c. each, per ton.. 8.25@ 8.75

Block, 2 in. (solid), per sq. ft.... \$0.08

Block, 2-in. (hollow), per sq. ft.09

Boards, 1/4 in. x 8 ft..... .12 1/2

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

SAND—

Screened and washed Cow Bay, 500 cu. yds. lots, wholesale... \$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 3x3 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@

WINDOW GLASS. Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets..... 80%

B grade, single strength, first three brackets..... 82%

Grades A and B, larger than the first three brackets, single thick..... 79%

Double strength, A quality..... 80%

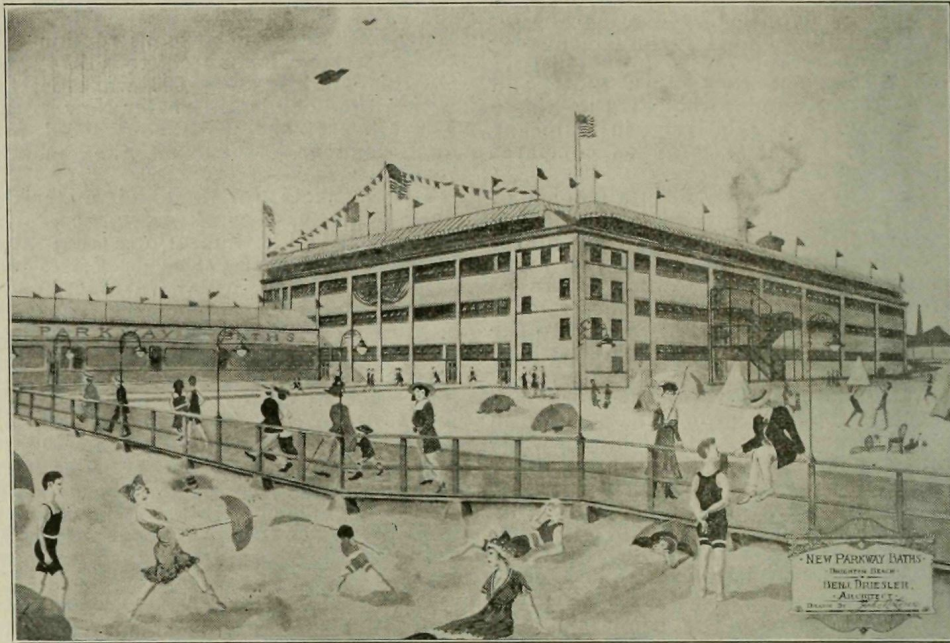
Double strength, B quality..... 82%

TO RECONSTRUCT THE PARKWAY BATHS

Accommodations For 8,000 Bathers To Be Provided—Cost Placed at \$300,000

THE working plans and specifications have been completed and a general contract awarded for the reconstruction of the Parkway Baths, at Brighton Beach, and it is expected that active building operations will be started within the next week or ten days. The old structure on the site was totally destroyed by fire last Thanksgiving Day. The new building will be fireproof throughout and will be from every standpoint a thoroughly modern sea

The new Parkway Baths will be three stories in height, with a frontage of 196 feet and will be 180 feet in depth. The construction will be of steel and reinforced concrete and when completed will be among the best equipped bathing plants in the country. The structure will be roomy, light and airy. Accommodations will be provided for a total of 8,000 bathers, in 3,000 single and double rooms and 1,500 sanitary steel lockers. There will be Turkish baths for men and women, with hot and steam rooms,



Turner Construction Co., Builder.

Benjamin Driesler, Architect.

NEW PAVILION FOR PARKWAY BATHS.

bathing plant. The cost is approximately \$300,000. The project is owned by Brighton-by-the-Sea, Inc., care of the Realty Associates, 162 Remsen street, Brooklyn, and will be constructed from plans prepared by Benjamin Driesler, architect, 153 Remsen street, Brooklyn. Turner Construction Co., 244 Madison avenue, Manhattan, has obtained the general contract for the work. Charles S. Voorhees, 188 Montague street, is the engineer for the owner.

showers and needle baths. The building will also provide modernly equipped toilets and lavatories, barber shop and laundry. In connection with this project there will be a large playground for children, sun parlors, roof garden and a number of booths for the sale of candy, soft drinks, cigars and cigarettes and other beach merchandise. According to the present schedule it is planned to have this project completed and fully equipped for use by June 1.

Has Guarded Eight Mayors.

Police Lieutenant William Kennel celebrated yesterday his twenty-third year as personal bodyguard to the Mayors of the city. The Lieutenant has been on duty at the outer office of the Mayor at the City Hall since Mayor Strong's time. He has served under Mayors Strong, Van Wyck, Low, McClellan, Gaynor, Kline, Mitchel, and Hylan. The Lieutenant speaks Jewish, German and English. He was assigned to the City Hall on March 1, 1895, by Thomas F. Byrnes, then Superintendent of Police.

Hubbard Brothers & Co. of New York, and Thatcher M. Brown, of Brown Bros. & Co. of N. Y. The assets of the United States Branch of the company are largely in excess of the liabilities. Walter C. Hubbard is now Chairman of the company and the directors in New York include in addition Edmund D. Randolph, John A. Stewart, Thatcher M. Brown and William H. Wheelock.

Apartment on Riverside Drive.

The Fred F. French Co., 299 Madison avenue, has completed the plans for the six-story semi-fireproof apartment to be erected at the corner of Riverside Drive and 158th street. This project will provide living accommodations for a total of forty-two families. The owner is Arthur W. Hay, 830 West 179th street. The building will occupy a plot with a frontage of 100 feet and will have facades of face brick and limestone. The cost is approximately \$225,000. The architect will have entire charge of the construction of this building and will be ready for estimates on masonry and other sub-contracts about March 1.

Riverside Drive Residence.

Charles A. Platt, architect, 101 Park avenue, is preparing the plans and specifications for a four-story brick residence, 50 x 60 feet, to be erected at the northeast corner of Riverside Drive and 120th street, for Mary A. Fitzgerald, owner. The contract for this house was let without competition to James McWalters & Sons, Inc., 1493 Broadway.

Seventieth Annual Statement.

The statement of the United States Branch of The Liverpool, London and Globe Insurance Company, Ltd., a stock company that has been doing business in the United States for seventy years, as of December 31, 1917, shows total assets of \$16,153,068.57, with unearned premiums and other liabilities of \$11,359,090.02, leaving a surplus of \$4,793,978.55. The assets include \$1,416,000 in real estate, \$968,150 in first mortgages on real estate, \$2,611,704 in Government, State, County and Municipal Bonds, \$5,552,597.41 in railroad and other bonds and stock; besides \$2,178,899.65 in cash in banks and offices. A notable fact in connection with the company is that its securities are placed in trust with influential American citizens for the satisfaction of the company's claimants in the United States. The Trustees of the United States branch are: John A. Stewart, of the United States Trust Company of New York; Walter C. Hubbard, of

Plans for Bronx Apartment.

Plans have recently been completed by the Fred F. French Co., 299 Madison avenue, for three modern multi-family dwellings to be erected at the northeast corner of Tinton avenue and 147th street, the Bronx. The structures will be five and six stories in height, with facades of brick and terra cotta. The owners and builders are Grossman Brothers & Rosenbaum, iron workers, 82 Willow avenue. The cost will be in the neighborhood of \$300,000.

Convalescents' Home at Yonkers, N. Y.

York & Sawyer, architects, 50 East 41st street, Manhattan, are finishing the plans and specifications for the three-story fireproof home for convalescents, 85 x 176 feet, to be erected at the northeast corner of Jerome and McLean avenues, Yonkers, N. Y., for the Estate of Caroline Neustatter, care of William R. Rose, 128 Broadway, Manhattan, owner. This operation will cost approximately \$250,000. It has not yet been decided when bids will be called for.

Planning Brooklyn Theatre.

Plans are nearing completion in the offices of Thomas W. Lamb, architect, 644 Eighth avenue, Manhattan, for a two-story brick and terra cotta theatre, 100 x 241 feet, to be erected at the northeast corner of Fulton street and Rockwell place, Brooklyn. The owner of this project is the Freel Trust Co., 44 Court street, Brooklyn. The cost is estimated to be in the neighborhood of \$225,000. The architect will probably be ready for estimates on general contract about April 1. This theatre will be a notable addition to the amusement center of Brooklyn.

Contract for Store and Offices.

Valentine Lynch & Co., 19 Park Row, has obtained the general contract for the erection of the five-story store, restaurant and office building at 20 West 38th street, for Julia A. Ferguson, owner, 39 Central Park South. The plans were prepared by Charles E. Birge, architect, 29 West 34th street. The entire building has been leased to Schrafft's, Inc., confectionery, 62 West 23d street, who will occupy the store and roof garden. The cost of construction is approximately \$70,000.

Hempstead Town Hall Plans.

Steward Wagner, architect, 7 East 42d street, Manhattan, is preparing the plans for a new town hall to be built on Harperas Road for the Town of Hempstead, L. I. Hiram R. Smith, chairman of the board. The structure will be two stories in height, built of brick, with trimmings of white marble and will be semi-fireproof. The ground dimensions will be 35x125 feet with wing 30x45 feet. This building will be set in a park containing approximately four acres of ground that will be extensively landscaped and planted. The structure will provide accommodations for the municipal offices, court rooms, police headquarters, and will have a number of cells in the basement. The cost of construction is approximately placed at \$70,000. Bids will probably be advertised for about April 1.

Rebuild Training School.

Plans are being matured for reconstructing the Salvation Army Training School, at 120 West 14th street, recently destroyed by fire. Working plans for this operation will be prepared under the direction of William S. Barker, 122 East 14th street, for the Salvation Army, Inc., Evangeline C. Booth, president. The building will be of brick, four stories in height, and will be a modern plant in every respect. Active construction will not be started until the insurance is adjusted. Further details will be available for a later issue.

Bids for Brooklyn Hospital.

Henry J. Nurick, architect, 957 Broadway, Brooklyn, has completed the plans

and specifications and is taking estimates on general contract for the construction of a five-story brick hospital at the southwest corner of Hart street and Stuyvesant avenue, Brooklyn, for the Beth Moses Hospital. This building will have ground dimensions of 90 x 94 feet, and will be fireproof throughout and equipped with every modern hospital convenience. The cost is about \$250,000.

Planning Brooklyn Apartment.

Plans are in progress in the offices of Slee & Bryson, architects, 154 Montague street, Brooklyn, for a four-story brick and stone apartment to be erected on the south side of Eastern Parkway, 164 feet west of Franklin avenue, by William B. Greenman and Edward J. Maguire, 350 Fulton street, owners and builders. The structure will occupy a plot 80x100 feet and will cost in the neighborhood of \$85,000.

PERSONAL AND TRADE NOTES.

Low-Parker Engineering Co., has moved its offices from 45 Broadway to 150 Nassau street.

F. C. Zachau, architect, has recently moved his office from 45 Clinton street, Newark, N. J., to Arlington, N. J.

Irving Margon, architect, has recently moved his offices from 372 East 149th street to East 149th street and Cortlandt avenue.

Snare & Triest Co. has removed its offices from the Woolworth Building to 8 West 40th street. New telephone number is Murray Hill 8136.

John H. Coxhead, architect, has recently moved his offices from 924 Ellicott Square to the Liberty Building, Swan and Franklin streets, Buffalo, N. Y.

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C. W. Hunt Co., Inc., builder of elevating and conveying machinery and industrial railways, has recently moved its New York office to 501 Fifth avenue.

Clarage Fan Co., Kalamazoo, Mich., announces the appointment of H. P. Curtiss, 120 Milk street, Boston, Mass., as its representative for the New England States.

Leon Cubberley, architect, has discontinued his offices at 192 Broadway, Long Branch, N. J., and is in the employ of the United States Government, located at Bristol, Pa.

Ransome Concrete Machinery Co., Dunellen, N. J., has consolidated with the Oshkosh Manufacturing Co., Oshkosh, Wis., under the name of the Ransome-Leach Co. This alliance places the new company in a position to handle the western trade from the Oshkosh factory and the eastern trade from the Dunellen factory. One large warehouse will be established in every principal city, where the combined lines will be ready for immediate delivery. A full line of trench pumps, back fillers and material elevators have been added. The executive and sales office is located at 115 Broadway, New York City.

Geo. A. Shedden Co., builder, 37 East 28th street, has discontinued business for the period of the war and will again resume as soon as peace has been declared. Mr. Shedden, president of the concern, has been commissioned Lieutenant in the Aviation Corps and has been detailed for service with the Field Artillery. Charles H. Kelly, vice-president, has been appointed general superintendent of construction by the U. S. Government and will have charge of the erection of one thousand dwellings at Camden, N. J., from plans prepared by Electus D. Litchfield. These houses will be used to accommodate the employees of the different shipbuilding plants located along the river between Camden and Gloucester.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close April 3, for a 4-sty brick assay bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, Manhattan, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer. Cost, \$807,000.

GOVERNORS ISLAND.—U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, is taking bids on the general contract, to close March 20, for a 1-sty brick garage, 130x44, and a 1-sty frame warehouse, 40x120, at Fort Jay, from plans prepared privately by the Engineering Dept., Governors Island, N. Y. John K. Turton Corp., 101 Park av, Manhattan, is figuring the general contract and desires bids by March 11. Cost, \$15,000.

GOVERNORS ISLAND, N. Y.—Whitney Co., 101 Park av, Manhattan, has the general contract for 1-sty frame and corrugated iron warehouses, 60x390 ft each, for the U. S. Government, Construction Quartermaster, on premises, owner, from privately prepared plans.

YAPHANK, L. I.—C. H. & R. C. Peckworth, 529 Hudson st, Manhattan, have the general contract for an addition to the 1 and 2-sty frame hospital bldgs for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, advisory architect, and Major Gunby, engineer, both of 15th and M sts, N. W., Washington, D. C. Cost, \$500,000.

YAPHANK, L. I.—U. S. Government, c/o Major General Bell, Camp Upton, Yaphank, L. I., and Mrs. John Francis Yawger, 808 West End av, Manhattan, pres. Finance Committee of the Federation of Women's Clubs contemplate erecting a 1-sty frame community hall, about 230x200, at Camp Upton, from plans prepared privately at Division Headquarters at Camp Upton. Mark C. Tredennick Co., 331 Madison av, Manhattan, and Camp Upton, L. I. has the general contract. Cost, \$100,000.

ELLIS ISLAND, N. Y.—U. S. Government, c/o Immigrant Commissioners, William Williams, Comr., owner, is taking bids on the general contract, to close 2.30 p. m., March 5, for a concrete and granite sea wall at the Immigration Station, from plans by A. B. Fry, Custom House, Manhattan, Mr. Howell, in charge, Ellis, Island, N. Y. Includes a wall 160 ft long and 10 ft from shore to be filled in with rock. Cost, \$200,000.

BUFFALO, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, both at 15th and M sts, N. W., Washington, D. C. Cost, \$1,000,000.

HOBOKEN, N. J.—Barney Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for erecting sheds for the U. S. Government, Depot Quartermaster, New York City, and Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, both at 15th and M sts, N. W., Washington, D. C.

ALBANY, N. Y.—Major F. B. Wheaton, architect, and Major F. M. Gunby, engineer, completed plans for a warehouse for the U. S. Government, Cantonment Division, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$2,000,000.

NO ARCHITECTS SELECTED.

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

WEEHAWKEN, N. J.—Weehawken Tungsten Lamp Co., 550 Gregory av, Weehawken, owner, contemplates rebuilding the 2-sty brick and iron factory, 50x80, at 550-2 Gregory av, for which no architect has been retained.

BUFFALO, N. Y.—Detroit & Cleveland Navigation Co., C. L. Perkins, general agent in charge, on premises, owner, contemplates erecting a 2½-sty brick and tile or reinforced concrete and brick office bldg, about 90x60, at the foot of Main st. No architect has been selected. Cost, \$40,000.

NEW BRUNSWICK, N. J.—McDede Estate, Miss Margaret McGarry, executor, 78 Easton av, New Brunswick, N. J., contemplates making fire repairs to the garage at 68 Albany st. No architect has been selected and details will be available when insurance has been adjusted.

NEW BRUNSWICK, N. J.—John Reng, 254 Suydam st, New Brunswick, N. J., owner, contemplates erecting frame apartments and store at 70 Albany st. No architect has been retained.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

BROOKLYN, N. Y.—Theodore Frost, 452 Senator st, owner, is taking bids on sub-contracts for six 3-sty brick and stone tenements, 25x75, in the north side of 68th st, 235 ft west of 5th av, from plans by F. W. Eisenla, 571 77th st, architect. Cost, \$45,000.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids on the general contract for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotto, owner, c/o Standard Motor Const. Co., 172 Whiton st, Jersey City, N. J. Cost, \$40,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, architect, is taking bids on the general contract for addition and alteration of the 2½-sty frame barn at the southeast cor of Ridgewood and Van Dien avs, into a residence and garage. Owner's name will be announced later. Cost, \$12,000.

EAST ORANGE, N. J.—William A. Hewlett, 1265 Broadway, Manhattan, architect, is taking new bids on the general contract, to close about March 15, for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner. Includes a 1-sty and attic rear addition, 25x41. Cost, \$10,000.

ROSLYN, L. I.—Warren & Clark, 108 East 28th st, Manhattan, architects, are taking bids on the general contract for alterations and addition to the 2½-sty brick and terra cotta block dwelling, 150x35, for Frank Henderson, 120 Broadway, Manhattan, and Flower Hill rd, Roslyn, L. I., owner. Cost, \$60,000.

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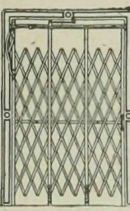
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FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Clinton & Russell, 32 Liberty st, Manhattan, architects, are taking bids on the general contract for a 1 and 2-sty brick or reinforced concrete warehouse on Hunters Point av. Owner's name will be announced later. The Pittsburgh Plate Glass Co., Richard T. Conley, N. Y. manager, 322 Hudson st, Manhattan, is the lessee. Entire bldg measures 280x264; 2d sty portion, about 200x200. Cost, \$400,000.

HALLS AND CLUBS.

MANHATTAN.—John F. Jackson, 1328 Broadway, architect, is taking bids on the general contract for a 6-sty brick, stone and terra cotta Y. M. C. A (colored), 50x110, at 179 West 135th st, for the Y. M. C. A. (colored) Board of City Directors, 215 West 23d st, and the Colored Branch Y. M. C. A., West 135th st, owner. Cost, \$200,000.

MUNICIPAL.

ALBANY, N. Y.—City of Albany, Board of Contract & Supply, Isadore Wachsmann, secy, City Hall, 91 State st, Albany, owner, is taking new bids on the general contract, to close 3 p. m., April 1, for a 3-sty brick, steel and marble city bldg, 40x100, at the cor of Eagle and Beaver sts, from plans by Walter H. Van Guysling, 1 Clinton sq, Albany, architect. Arnold W. Brunner, 101 Park av, Manhattan, is advisory architect, and Frank R. Lanagan is the county engineer. Cost, \$1,000,000.

SCHOOLS AND COLLEGES.

NORTH CASTLE, N. Y.—Board of Education of North Castle, Alfred Young, clerk, R. F. D. No. 2, Mt. Kisco, N. Y., owner, is taking bids on the general contract, to close 8 p. m., March 6, for a 2-sty brick and terra cotta school, 76x66, from plans by C. A. Mehne, Valhalla, N. Y., architect. Cost, \$50,000.

LINDEN, N. J.—Board of Education, Frederick McGillvray, pres., Linden, N. J., owner, is taking revised bids on the general contract, to close 8 p. m., March 6, for two additions to the 2-sty brick Public School No. 2, on Wood av, from plans by J. N. Pierson & Son, Raritan Bldg., Perth Amboy, N. J., architects. Bids will be received at P. S. No. 1. Cost, \$50,000.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for a 2-sty addition, 35x80, to the Washington School, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

MISCELLANEOUS.

BRONX.—McKim, Mead & White, 101 Park av, Manhattan, architects, are taking approximate estimates for the construction of brick and stone institutional bldgs at Bronx and Pelham Parkways and Bronxwood and Williamsbridge rds, for the N. Y. Institute for the Education of the Blind, 9th av and 33d st, owner. P. M. Rhineland, 31 Nassau st, is chairman of Bldg Commission. Consists of seven cottages, principal's residence, administration portion, music school and chapel service group, pipe tunnels, connecting bldgs and trunk sewer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

94TH ST.—Arthur Lobo, 105 West 40th st, completed plans for remodeling the 5-sty brick and stone dwelling, 25x100, at 60 West 94th st, into apartments of two rooms and bath, for a company now forming, c/o A. L. & S. Wolfson, 30 Church st.

ESSEX ST.—Otto L. Spannhake, 13-21 Park Row, completed plans for alterations to the 5-sty brick tenement, 25x50, at 23 Essex st, for Isidore Cohen, 715 Broadway, owner. Harry Weprin, 277 3d av, has the general contract. Cost, \$6,000.

50TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 25x100, at 5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Cost, \$10,000.

CATHERINE ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for alterations and extension to the 4-sty brick tenement, 25x104, at 77 Catherine st, for Michael Stramiels, on premises, owner. Cost, \$5,000.

12TH ST.—John B. Snook Sons, 261 Broadway, will draw plans for the alteration of the 4-sty brick and stone dwelling, 25x100, at 4 East 12th st, into apartments and studios, for Samuel Marcus, Woolworth Bldg, owner. Cost, \$15,000.

56TH ST.—Charles Stegmayer, 168 East 81st st, completed plans for alterations to

the 5-sty brick tenement, 19x100, at 434 East 56th st, for the Peter Doelger Brewing Co., 407 55th st, owner. Cost, \$8,000.

76TH ST.—Andrew J. Thomas, 137 East 45th st, has plans in progress for alterations to the 4-sty brick and stone studio apartments, 22x80, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner. Cost, between \$10,000 and \$12,000.

DWELLINGS.

36TH ST.—Patrick J. Murray, architect, c/o William S. Miller, 141 West 40th st, completed plans for alterations to the 3 and 4-sty brick dwellings, 37x40, at 137-9 West 36th st, for Holy Innocent's R. C. Church, Rev. Father Thomas J. Lynch, pastor, on premises, owner, in charge. Cost, \$3,000.

53D ST.—Warren & Wetmore, 16 East 47th st, will remodel the 5-sty brick and stone dwelling, 27x100, at 8 West 53d st, for Charles D. Wetmore, 16 East 47th st, owner.

FACTORIES AND WAREHOUSES.

29TH ST.—Robert R. Rahmann, 95 Liberty st, completed plans for alterations and a 3-sty addition to the 4-sty warehouse, 35x101, at 639 West 29th st, for Marie W. I. DeCorbal, owner, c/o James N. Wells' Sons, 191 9th av, owner, and J. F. Stanley, 642 West 30th st, lessee. Cost, \$10,000.

HUDSON ST.—Gross & Kleinberger, Bible House, will draw plans for an 8-sty reinforced concrete warehouse in the east side of Hudson st, bet Broome and Dominick sts, for B. B. Davis Co., 250 Hudson st, owner.

40TH ST.—American Packing House Engineering Co., 126 Liberty st, completed plans for alterations to the factory at 637-641 West 40th st, for Jacob Mayers, 203 Broadway, owner, and the N. Y. Veal & Mutton Co., 1st av and 43d st, lessee. American Engineering Co., 126 Liberty st, has the general contract. Cost, \$2,500.

HALLS AND CLUBS.

53D ST.—Frederick P. Hill, 299 Madison av, will draw plans for remodeling the brick and stone dwelling, 25x100, at 247 East 53d st, into a club house, for the Queen Mab Realty Co., 60 Wall st, owner. Details will be available later.

HOTELS.

SOUTH ST.—Bruno W. Berger & Son, 121 Bible House, have preliminary plans in progress for a 10-sty hotel, probably brick, stone and terra cotta, 108x48, at the northeast cor of South and Whitehall sts, for John Bittner, Eastern Hotel, on premises, owner.

SCHOOLS AND COLLEGES.

EAST BROADWAY.—Samuel Cohen, 32 Union sq, has plans in progress for alterations to the 5-sty brick private school at 206 East Broadway, through to 195 Division st, for the National Hebrew Schools Assn., Mr. Mohl, in charge, c/o Mark & Mohl, Inc., 3d av and 6th st, Brooklyn, owner. Owner will take bids. Cost, \$8,000.

STABLES AND GARAGES.

22D ST.—Clients of Leopold Moschowitz (company to be formed), 299 Broadway, contemplate erecting a garage, probably brick and stone, on a plot 125x75x197, at 510-514 West 22d st, through to 511-519 West 21st st. Architect's name will be announced later.

134TH ST.—Samuel Cohen, 32 Union sq, has plans in progress for a 1-sty brick public garage, 100x100, in the south side of 134th st, 85 ft east of Madison av, for the Newat Realty Co., 200 Broadway, owner. Owner will take bids on general contract from March 5 to 10. Cost, \$15,000.

38TH ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for alterations to the 3-sty brick garage, 29x81, at 224 East 38th st, for J. Christopher G. Hupfel Brewing Co., 229 East 38th st, owner and builder. Cost, \$5,000.

44TH ST.—Martin P. Lodge, 534 West 44th st, owner, has had plans completed privately for a 2½-sty brick garage, 50x100, at 530-532 West 44th st, for which Richard Carvel, 401 West 59th st, has the general contract. Cost, \$10,000.

STABLES AND GARAGES.

completed plans for a 1-sty brick public garage, 100x100, in the south side of 134th st, 85 ft east of Madison av, for the Newat Realty Co., 200 Broadway, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

WALL ST.—Frederick Putnam Platt, 1123 Broadway, has plans in progress for alterations to the 9-sty brick, stone and steel office bldg, 85x106, at 90-96 Wall st, for Louis Ettlinger, owner, c/o Cadwalader, Wickersham & Taft, 40 Wall st, and G. Amsinck & Co., 6 Hanover st, lessee.

56TH ST.—Louis H. Dos Passos and John R. Dos Passos, 165 Broadway, have purchased the dwelling at 18 East 56th st,

and will probably alter same for business purposes. Architect's name and other details will be available later.

NASSAU ST.—Low-Parker Engineering Co., 150 Nassau st, completed plans for alterations to the 19-sty brick and stone office bldg, 111x105, at 31-35 Nassau st, for the National Bank of Commerce, on premises, owner. Cost, \$18,000.

BROADWAY.—Benjamin W. Morris, 101 Park av, and Carrere & Hastings, 52 Vanderbilt av, associate architects, are preparing sketches for an office bldg, probably 26 stys, at the southwest cor of Broadway and Morris st, through to Greenwich st, for Irons & Todd, 101 Park av, owners and builders.

CHURCH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 6-sty brick loft bldg, 50x83, at 274 Church st, for the Seaman Savings Bank, 74 Wall st, owner. Cost, \$3,500.

CENTRE ST.—Michael Bernstein, 405 Lexington av, has plans in progress for alterations and addition to the 3-sty brick store, offices and apartment, 24x75, at 116 Centre st, for the Hanschild Corp., owner, and E. Sbarboro, 14 Franklin st, lessee. Cost, \$4,000.

CHRISTOPHER ST.—Louis A. Hornum, 405 Lexington av, completed plans for alterations and addition to the brick machine shop at 181 Christopher st, for Joseph A. Bolch, on premises, owner. Cost, \$7,000.

PARK ROW.—Samuel Levingson, 101 West 42d st, has plans in progress for alterations to the 7-sty brick store and office bldg at 1, 2 and 11 Park Row, for the Joseph Pulitzer Estate, 80 Broadway, owner, and Frederick Frisch, 11 Park Row, lessee. Cost, \$5,000.

112TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans for alterations to the 3-sty brick loft and market bldg, 25x60, at 328 East 112th st, for Lawrence Cioffi, 314 East 112th st, owner. Cost, \$10,000.

ORCHARD ST.—Louis A. Sheinart, 194 Bowery, completed plans for alterations to the 3-sty brick store and storage bldg, 24x40, at 32 Orchard st, for Mathilda L. Phillips, owner, c/o Henry Snook, 154 Nassau st. Cost, \$6,000.

BROADWAY.—Charles L. Calhoun has plans in progress for alterations to the 8-sty brick, stone and steel store and office bldg at the northeast cor of Broadway and John st for the Reformed Protestant Dutch Church of New York, 113 Fulton st, owner; the Chatham & Phoenix National Bank, 149 Broadway, lessee, and the Corbin Building Co., 149 Broadway, sub-lessee. The Tide Water Building Co., 14 East 33d st, has the general contract. Cost, \$50,000.

5TH AV.—Maynicke & Franke, 25 East 26th st, have plans in progress for alterations to the brick and stone office bldg at 200 5th av, for the Fifth Av Building Co., owner. Cost, \$30,000.

114TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the store at the northeast cor of 114th st and Madison av, for P. Henochstein, 1723 Madison av, owner. M. Wolf, 303 West 117th st, has the general contract. Cost, \$4,000.

WEST END AV.—Thomas W. Lamb, 644 8th av, completed plans for alterations to the 4-sty brick loft bldg, 100x126, at 2-10 West End av, for the National Gum & Mica Co., on premises, owner. Cost, \$6,000.

MISCELLANEOUS.

MANHATTAN.—Plans have been approved by the Municipal Art Commission for a 2-sty extension to the corrugated iron Pier No. 20, North River, for the Erie Railroad Co., 50 Church st, owner, from plans by Graham King, 50 Church st, architect.

1ST AV.—George Francis Kiess, 130 East 15th st, completed plans for a 1-sty frame repair shop, 50x70, at 720 1st av, for the New Amsterdam Gas Co., 130 East 15th st, owner, and the Edison Co. of N. Y., lessee and builder. Cost, \$4,000.

15TH ST.—William F. Barker, 120 West 14th st, completed plans for remodeling the interior of the 5-sty brick industrial bldg, 26x75, at 314 East 15th st, for the Salvation Army, Evangeline G. Booth, pres., 120-4 West 14th st, owner. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

JENNINGS ST.—Moore & Landsiedel, 148th st and 3d av, completed plans for the alteration of the 3-sty brick and stone tenement at 908 Jennings st, into a dwelling and stores, for the County Developing Co., owner. Patrick J. Murphy, Inc., 371 East 144th st, Manhattan, has the general contract.

DWELLINGS.

GREYSTONE AV.—Edward Hisnay, 442 West 238th st, owner and builder, has plans completed privately for a 1-sty frame dwelling and garage, 21x41, on the east side of Greystone av, 300 ft south of 238th st. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

WALTON AV.—F. G. C. Smith, Smith Bldg, Greenwich, Conn., completed plans for a 3-sty addition to the 2-sty brick factory, 25x50, at the northwest cor of Wal-

ton av and 138th st, for Jacob Brothers Co., 539 West 39th st, owner, and W. P. Harris & Co., 113 East 138th st, lessee. Cost, \$20,000.

HOSPITALS AND ASYLUMS.

BATHGATE AV.—Bronx Catholic Big Brothers' League, 501 East Tremont av, owner, contemplates erecting a brick and stone boys' home, on a plot 108x100, on the east side of Bathgate av, north of Tremont av. Architect's name and details will be announced later.

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STORES, OFFICES AND LOFTS.

163D ST.—Charles Schaefer, 529 Cortlandt av, completed plans for a 1-sty brick store, 49x100, at the northeast cor of 163d st and Trinity av, for the Benenson Realty Co., 401 East 152d st, owner. Cost, \$15,000.

Brooklyn.

DWELLINGS.

83D ST.—Thomas Bennett, 7826 5th av, has plans in progress for nine 2-sty brick and frame dwellings, 20x60, in the south side of 83d st, 199 ft west of 6th av, for the D. & A. Realty Corp., 5204 5th av, Brooklyn, owner and builder. Total cost, \$45,000.

EAST 7TH ST.—John Burke, 319 Baltic st, completed plans for an extension to the dwelling at 1730 East 7th st, for James Auditore & Co., 14 Hamilton av, owner and builder. Consists of 1-sty extensions, 30x15, and 1-sty brick and stucco garage, 20x20. Total cost, \$2,500.

AV P.—Robert L. Harris, 1193 East 39th st, Brooklyn, owner and builder, has had plans completed privately for two 2-sty frame dwellings, 17x38, on the south side of Av P, 40 ft east of Coleman st. Cost, \$5,000 each.

WEST 36TH ST.—H. J. Nurick, 957 Broadway, has plans in progress for a 2½-sty brick dwelling, 20x65, at West 36th

st and Coney Island av, for A. Strassler, 145 Attorney st, Manhattan, owner. Cost, \$10,000.

AV I.—R. T. Schaefer, 1526 Flatbush av, completed plans for a 2½-sty frame dwelling, 16x43, at the southwest cor of Av I and East 37th st, for Gus Svenson, 1090 East 39th st, owner and builder. Cost, \$8,000.

SOUTH 46TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 24x45, in South 46th st, 240 ft east of 16th av, for the Raberg Building Co., 1323 46th st, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

MARSHALL ST.—William Higginson, 21 Park Row, Manhattan, has plans nearing completion for a 6-sty brick and steel with reinforced concrete factory, 60x120, at Marshall and Gold sts, for the National Lead Co., 111 Broadway, Manhattan, owner. Tenney & Ohmes and Charles E. Knox, both of 101 Park av, Manhattan, have the heating and electrical contracts respectively.

16TH ST.—Tobias Goldstone, 50 Graham av, completed plans for a 2-sty factory and residence, 40x83, in the north side of 16th st, 64 ft east of Hamilton av, for Samuel Singer, 25 16th st, owner and builder. Cost, \$6,500.

ATLANTIC AV.—A. Schrader & Sons, 783 Atlantic av, owners, have had plans completed privately for alterations to the 7-sty reinforced concrete factory at the northeast cor of Atlantic and Claremont avs. The Turner Construction Co., 244 Madison av, Manhattan, has the general contract. Cost, \$4,000.

HALLS AND CLUBS.

COLUMBIA HEIGHTS.—Knowles & Basso, 280 Madison av, Manhattan, have plans in progress for the alteration and extension of the 3-sty brick and brownstone club, 50x80, on Columbia Heights, for the Norwegian Society, owner. Cost, \$20,000.

STABLES AND GARAGES.

13TH AV.—F. Savignano, 6005 14th av, completed plans for a 1-sty extension to the garage at the southeast cor of 13th av and 60th st, for Louis Salestieno, on premises, owner. Calendo & Cordi, 1470 67th st, Bklyn, have the general contract. Cost, \$7,000.

VAN SICLEN AV.—Louis Schillinger, 167 Van Siclen av, has plans in progress for alteration and extension to the 1-sty brick garage, 50x85, on the east side of Van Siclen av, 125 ft north of Liberty av, for the Brownsville Coal & Ice Co., on premises, owner. Cost, \$6,000.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage, 114x104, at the northwest cor of Coney Island av and Montgomery st, for the Realty Circle, owner.

PACIFIC ST.—Franklin Engineering Co., S. D. Mack, in charge 346 Broadway, Manhattan, completed plans for an extension to the brick garage in the south side of Pacific st, 25 ft west of Flatbush av, for the McDermott Realty Co., 315 West 92d st, Manhattan, owner. Cost, \$25,000.

37TH ST.—L. J. F. Weiher, 271 West 125th st, Manhattan, completed plans for a 1-sty brick garage, 75x100, in the south side of 37th st, 100 ft east of 11th av, for Leonard Prince, Hubbards Hill, Stamford, Conn., owner. Cost, \$10,000.

FLATBUSH AV.—Willard Parker, 24 McDonough st, completed plans for a 1-sty brick garage, 24x27, on the west side of Flatbush av, 59 ft north of Parkside av, for Henry L. Ughetta, on premises, owner. Cost, \$12,000.

WEST 17TH ST.—Philip Caplan, 16 Court st, completed plans for a 1-sty brick garage, 80x118, in the east side of West 17th st, 295 ft north of Mermaid av, for the S. & L. Mortgage Co., 16 Court st, owner and builder. Cost, \$35,000.

ADAMS ST.—W. T. McCarthy, 16 Court st, completed plans for a 1-sty brick garage, 76x52, in the east side of Adams st, 25 ft north of Tillary st, for the 139 Sedney St. Corp., 139 Sedney pl, Brooklyn, owner and builder. Cost, \$15,000.

FORT HAMILTON AV.—M. A. Cantor, 371 Fulton st, has plans in progress for a 1-sty brick public garage, 71x105, at the northwest cor of Fort Hamilton av and 38th st, for Lory Max, 1065 41st st, owner. Cost, \$22,000.

CHURCH AV.—James F. Bly, 833 St. Johns pl, completed plans for a 1-sty brick garage, 85x113, on Church av, 243 ft east of Flatbush av, for Samuel Barasch, 44 Court st, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

AV D.—Thomas Bennett 7826 5th av, has plans in progress for a 1-sty brick office bldg, 20x52, on the north side of Av D, 17 ft west of Gravesend av, for Bernard Nolan, 272 49th st, owner and builder. Cost, \$2,500.

PRINCE ST.—Samuel Nehemiah, 54 Myrtle av, owner, is having plans prepared privately for a 1-sty brick store, 27x30, at 201 Prince st. Cost, \$2,500.

SANDS ST.—Thomas Meagher, 173 Sands st, owner, has had plans completed privately for a 2½-sty brick store, 25x95, in the south side of Sands st, 119 ft west of Gold st. Cost, \$5,000.

MISCELLANEOUS.

VERONA ST.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick shop, 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lilliar Tickle, 556 4th st, owner. Cost, \$20,000.

WEST 30TH ST.—George N. Sues, 2960 West 29th st, completed plans for a 1-sty brick bathing house, 28x41, in the west side of West 30th st, 106 ft north of Sur av, for A. Kaplan, 2913 West 25th st, owner and builder. Cost, \$2,000.

2D AV.—Bartlett-Hayward Co., 10 Broadway, Manhattan, completed plan for a 1-sty brick oil tank, 95x73, at the southwest cor of 2d av and 11th st, for the Brooklyn Union Gas Co., 176 Remse st, owner. Cost, \$8,000.

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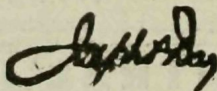
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WITHERS ST.—Joseph Mendt, 21 Park Row, completed plans for a 3-sty brick storage, store and residence, 25x50, in the south side of Withers st, 100 ft west of Graham av, for Felicia Della Croce, 160 Withers st, owner, in charge. Cost, \$6,000.

Queens.

DWELLINGS.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 22 x40, in the east side of 197th st, 180 ft south of 100th av, for Willmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner and builder. Cost, \$5,000.

DOUGLAS MANOR, L. I.—DuBois Carpenter, 45 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, on the south side of Grosvenor av, 572 ft east of East dr, for the Madsen & Wistoft Const. Co., 3217 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 2-sty brick dwelling and store, 18x72, in the south side of Pulaski st, 50 ft east of Hinman st, for M. Hartsman, 15 Pulaski st, Middle Village, owner. Owner and architect will take bids on general contract, to close about March 18. Cost, \$4,500.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff st, Richmond Hill, completed plans for five 2-sty frame dwellings, 16x33, on the west side of Diamond av, north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Cost, \$3,500 each.

MASPETH, L. I.—Frank Chmelik, 796 2d av, L. I. City, has plans in progress for a 2-sty brick dwelling, 25x29, in the west side of Willow st, 71 ft north of Maspeth av, for Frank Dondzinski, 96 Clinton av, Maspeth, L. I., owner. Cost, \$4,000.

JAMAICA, L. I.—William A. Finn, 229 New York av, Jamaica, completed plans for a 2-sty frame dwelling, 25x36, at the southeast cor of Flushing and Maxwell avs, for Joseph Hrostoski, Hillis av, Hollis, L. I., owner and builder. Cost, \$4,000.

HOLLIS, L. I.—William A. Finn, 229 New York av, Jamaica, completed plans

for a 2½-sty frame dwelling, 25x36, on the west side of Palatina av, 140 ft north of Fulton st, for Joseph Hrostoski, Hillis av, Hollis, owner and builder. Cost, \$4,000.

LONG ISLAND CITY—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a dwelling at 7th and Pierce avs for I. Silverstein, L. I. City, owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—G. L. Steubner, on premises, owner, has had plans completed privately for a 1-sty brick factory, 50x200, in the south side of 12th st, 350 ft east of Vernon av. The mason and carpentry work will be done by C. Curtis Woodruff & Co., 213 10th st, L. I. City. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—Koch & Wagner, 26 Court st, completed plans for 1-sty brick stores, 56x29, at the southwest cor of Myrtle and Jamaica avs, for the William Ulmer Brewing Co., 31 Belvidere st, Brooklyn, owner. Cost, \$4,000.

THEATRES.

BAYSIDE.—Lawrence M. Loeb, 37 East 28th st, Manhattan, completed plans for a 1-sty brick moving picture theatre, 33x88, on the east side of Bell av, 101 ft north of Montauk av, for Mrs. Rosetta Corn, Bell av, Bayside, L. I., owner. Cost, \$12,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—H. F. Comtois, New Brighton, S. I., completed plans for four 2-sty brick dwellings, 47x61, at the southwest cor of Burgher av and 2d st, for Louis Cohen, 4th av, New Brighton, owner and builder. Cost, \$8,000.

PORT RICHMOND, S. I.—Harry W. Pelcher, National Bank Bldg, Port Richmond, S. I., completed plans for two 3-sty brick dwellings and stores, 20x65, at the southeast cor of Richmond av and Vreeland st, for Samuel Blain, Port Richmond, owner and builder. Cost, \$14,000.

NEW DORP, S. I.—Pasquale DeLillo, 131 5th st, New Dorp, S. I., owner, has had plans completed privately for a 2-sty brick dwelling and store, 21x55, in the north side of 5th st, 150 ft east of Rose av, for which F. Mageoletti, 2417 Madison st, Ridgewood, L. I., has the general contract. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

MARINER'S HARBOR, S. I.—Proctor & Gamble Mfg. Co., owner, R. A. Anderson, in charge, Ivorydale, Cincinnati, Ohio, and on premises, has had plans completed privately for six factory bldgs, to be erected on Western av, 100 ft south of Richmond ter. The Ferro Concrete Construction Co., Richmond and Harriet sts, Cincinnati, Ohio, has the general contract.

Nassau.

FACTORIES AND WAREHOUSES.

FREEPORT, L. I.—Columbia Bronze Corp., Freeport, L. I., owner, has had plans completed privately for an addition to the factory, 55x100, in North Main st, for which William G. Miller, Inc., 24 South Grove st, Freeport, L. I., has the general contract. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

MASSAPEQUA, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a tuberculosis hospital for the Board of Supervisors of Nassau County, Hiram R. Smith, chairman, Court House, Massapequa, L. I., owner. Consists of brick main bldg, 200x40x2; 2-sty wing, 41x53; 2-sty frame ward bldg, 167x17, and a 2-sty wing, 27x42.

THEATRES.

FREEPORT, L. I.—Plaza Motion Pictures, South Grove st, Freeport, owner, has had plans completed privately for an addition to the 2-sty frame and stucco moving picture theatre in Grove st, Frederick S. Howell, Pearsall st, Freeport, has the general contract. Cost, \$6,000.

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

Suffolk.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Central Islip State Hospital, George A. Smith, supt.; E. S. Elwood, secy., State Hospital Com., Capitol, Albany, N. Y., owner, will advertise for bids on the brick and stone acute patients bldg, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Cost, \$200,000.

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

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and stone apartment, 50x45, at Hawthorne av and Valentine la, for Van Ness Bros., 502 South Broadway, Yonkers, owners. Cost, \$30,000.

DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, has plans in progress for a 2½-sty frame and stucco dwelling, 32x35, on Bedford av, for which owner's name will be announced later. Cost, \$8,000.

HARTSDALE, N. Y.—Alfred Busselle, 132 Madison av, Manhattan, is preparing plans for a 2½-sty brick dwelling, 44x27, and a 2-sty garage, 22x22, in the Murray Hill section, for D. Branch Warwick, Seymour pl, White Plains, N. Y., owner. Frank Goble, 1 East 42d st, Manhattan, has the general contract. Cost, \$15,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, owner, has had plans completed privately for a 2½-sty brick and stucco dwelling, 28x41, on Claremont av. Owner is taking bids on separate contracts. Cost, \$8,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, is preparing preliminary sketches for a 2½-sty frame and stucco dwelling on Grand View av, for which owner's name will be announced later. Cost, \$12,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg, Mt. Vernon, completed plans for a 2½-sty frame and stucco dwelling, 32x50, on South Columbus av, for A. M. Hecht, 21 East 4th st, Mt. Vernon, owner and builder. Owner is taking bids on subs. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

EAST MT. VERNON, N. Y.—Triplex Safety Co., owner, is having plans prepared privately for a 1-sty stone factory bldg and office, containing 15,000 sq ft, for which Charles Ward Hall, 140 Nassau st, Manhattan, has the general contract. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
SUMMIT, N. J.—Bernard E. Jamme, 100 William st, Manhattan, completed plans for four 3-sty brick apartments and store, 25x104, at 424 Springfield av, for John Kish, 432 Springfield av, Summit, N. J., owner. Cost, \$18,000.

CHURCHES.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, has plans in progress for alterations and addition to the 3-sty brick convent at Main and Grand sts, for St. John the Baptist R. C. Church, on premises, owner. Cost, \$11,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for the alteration of the 2½-sty frame and

stucco dwelling, 40x50, at 577 Warren st, into a synagogue, for the Roseville & East Orange Hebrew Assn., 645 Warren st, Newark, owner. Cost, \$3,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has revised plans in progress for a 1-sty brick church, 43x82, at 677-679 Communipaw av, for St. Mark's A. M. E. Zion Church (colored), Rev. J. M. Haggert, pastor, on premises, owner. Cost, \$25,000.

WRIGHTSTOWN, N. J.—Ludlow & Peabody, 101 Park av, Manhattan, are preparing plans for a chapel and pastor's residence to be built at Camp Dix, Wrightstown, N. J., for the Presbyterian Synod of New Jersey. Cost, \$25,000.

DWELLINGS.

GLEN ROCK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty stucco on metal lath dwelling and garage, 38x25, for W. W. Reynolds, owner. Smith Singer Realty Co., Rock rd, Glen Rock, N. J., has the general contract. Cost, \$9,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, completed plans for alterations and addition to the 2½-sty frame dwelling and garage at the northwest cor of Ridgewood and Pleasant avs, for which owner's name will be announced later. P. L. Zabriskie, 196 South Van Dien av, Ridgewood, N. J., has the general contract. Cost, \$8,000.

ALLENDALE, N. J.—William Dewsnap, 203 Broadway, Manhattan, has plans in progress for alterations and addition to the 2½-sty frame dwelling for H. I. Hand, West Orchard st, Allendale, N. J., owner. Cost, \$2,000.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, completed plans for a 2½-sty frame dwelling, 27x38, in East 25th st, for I. A. Taylor, Manchester av, Paterson, owner. Cost, \$8,000.

PASSAIC, N. J.—Herman Fritz, News Bldg, Passaic, completed plans for a 2½-sty frame and shingle dwelling for Long & Miller, 13 Park Row, Manhattan, owners and builders. Cost, \$5,000.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Bldg, Newark, completed plans for a 2½-sty frame dwelling, 22x50, for Bernhard Mading, 208 Nesbit terrace, Irvington, N. J., owner. Exact location will be announced later. Owner will take bids on general contract at once. Cost, \$6,500.

SUMMIT, N. J.—Conklin & Convery, 665 Broad st, Newark, completed plans for alterations and addition to the 2½-sty frame and stucco dwelling, for which owner's name and exact location will be announced later. Cost, between \$6,000 and \$7,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 2-sty brick, stone and hollow tile dwelling and garage, 35x35, at 21-23 Jacob st, for M. Poznak, 42 South Orange av, Newark, owner.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Natural Carbonic Gas Co., McClellan st, Newark, C. E. Reid, in charge, owner, is having plans prepared privately for a 1-sty brick mfg plant, about 30x80, in McClellan st.

CONTRACTS AWARDED.

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

BANKS.

MANHATTAN.—H. H. Collins, Jr., 254 West 20th st, has the general contract for alterations to the brick and stone bank at the southwest cor of Madison av and 28th st, for the Pacific Bank, on premises, owner, from plans by C. H. Gillespie, 1123 Broadway, architect. Cost, \$8,000.

BROOKLYN, N. Y.—Sobray & Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for a brick and stone bank at Grand st and Graham av, for the Bushwick Savings Bank, 726 Grand st, owner, from plans by Moberly & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$5,000.

CHURCHES.

BELLEVILLE, N. J.—Harry G. Hendricks, 71 Florence av, Bloomfield, N. J., has the general contract for a 2½-sty frame and shingle parsonage, 22x46, on Florence av, near Franklin st, for the First Baptist Church of Bloomfield, N. J., Rev. E. Pasquale, pastor, Belleville, N. J., owner, from plans by Frederick L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$4,000.

DWELLINGS.

BROOKLYN, N. Y.—Kerner & Goldstein, 405 Lexington av, Manhattan, have the general contract for an extension to the 3-sty brick dwelling and two garages on the south side of Jefferson av, 230 ft east of Bedford av, for Sophie Blickman, on

premises, owner, from plans by Henry Holder, Jr., 242 Franklin av, architect. Cost, \$5,000.

MT. KISCO, N. Y.—D. F. Dakin & Co., Kisco av, Mt. Kisco, N. Y., has the general contract for fire repairs to the 2½-sty wood dwelling, 30x55, in McClain st, two miles from station, for Mrs. D. Runkle, Mt. Kisco, owner, from plans by Herbert Reeves, 331 Madison av, Manhattan, architect. Cost, \$10,000.

RED BANK, N. J.—Quackenbush & Leonard, Inc., 36 Hudson av, Red Bank, N. J., have the general contract for a frame and shingle dwelling, 34x36, in Reckless pl, for Mrs. Horace P. Cook, 140 Maple av, Red Bank, owner, from plans by Frederick M. Truex, Irving pl, Red Bank, architect. Cost, \$10,000.

LOCUST VALLEY, L. I.—James L. Gundry, Jr., Elmhurst, L. I., has the general contract for a 2½-sty frame and stucco dwelling, 32x48, for J. D. Devere, owner, from plans by W. S. Worrall, Bridge Plaza, L. I. City, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for alterations to the 7-sty warehouse, 100x90, at 531-537 West 21st st, for Clement G. Moore, owner, c/o James N. Wells' Sons, 191 9th av, from plans by Morgan M. O'Brien, 49 East 90th st, architect. The Seventh Av Contracting Co., 505-9 West 37th st, has the contract for excavation.

BROOKLYN, N. Y.—Robert Feinstein, 192 Bowery, Manhattan, has the general contract for a 1-sty brick warehouse, 165 x125, on the south side of Flushing av, 271 ft east of Irving av, for the Merseole Realty Co., 892 Broadway, Brooklyn, owner, from plans by H. J. Nurick, 955 Broadway, Brooklyn, architect. Cost, \$40,000.

BROOKLYN, N. Y.—H. G. Larzelere, Sycamore Park, New Rochelle, N. Y., has the general contract for a 5-sty brick factory, 166x99, in the north side of Coffey st, 120 ft east of Richard st, for Knowles Bradley Co., 88 Wall st, Manhattan, owner, from privately prepared plans. Cost, \$36,000.

NEWARK, N. J.—Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contract for a 4-sty brick manufacturing plant, 300x62, with a 4-sty wing, at Freylinghuysen and Evergreen avs, for the Diehl Mfg. Co., Elizabeth, N. J., C. C. Remsen, N. Y. manager, 149 Broadway, Manhattan, owner, from plans by William Lehman, 738 Broad st, Newark, architect. Includes 1-sty bldg, 242x62, and 1-sty 86x60. Miller & Sons Co., 441 Main st, East Orange, N. J., have the mason contract.

HOSPITALS AND ASYLUMS.

NEW YORK CITY.—William Crawford, 7 West 42d st, has the general contract for a frame Base Hospital No. 1, at Williamsbridge, New York City, for the National Red Cross Assn., owner, c/o Manthe Fielding, architect, 520 Walnut st, Philadelphia, Pa., from privately prepared plans. Cost, \$25,000.

STABLES AND GARAGES.

MANHATTAN.—T. J. Murphy, Inc., 405 Lexington av, has the general contract for alterations to the 5-sty brick garage, 50x100, at 112-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$2,500.

MANHATTAN.—Murphy Construction Co., 66 Broadway, has the general contract for alterations to the 5-sty brick garage, 50x100, at 112-114 East 75th st, for Mrs. Charlotte K. Palmer, 38 West 59th st, owner, from plans by Frederick Putnam Platt, 1123 Broadway, architect. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Kanton & Co., 449 West 41st st, has the general contract for alterations to the 5-sty brick store, 20x100, at 620 5th av, for the Trustees of Columbia University, owner, c/o Treasurer's office, 62 Wall st, and Dodds & Co., 244 5th av, lessee, from plans by C. K. B. Nevin, 6 Beacon st, Boston, Mass., architect.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, has the general contract for alterations to the 6-sty brick and stone office bldg on a plot 40x85, at 132-4 Front st, for Harry K. Grigg, with E. H. & W. J. Peck, 77 Front st, owner, from plans by Frederick Ebeling, 13 Park Row, architect.

YONKERS, N. Y.—Niniam Jamieson, Inc., South Broadway, Yonkers, has the general contract for a top addition to the wholesale market on Vanderbilt pl for Swift & Co., 60 North Market st, Boston, Mass., owner, from privately prepared plans. Cost, \$3,000.

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MISCELLANEOUS.

HIGHLANDS, N. J.—Louis J. Sieling, Broad st, Red Bank, N. J., has the general contract for rebuilding the 1-sty wood trestle bridge, about 1,050 ft long, across the Shrewsbury River, for the Board of Chosen Freeholders of Monmouth County, Court House, Freehold, N. J., owner, from plans by George D. Cooper, 60 Broad st, Red Bank, County Engineer. Cost, \$37,700.

PERTH AMBOY, N. J.—Ira Crouse, 495 State st, Perth Amboy, has the general contract for superstructure of the 1-sty steel and hollow tile power house, 60x70, and 40 ft high, for the American Smelting & Refining Co., 120 Broadway, Manhattan, owner, from privately prepared plans.

HARRISON, N. J.—Becker Construction Co., 261 Grove st, Newark, has the general contract for a 2-sty brick tank house, 27x50, in Essex st, for the National Oil Products Co., on premises, owner, from plans by William E. Lehman, 738 Broad st, Newark, architect. Cost, \$6,000.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

*A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; *Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinuous Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSy—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, FHSy, OS, StSys, when followed by the letter (R) in parentheses, shall indicate an extension or repair to an existing installation. When not so specified, same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

MANHATTAN ORDERS SERVED.

Week Ending Feb. 23.

- Bowery, 185—John C Babcock, 32 Liberty.TD-A Av C, 182-90—Ginsberg, Cutler & Levine.GE-Rec Av C, 182-90—Central Doll Mfg Co....Rec-D&R Cannon st, 90—Harry Weisberger...FP-FP(R) Centre st, 217—Sanita Toothpick & Straw Co.FA-El 8 st, 60 E—Trustees of Sailors' Snug Harbor, 61 Bway.ExS 11 st, 106 E—Robert R Stuyvesant est, care L H Beers, 49 Wall...FE(R)-St(R)-FP(R) 52 st, 141 E—Frances H Tyler, 200 W 18....DC 82 st, 403 E—Henry F. Schadt, 873 Macy pl....DC 5 av, 148-52—Methodist Book Concern, ExS-FP-FP(R)-Rec 5 av, 349-353—Billings Court Realty Corp, FP(R)-Ex-ExS 4 av, 423—Chas H Fiske, Jr, 10 Post Office sq, Boston, Mass....FE-Ex-ExS-Ex(R)-GE Fulton st, 64—Saml Qualler.....El Gansevoort st, 32—Angelino Sartirana....TD-A Lafayette st, 409-13—Simon Goldberg....A-FD Leonard st, 159-163—Louis Schepp....O-Rec Maiden la, 14—Alfred D Pell, 22 W 53....A-FD 7 av, 228—Lena Rothschild, 54 Morningside dr, ExS-WSS(R)-Ex(R) 7 av, 228—Consol Gas Co, 130 E 15....GE 6 av, 419—Star Holding Co..FE(R)-ExS-Ex(R) 6 av, 419—Zachary Sklovas....FA-GE-Rec-O 6 av, 454-8—Catharine L Mouquin, care Henry F.....FP 6 av, 513-5—Ida M Powell....ExS-Ex(R) Spruce st, 16—James H Weller, 7 N Bway, Yonkers, N Y.....WSS(R)-GE Spruce st, 16—Consol Gas Co, 130 E 15....GE 3 av, 2315-7—Julia Elkus, care Abram I, 111 Bway.....TD-A Warren st, 109-11—Eliza O Barclay, 123 E 39, FP-WSS(R) Washington st, 360-2—Clara L Drake Smith, 17 E 53.....WSS(R) Waverly pl, 10—Lizzie Goerlitz, care Philip W, Bridge st, Catskill, N Y.....Stp(R) West Broadway, 101-7—Victor Himmer.DC-Rec West End av, 323-9—Fiss, Doerr & Carroll Horse Co.....Stp(R) 14 st, 253 W—Saml Kilpatrick, care Interborough R T Co, 165 Bway.....GE 18 st, 3-5 W—Friedman & Ehrlich.....Ex 23 st, 101-7 W—Anna A Murland, 40 E 81, FE(R)-St(R)-ExS 23 st, 101 W—Nicholas Wernert est, care Lorimer 8 W 81, St(R)-Rub-GE-FE-ExS-Ex(R) 24 st, 117 W—Walser & Finn.....O 24 st, 137 W—Lakes Lumber Co, FE(R)-ExS-Ex(R)

BRONX ORDERS SERVED.

138 st, 614-6 E—Robert V Wesbin.....DC

BROOKLYN ORDERS SERVED.

- Atlantic av, 1480-6—Jacob Burger, FA-Rec-CF-Spr Bedford av, 898—J P Galewitz.....FA Blake av, 375—Martha Wilks.....FA-Rec Carroll st, 1449—S Greenblatt.....NoS-Rec-FA Caton av, 1835—W H McKirnan.....CF-OS Centre st, 189—August Conigliano, FA-Rec-NoS-CF-OS-El Decatur st, 1010—Simon Lederman.....FP DeKalb av, 830-4—I Cohn & Sons, D&R-CF-OS(R) E 15 st & Locust av—Vitagraph Co.....FA Flatbush av & Malbone st—Degnon Cont Co, FP-NoS-FA Flatbush av, 369—Chas Stork, D&R-FA-StSys(R)-CF-OS 4 av, 578-80—Joseph Baurath, Rub-D&R-FA-NoS-Rec-El Fulton st, 1945—Morris Gittleson....NoS-Rec-El Herkimer st, 1025—Wm Gleichman....CF-OS Humboldt st, 56-60—Laskey Motor Co, D&R-FP-StSys Lorimer st, 683—Frank Holland & Son....CF Marion st, 306—John Phillip Ochs....FE-El N 8 st, 101—Wright Cake Co.....CF-OS Ocean Parkway, 2—N A Berger.....CF Park av, 1-9—U S Electric Galvanizing Co, NoS-FA-Rec-FP 17 st, 160-8—Frank DeVito, Rub-Rec-NoS-El-CF-OS 55 st, 147-9 W—John G Boggs.....TD(R) 70 st, 203-5 W—Lillian C Anderson.....TD-A

- Spencer st, 170—W H Jarrell.....FP-CF 38 st, 1433-9—Joseph Gaydica.....CF 23 av, 8747—Walter C Seckel, FA-Rec-CF-StSys(R)-El Van Buren st, 540—Gustav Auslander, NoS-FA-Rec White, Boerum & McKibben sts—Franklin H Kalbfleisch Co.....CF Pulaski st, 59—F Hertzman....D&R-FA-El-Rec Rockaway rd & Woodhaven av—Jos Schauli.OS 3 & Creek sts—Indian Refining Co.....Rec 3 and West sts—Adams Express Co, 38 Hanson pl.....CF-OS Columbia Heights, 109—Wm A Putnam.....FP Av O & E 13 st, swc—Bklyn Union Gas Co, 176 Rensen.....GE Bath av, 2261—Abr Smith.....DC Berkeley pl, 206—David A Boody.....FP(R) Broadway, 1391—Henry Remmer.....FP(R)-O Franklin av, 168 (rear)—Sarah Smith.....DC Fulton st, 1698—Jacob Nemer.....DC Myrtle av, 1363-73—Germania Savgs Bank, FE(R)-ExS-O Raymond st, 65-77—Samuel Shuff, DC-FP-Ex-ExS-Ex(R) Roebling st, 198-202—Michl Montague....ExS 60 st, 239—Ellen Blake.....DC 22 st, 132-6—National Warehouse Storage Co.GE 22 st, 132-6—Atlantic Cork Co.....FA-GE-Rec 22 st, 132-6—Bklyn Union Gas Co, 176 Remsen.....GE 22 st, 132-6—Est Jno Slagel, ExS-Ex(R)-FE-ST(R) Woodbine st. 192—Fredk Weber & Sons, FE(R)-St(R)-ExS-O-GE-Rec-FA Woodbine st, 192—Max M Newman, Ex-FA-GE-FP(R)-Rec Bedford av, 1001-3—Frederick Dodson....OS Greenpoint av, 425—Nassau Oil Works....Rec Howard av, 585—Alex Finger.....D&R Leonard st, 482—Harry Wolowitz.....CF Meserole st, 293—Chas Schaefer & Son, NoS-FA-Rec-FP 60 st, 1302-6—Louis Balestrino...CF-OS-El-FP S Portland av, 182-6—A Bendelson....D&R-Rub 3 av & Dean st—Pittsburgh Plate Glass Co...Rub Troy av, 146—Rogers & Hagerty.....CF 24 st, 237—H B Kiddle.....CF Union st, 811—McIntosh Bros.....OS Wyckoff st, 53—David B Rothstein....D&R Cooper st, 20-4—Jno Morrison...FP(R)-StSys 4 & Webster avs—N Y Consol Card Co....CF Grand st, 194—Comedy Amusement Co, Stp(R)-Rub-O Graham av, 71—Max Freund.....El 20 av, 6324—Bernard M Cohen.....FA-ExS State st, 552—Unity Amusement Co, Spr(R)-Stp(R) Bremen st, 61-79—Obermeyer & Liebman, WSS(R)-FP(R)-FA-Rec Bridge st, 27-35—Est Chas A Coe, FE(R)-ExS-Ex(R)-Ex Court st, 52—Chas Harvey.....DC Decatur st, 47—Philip McSherry.....DC Forrest st, 60-6—S Liebmann's Sons, FE-St(R)-FP(R)-Rec Forrest st, 38-50—Bklyn Union Gas Co, 176 Rensen.....GE Humboldt st, 231—Abram Sendfeld.....DC Noll st, 21-3—Bklyn Union Gas Co.....GE Varet st, 159—Louis Schwamenfeld.....Rec Varet st, 159—Manes & Carro.....FP(R) Vernon av, 283-299—Bklyn Union Gas Co....GE

QUEENS ORDERS SERVED.

- Beach 21 st, 1049-53—Mullen & Buckley, FE-Ex-ExS-FP(R)-Ex(R) 11 av, 270 (Astoria)—Herman Strohak, CF-FP-OS James st, near Cornaga av, Luke Kilgallon....CF

RICHMOND ORDERS SERVED.

- York av, 41—Theresa Hanlon.....GE

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TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldolf-Astoria, March 27-28.

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual convention at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

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

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-first annual meeting at Atlantic City, N. J., June 25-28, with headquarters at the Hotel Traymore.

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 154th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

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.

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting at the Building Trades Club, 30 West 33d st, March 12-13. State secretary, Isaac J. Brown, 727 Seventh av, Manhattan.

NEW YORK CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 13 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.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

NATIONAL METAL TRADES' ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

CLASSIFIED BUYERS' GUIDE

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

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

Auctioneers.

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KENNELLY, INC., BRYAN L., 156 Broadway. Tel. Cortlandt 1547.

Awnings and Canopies.

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

Blue and Black Prints.

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

Brick.

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

Builders.

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

Building Directories.

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

Building Material (Masons).

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

Building Reports.

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

Cabinet Work.

Knauff, John N., 334 Fifth Ave. Tel. Mad. Sq. 1754.

Cement.

ALSEN'S AMERICAN PORTLAND CEMENT WORKS, 45 Broadway. Tel. Rector 510.
CONSOLIDATED ROSENDALE CEMENT CO., 50 Church St. Tel. Cortlandt 4650.
COPLAY CEMENT MFG. CO., 200 Fifth Ave. Tel. Gramercy 6050.
LAWRENCE CEMENT CO., THE, 1 Broadway. Tel. Bowling Green 8230.

Coal Saving Device.

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

Concrete Floors and Sidewalks.

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

Consulting Engineers.

KNOX, CHARLES E., 101 Park Ave. Tel. Murray Hill 7229.

Contractors' Bonds.

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

Contractors (General).

FULLER CO., G. A., 175 Fifth Ave. Tel. Gramercy 2100.
HEDDEN-PEARSON-STARRETT CORP., 115 Broadway.
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

Cornice and Skylights.

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

Doors and Sashes.

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

Dumbwaiters.

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

Electric Meter Inspection.

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

Electric Service.

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

Elevator Fire Doors—Safety Appliances.

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

Elevator Gates—Folding.

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

Elevators—Hand Power.

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

Elevators (Passenger and Freight).

WATSON ELEVATOR CO., 407 W. 36th St. Tel. Greeley 670.

Fire Escapes.

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

Fireproofing.

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

Fire Alarm Equipment.

Automatic Fire Alarm Co., 416 Broadway. Tel. Franklin 4188.

Flooring.

Cheney & Co., Inc., 521 W. 21st St. Tel. Far-ragut 4527.
HARRIS FLOORING CO., 560 W. 34th St. Tel. Greeley 3160.

Flue Pipe.

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

Folding Gates.

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

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Fumigation and Extermination.

BLISS EXTERMINATOR CO., INC., 20 W. 15th St. Tel. Chelsea 9170.
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KERNER SYSTEM, 321 Madison Ave. Tel. Murray Hill 2470.

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

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Heating and Roofing.

DAMES CO., INC., 1996 Nostrand Ave., Brooklyn. Tel. Kenmore 3457.

House Mover and Shorer.

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

House Wreckers.

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

Insurance.

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

Iron Grille Work.

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

Iron Work (Arch. and Struc.).

GRAND CENTRAL IRON WORKS, 212 E. 52d St. Tel. Plaza 3583.
HECLA IRON WORKS, Brooklyn, N. Y. Tel. Greenpoint 490.
WELLS ARCHITECTURAL IRON CO., River Ave. and E. 151st St. Tel. Melrose 8290.

Iron Work—Ornamental.

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

Lumber.

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

Lumber—Second Hand.

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

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