

REAL ESTATE RECORD AND BUILDERS GUIDE.

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VAST GOVERNMENTAL WORKMEN'S HOUSING PLAN

Outline of the Great Machine Being Organized to Carry
Out the Work—How the Projects Will Be Financed

CONSIDERABLE confusion exists in the building fraternity as to the Government's plans for the housing of labor at shipbuilding plants, munition works and other centers of war activity. This is natural, because the various building projects are the result of different conditions in each of the places where living quarters must be provided for workmen. They are under the direction of different departments of the Government, owing to the character of the manufacturing to be done at the plant, and are financed in different ways, although most of the money comes from the same source—the people of the country, through the Government.

In a general way there are three channels through which the Government is working, or will work, to supply housing accommodations for the many thousands of workers who are or will be engaged in war manufacturing. First of these, because of its clearly defined character and the fact that the money is in hand with which to prosecute the work, is that of the Emergency Fleet Corporation, of which J. Rogers Flannery is chief of the Housing Division, which has an appropriation of \$50,000,000 with which to build houses for shipyard workers. Mr. Flannery's New York representative is G. Richard Davis.

Then there are the building operations of the War Department, covered by appropriations for supplying specific articles of war. Under the rulings of the Department these appropriations cover the cost of anything necessary to the production of these articles, and the prime necessity in manufacturing is labor. If labor cannot be had, unless houses for the laborers are built, then the appropriation must be made to cover the housing cost. In this way a vast amount of money not explicitly appropriated for the building of workmen's homes has been properly diverted to that purpose.

Lastly is the program for the building of homes for workers in other than shipbuilding plants, for which a bill appropriating \$50,000,000 is before Congress, and, it is believed, will soon pass. If it is the money will be expended through the Department of Labor, and Otto M. Eidlitz has been selected as general manager of the Department's building program. Mr. Eidlitz has been handicapped in his work because of the lack of funds with which to carry out any program that had been determined on.

For the present, Mr. Eidlitz and the other members of his Committee, who were originally appointed by the Council of National Defense, are acting as advisors to Mr. Flannery, Director of Housing of the Shipping Board. The latter has recently announced the appointment of W. C. Luce as Superintendent of Construction and Morris Knowles as Engineer in charge of sanitation, street construction, etc.

With Mr. Eidlitz are such well-known experts in their various lines as Joseph D. Leland, 3d, of Boston, of the firm of Loring & Leland; I. N. Phelps Stokes, and it is understood soon, Burt L. Fenner, of McKim, Mead & White, archi-

ects; Frederick Law Olmstead, landscape architect and engineer; Mr. Comeys, and Mr. Hubbard, of Hubbard & Pray, town planning experts, and A. M. Bing, of Bing & Bing, in charge of real estate and welfare matters.

Further manifestations of the Government's building schedule appear in studying the operations of the War Department. Without attempting to outline the entire activities of that Department it may be pointed out that construction work has been undertaken by the Quartermaster's Department, the Ordnance Department and the Engineering Corps. Of these three bureaus probably the most important work has been done by the Ordnance Department, for which Mann & MacNeille are the consulting architects, which naturally has to provide housing for munition workers.

Consolidation of Work.

The work of the War Department has recently been consolidated by the creation of a Construction Division to handle all building contracts at National army camps and other work incidental to the needs of the army. This Board is under the immediate direction of Gen. March, Chief of Staff, and is headed by Prof. A. N. Talbot, of the University of Illinois, President of the American Society of Civil Engineers, and includes John Lawrence Mauran, President of the American Institute of Architects; Charles T. Main, President of the American Society of Mechanical Engineers; E. W. Rice, President of the American Institute of Electrical Engineers; Frederick L. Cranford, President of the Contractors' Association of New York; R. W. Rhett, President of the Chamber of Commerce of the U. S.; Oscar A. Reum, representing the Building Construction Employers' Association, and John R. Alpine, representing the American Federation of Labor.

Large Program of Construction.

The membership of this Board is representative and qualified and will undoubtedly promote efficiency in the conduct of one of the great problems of the war. It will have charge of the work already under way at the cantonments and the additional construction which is planned for the army camps. There are eighty-five jobs in the first class, aggregating \$205,000,000, with 120 more to cost \$278,000,000 in prospect and forty proposed barrack jobs for troops, aggregating \$390,000,000, and a number of hospital buildings, to cost \$10,000,000. This program includes such widely different classes of work as storage terminals, ordnance depots, repair shops, office buildings, and gas-making plants.

As evidence of the Government's solicitude for the workmen and to ensure the proper regulation of the housing program after the houses are actually built may be cited the appointment of Allan Robinson to prevent extortionate rentals, look after the careful upkeep of the buildings and to take such other measures as will insure the comfort and health of the workers. Then there have been some developments made by the Navy Department in accordance with the needs at naval stations and air fleet training fields.

Another large factor in the building business of the Government is the work

under the direction of the War Industries Board, of which Major W. A. Starrett is chief of the emergency construction committee. This Board will expend about \$300,000,000 this year. Of this amount \$100,000,000 will be used for the construction of 31 large storage warehouses; a similar sum will be expended on terminals at seaboard cities and the remainder on powder, gas and high explosive plants.

These are, perhaps, the chief channels through which the Government is working to supply the imperative demand for the comfortable shelter of the men upon whose work depends in large measure the success of the war.

But if the plans of high Government officials and their advisers from civil life are carried out the larger part of the new construction work will in the future be handled by the Department of Labor. This depends upon the passage of the bill now before Congress appropriating \$50,000,000 for housing employees at other than shipbuilding plants. This bill admittedly will only cover a small part of the cost of the work necessary to provide homes for workers in Government service, or on Government contracts. Those who are best able to judge of the actual necessary construction work of this character estimate that it will take from \$500,000,000 to \$1,000,000,000 to build all the houses required in the new centers of industry.

What a little way the appropriations so far made for workmen's houses will go in meeting the emergency is proved by figuring how many buildings of the class which will fall within the Governmental requirements can be built with \$50,000,000. The general estimate of cost of each house for a workman and his family is about \$2,500. At this rate the money on hand will build homes for only 20,000 men, while the number of workmen who will be employed in plants where there are now no housing accommodations or are not within easy transportation distance of cities where they can live runs into hundreds of thousands.

The great demand for these houses is occasioned by this very fact that in the majority of cases the war activities are carried on in places where heretofore there have been no living accommodations or where these accommodations have been limited to the actual needs of normal times. Munition plants have been located in small towns where there were only a few buildings. Plants that were small before the war have been enlarged many times without any corresponding increase in the number of dwellings and the municipal authorities have rushed to Washington demanding that accommodations be provided for the workmen and their families who were willing to work if they could find places to live. Shipbuilding plants have been built in half-submerged meadows and on waste lands where it was almost impossible to build satisfactory houses. And many big factories have been erected where there were neither sufficient provisions for workmen's homes or adequate transportation to nearby cities, where they could live.

Offers by cities to cooperate with the Government in building houses for workmen have frequently been coupled with conditions that the Government

has not been able to accept. The same thing is true of offers by private individuals or corporations to build blocks of houses, running up to 500' or a 1,000 each. These offers have frequently been predicated on Governmental financing to a certain per cent. of the total cost, but interposed the objectionable feature that the individual or corporation should be unrestricted as to the amount of rental which might be collected, to which provision the Government, of course, could not assent.

In a general way it has become necessary that the Government should formulate a policy with respect to this class of proposals so that conflicting interests might be harmonized and jealousies avoided. This is difficult because the living conditions in different communities are so varied that a plan which might work satisfactorily in one locality would be entirely unsuitable to another. The Government has called upon a large number of architects, building constructors and engineers, transportation experts, and other qualified persons for advice in the attempt to work out plans which would coordinate all the building activities. The result has been a mass of expert testimony and a flood of plans. In the realm of housing there have been presented hundreds of architects' drawings and specifications, out of which some 25 or 30 have been selected from which to lay down a general plan of operations.

General Outline Formulated.

All that can be said on this subject is that the result of the study of these plans has been to formulate a general outline of the requirements to which any individual plan must conform. These specifications relate almost wholly to the sanitary conditions, air space, lighting, heating, sewage disposal, etc.; with the attendant features of width of streets, alleyways and other protective measures. The number of rooms ranges from four up to six or seven; one and two-story houses, with the preference given to full stories rather than half-stories; and in general to buildings and developments that will be of value after the war is over.

With respect to this last aspect of the problem it may be stated that the early proposals of the Government suggested construction of a temporary character, and the barrack style of building was favored in many localities because of rapidity of construction, smaller cost and comparatively greater capacity. But it soon became apparent as the work was developed that this class of dwellings was extravagant in that it involved a total loss of the money expended when the end of the war came.

Permanent Structures Required.

Workmen, it was found, would not live in barracks. It had been felt that as they were engaged on war work they could hardly expect to be treated any better than the soldiers at cantonments. But a more consistent view was that while the soldiers were of necessity separated from family ties and must equally be held in close formation even when not on duty, that workmen in factories without the excitement of camp life and the patriotic incentive of actual enlistment under the flag must be kept contented by giving them adequate provisions for their families.

It was also developed that a considerable saving to the Government could be effected by building permanent houses as a permanent contribution to the industrial efficiency of the country and including in the contracts provisions for the sale of the houses to tenants after the war. With operations on the scale suggested it is apparent that they should be centered under one management as much as possible in order to prevent waste, extravagance and possible profiteering.

The Government's policy respecting the financing of the housing projects is embodied in a statement made by Mr. Flannery. Loans will be made to the shipbuilding companies to defray the actual cost of construction. These loans will bear five per cent. interest and be amortized over a period of two years, secured by a first mortgage upon the real estate upon which the development

is made. A subsidiary company will buy and hold the real estate, and have charge of the maintenance, renting and sale of the houses. It will be restricted as to dividends, salaries and other expenses until the loan is repaid. The Fleet Corporation will control rentals and sale values, and provisions will be made for facilitating the sale of the houses to workmen on reasonable and easy terms.

Even with the general lines laid down there still exists a great variety of development due to the conformation of the ground, the character of the manufacturing plant or the local conditions prevailing in the community where the emergency exists. One of the largest of the building contracts is that for the powder plant and housing for 25,000 workmen which is well under way at Charleston, W. Va., under the direction of Ernest R. Graham, of Graham, Anderson, Probst & White. The nature of the business to be done at this plant necessitates temporary construction, but the large number of buildings, of which there are 3,500, the variety of housing construction due to climatic and racial conditions, and the nature of the ground selected for the site involved engineering problems of considerable difficulty.

A Typical Housing Problem.

An entirely different class of buildings is that at the Bristol, Pa., shipbuilding plant, under the supervision of Mann & MacNeille. This work was started before the Emergency Fleet Corporation was formed, but it is typical of a number of the housing developments. The entire plant covers 265 acres, of which the shipyard occupies the strip alongside the river for 3,600 feet, twelve ways being built on the river front, while the factory buildings extend back 1,500 feet from the river. The industrial town lies between the shipbuilding yard proper and the Pennsylvania Railroad. It consists of well-planned city blocks. On some of these are groups of bachelor quarters, with boarding houses at the end of each block. Apartment houses are provided for small families, group houses for larger families and single detached houses for those who desire them. The interiors of the houses, both detached and group, are similar, but there is a pleasing diversity in the architectural treatment of the exterior. It is expected that 3,000 men will be employed at this plant.

Another variation of the housing problem, and one of the greatest, is the undertaking at Philadelphia for the accommodation of the workmen at the big shipbuilding plant at Hog Island. This development is planned by Owen Brainard, of Carrere & Hastings. Mr. Brainard is, however, prosecuting this work in his individual capacity and not in connection with the firm of architects of which he is a member.

The Hog Island Development.

The Hog Island workers will be housed on the mainland in Ward 40 of the City of Philadelphia. The plot selected covers 240 acres, and the type of houses will be similar in appearance to those familiar to Philadelphians. The interior design, however, is a distinct improvement over the prevailing plan, one of the greatest of these being the arrangement of the floor plan so that every bathroom has direct light and air through an outside window, instead of by skylight or court, as is customary in Philadelphia houses. The only share that the City of Philadelphia will have in this development will be in whatever expense is necessary for the usual street improvements.

Many difficulties have arisen in connection with the prosecution of this work, but these are steadily being overcome. The financing of this undertaking is entirely through the American International Shipbuilding Corporation, which has the contract for the Hog Island ship yards. These buildings are of substantial construction and are planned with the distinct purpose of being in such condition after their use by tenants during the war to be readily sold at good prices when peace comes. There will be about 2,000 houses, designed for one family each, of from

four to seven rooms each, in the development.

Of almost equal importance is the shipbuilders' town being designed by Electus D. Litchfield, near Camden, N. J., for the New York Shipbuilding Corporation, which will comprise about 1,000 houses in the initial development.

At Newport News, C. A. Joannes is in charge of the construction of five hundred houses, and Frederick L. Palmer, Jr., of Baltimore, has in hand the proposed construction of five hundred houses in connection with the shipyards at Sparrow's Point, Md. There is also the large housing development in connection with the air nitrate plant, which is under the direction of Ewing & Allen.

Projects of Local Interest.

While much has been accomplished, some of the proposed housing plans that are of more than local interest have been held up pending a thorough investigation of the conditions at these places. Two of the most important to New Yorkers are the projected improvements on Staten Island and on the Newark meadows. It can be stated authoritatively that no decision has been arrived at with regard to either of these projects, but every phase of the subject is being gone into with great thoroughness. It has been suggested, among other things, that instead of building workmen's houses near the plants at these places, which might become valueless after the war, that desirable tenements be erected in upper New York or Queens, and that fast steamboats on the Hudson and East Rivers should convey the workers to and fro.

Respecting the development of housing accommodations near large cities the Government has laid down the general principle that whenever the situation can be relieved by the adoption of improved schedules for transportation companies, or the enlargement of the services of these established lines, so that workmen can find lodging in houses already built, that this measure of relief will be adopted both as a matter of economy and rapidity in solving the housing problem. Due regard will be had to the cost and time of transportation.

Inevitable Confusion and Delay.

The multiplicity of control and management of the housing program has led to endless confusion and unnecessary and vexatious delays. This was inevitable because the great majority of the Government officials, either in the army or in other departments, have had no past experience in handling the tremendous problems that are involved in the enormous program that the war made necessary and which were of such importance that they could not be "worked out," but must be solved instantly by men of practical experience. It is to obviate any further working at cross purposes and consequent delays that the highest Government officials and their civil advisers desire to have the housing program placed under one management. That the Labor Department is the proper one to have charge of the work seems to be the almost unanimous opinion of those interested, because of the knowledge of the needs of workmen and because this department is less clogged up with war work than almost any other and can give to the vast housing program more attention to detail than the War Department or any other branch of the Government could do.

With the activities of the Government centered in one Department the next reform that would ensure rapidity and economy would be the enrollment in this work of the men who are best fitted by experience and executive ability to undertake it. There are plenty of men who will gladly give up their own business if they are called on to work out the housing program, provided they are allowed to conduct the business as they would if it was a personal undertaking. These men are too big to be hampered by bureau red tape. They may make mistakes, but they can get the work done, and unless the work is done the war will be lost.

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.—A comprehensive program of legislation designed to increase the revenue from personal property in New York City and accordingly lighten the burden on realty has been submitted to the Legislature in a series of bills introduced by Senator Boylan and Assemblyman F. A. Wells. This legislation is the outgrowth of the series of discussions of the so-called Boylan Bill, which would limit the tax rate on realty to \$1.75 per \$100 of value and impose a tax of 25 cents on every \$100 of personal property.

The bills were prepared by the Corporation Counsel's Office and were brought to Albany by Chairman Cantor of the City Tax Department, who promised at a hearing before the New York City Affairs Committee last week that they would cause to be drafted amendments providing a scheme for the taxation of personalty. The sponsors of the bills claim they will operate to add millions to the revenues of New York City.

Summaries of the bills follow:

1. To amend the Tax Law in relation to the taxation of capital stock of corporations.

Such amendment is to eliminate from Section 12 of the Tax Law, the provision that the surplus profits or reserve funds of a corporation "exceeding ten per centum of its capital" should be assessed together with the capital of the corporation not exempt by law and also to eliminate the provision of the section excluding from assessment "all shares of stock in other corporations actually owned by such company, which are taxable upon their capital stock under the laws of this State." The effect of the amendment would thus be to permit the inclusion in the assessment of all the surplus profits or reserve funds of a corporation, and also to provide that a corporation owning shares of stock in another corporation would be assessable thereon even though such other corporation were taxable on its capital.

2. To amend the Tax Law by repealing the exemption of stock in an incorporated company owned or held by an individual.

Such amendment is to repeal subdivision 6 of Section 4 of the Tax Law, which grants exemption as follows: "The owner or holder of stock in an incorporated company liable to taxation on its capital, shall not be taxed as an individual."

3. To amend the Tax Law in relation to the place of taxation of property of residents.

Such amendment is to insert in Section 8 of the Tax Law after the provision therein that every person shall be taxed in the tax district where he resides when the assessment for taxation is made for all personal property owned by him or under his control as agent, trustee, guardian, executor or administrator, the following provision: "But the owner or holder of tangible personal property shall be assessed for such property in the tax district where such property is located and such owner or holder shall, for the purpose of taxation thereof, be deemed to be a resident of such tax district and assessable therein for such property."

By such amendment there would be jurisdiction to assess a resident of the State for tangible personal property in every tax district where tangible personal property owned or held by him is located, as if he were a resident of such tax district.

4. To amend the Tax Law in relation to the place of taxation of property of corporations.

Such amendment is to insert in Section II of the Tax Law, after the provision therein to the effect that all the personal estate of every incorporated company liable to taxation on its capital shall be assessed in the tax district where its principal office or place of transacting the financial concerns of the company shall be, or if it has no such principal office or place, then in the tax district where the operations of such company are carried on, the following provision: "But the tangible personal property of every such incorporated company shall be assessed against such company in the tax district in which such property is located."

By such amendment there would be jurisdiction to assess a domestic corporation for tangible property in every tax district where tangible property of the corporation is located, whether or not the principal office or place for transacting the financial concerns of the company is in such tax district.

5. To amend the Greater New York Charter in relation to furnishing statements to the Department of Taxes and Assessments by individuals and corporations of personal property for the purposes of taxation and fixing the taxable status date of assessing personal property, as of July 1 in each year.

Such amendment is to insert in the charter a new section, to be numbered Section 889-b, requiring the filing with the department by individuals and corporations of statements of personal property owned or held on July 1 in each year, and to amend Section 892 of the charter as to the title of the assessment books, and to provide that the taxable status date of personal property be fixed for each year on July 1 of the preceding year.

Such new Section 889-b requires that the statement be filed where the personal property is \$5,000 or more; that it be under oath and be filed during the month of July, and that it set forth the personal property and any debts or other deductions. It provides for such statements as to personal property of residents, agents, etc., corporations and non-resident individuals and corporations taxable on personal property in the city of New York. It permits the department to prepare blanks for such purpose, and provides for penalty, for failure to file statements, of \$100, with \$10 for each day such failure continues and for no review by certiorari where there is such failure. It further provides that the commissioners may require persons furnishing such statements to appear for examination with respect thereto, and states that for failure to appear there shall be no review by certiorari of any assessments for such year.

The amendment of Section 892 eliminates the provision that the books are to be called "The Annual Record of the Assessment Valuation of Real and Personal Estate," and in place thereof inserts that such books are to be called the annual record in which the assessed valuations of real and personal estate are entered; and it changes the taxable status date of personal property from October 1 in each year for the succeeding year to July 1 in each year for the succeeding year.

6. To amend the Greater New York Charter by repealing Section 889-a, which provides that certain buildings in course of construction shall not be assessed.

By such amendment buildings in course of construction would be assessable as they were prior to the enactment of the section in 1913.

The Davies Bill, which would bar anyone not a regularly admitted attorney from drawing up any instrument relating to the lease, sale, encumbrance or exchange of real estate and examination of abstracts of title, was given a hearing before the Assembly Codes Committee this week. Assemblyman Davies has agreed to amend the bill in some respects to make its provisions less stringent. These amendments, the exact nature of which cannot be ascertained until a further conference is held on the measure by Assemblyman Davies and some of its supporters, may result in a favorable report on the measure.

Refusal of the State Senate by a vote of 25 to 24 to discharge the Committee on Taxation and Retrenchment from further consideration of the Hill McNab resolution to ratify the Federal Prohibition Amendment would indicate that the Federal issue is dead in this State for a year. The prospects, as indicated in these reports a week ago, are that the State Prohibition Amendment and the bill referring the question of ratification of the Federal Amendment to the people for the sole purpose of obtaining the sentiment of the voters upon the latter proposition will be passed by the Legislature.

Governor Whitman has indicated that he will veto the referendum on the Federal Amendment, or rather the bill which would authorize this referendum. This contemplated action by the Governor would make it appear that the only question to be submitted to the voters will be the Prohibition Amendment of the State Constitution in 1919, as an amendment to the State Constitution must be passed upon by two Legislatures before the people act. The passage of the State Constitution Amendment this year and next when a new Legislature will be in session here would enable the people to express their views on the liquor question in November, 1919.

It is almost a certainty that the action of the Senate in refusing to compel the Taxation Committee to report out the Federal Amendment resolution will stiffen the opposition of the Assembly to this measure.

Assemblyman O'Hare has a bill which provides that an action cannot be maintained to redeem real property from a mortgage if the mortgagee or one claiming under him has been continuously in possession for twenty years after the breach of a condition of the mortgage, instead of in "adverse possession" continuously as at present.

Owners or mortgagees of land in Richmond County purchased by the State at tax sales may redeem the same on payment of the amount bid by the State

with interest, if a bill fathered by Assemblyman Seesselberg passes.

Another amendment to the Real Property Law, Section 233, by Assemblyman McKee, prohibits the increasing of the rent of a monthly tenant except upon written notice in writing at least thirty days prior to the increase.

The hearing on the Dowling Bill, which would permit thousands of four-story dwellings in New York City now lying idle to be converted into tenements, has been postponed for a week. The enactment of this bill would bring a large volume of revenue to the city as well as to the owners of such property. Senator Dowling expressed the opinion that the bill would be given favorable consideration in Committee. It is now pending for the New York City Affairs Committee.

Edward P. Doyle, representing the Real Estate Board of New York City, and George A. Wheelock, of the United Real Estate Association of New York City, appeared in favor of the Sunday Baseball Bill, introduced by Senator Lawson at a hearing before the Joint Codes Committee this week.

Hearings were held this week upon the following bills:

Assembly Cities Committee—The Amos Bills, one providing for the determination by referendum of the tax rate of cities, the subjects of taxation and the classes of property to be exempted. The petition for a referendum under the first bill must be signed by two per cent. of the voters and the referendum must state the tax rate, the subjects of taxation and the classes of property to be exempted. The second Amos Bill authorizes cities to levy upon the assessed value of land exclusive of improvements to meet the budget increase over the year of 1917, including the city's share of the direct tax.

General Laws Committee of the Assembly—The Ellenbogen Bill amending Section 232 of the Real Property Law by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy, unless the duration of the term is specified in a memorandum subscribed by the parties.

Senate Judiciary Committee—The Burlingame Bill affecting the registration of titles under the Torrens Law by official title examiners. Under this measure official title examiners would be placed in the classified civil service and only duly licensed attorneys may be such examiners.

Senate New York City Affairs Committee—Boylan Bill abolishing New York City Board of Water Supply and transferring its duties to the Department of Water Supply, Gas and Electricity. The bill would curtail the power of the Water Supply Board to enter into contracts by requiring the approval of the Board of Estimate.

"Real Estate Accounts."

The Ronald Press has published a book by Walter Mucklow, a member of the American Institute of Accountants, entitled: "Real Estate Accounts." The author in his preface draws attention to the fact that there is but little literature on the subject of real estate accounting, either here or abroad. He contends that one reason for this may be found in the fact that until recently we have been almost entirely dependent upon England and Scotland for our accountancy literature.

While the author believes that the theories presented, and the practice outlined in the present volume, are sound, he believes that his readers will discover matters of importance which have been omitted. Nevertheless, the volume contains much valuable information for those interested in the management or ownership of real estate.

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 of New York is again urging its members to write to Senator Dowling approving the bill introduced by him (Senate Int. 776, Pr. 899) in relation to four-family and basement brick or stone dwellings to be altered for occupancy by not more than four families. Senator Argetsinger, Chairman of the Senate Committee on Affairs of Cities, should also be written, asking that the bill be reported out of the committee. In spite of slight criticism of this bill, most of it obviously not based on a knowledge of what the bill contains, it is thought that the measure will be passed.

Senator Boylan's Bill, Int. 621, Pr. 708, for a 17½ mill fixed tax rate on real estate, continues to attract an unusual degree of attention, and it is hoped that this bill, with some amendments, will be reported favorably and passed. Other bills along the same line have been introduced. In any event the Real Estate Board feels that the agitation for a limitation on the tax to which real estate may be subjected will have good results at this session.

The action on bills in detail by the Real Estate Board's joint Sub-Committee on Legislation and Taxation and Real Estate Laws, at its meeting, held on Wednesday, March 20, was as follows:

Assembly Int. 1082, Pr. 1263, Shipplacoff. To amend the General Cities Law in relation to the establishment of Municipal Day Nurseries and their control and management.

This bill is disapproved. It may seem to have a worthy object in view, but the rapid extension of municipal activities in the field of what has heretofore been that of organized charity is putting too great a strain on the finances of the city, already overtaxed by the great extension of municipal activities in this direction. Certainly at this time, when the tax rate is mounting so rapidly, and the taxable base, real estate, so depressed, it would be very unwise to encourage further municipal activities along the lines of this bill.

Senate Int. 787, Pr. 1138, Ottinger (Same as Assembly Int. 928, Pr. 1077, Ellenbogen). To amend the Real Property Law in relation to certain agreements for the occupation of real estate.

In its original form, Pr. No. 910, this bill was designed to do what practical experience indicates ought to be done—namely, to amend the Real Property Law in relation to certain agreements for the occupation of real estate; that is, such occupancies should "create a monthly tenancy unless the duration of the occupation shall be specified in some note or memorandum thereto in writing and subscribed by the parties thereto or by their lawful agents." The amended bill, however, provides that such agreement may be from "month to month" and "orally or in writing by the parties thereto or by their lawful agents." It is felt that the insertion of the word "orally" makes no appreciable improvement on the existing situation, and for this reason the bill cannot be approved.

Assembly Int. 1115, Pr. 1312, Kiernan. To amend the Greater New York Charter in relation to the construction of a recreation pier on the East River, at the foot of East 96th street, Manhattan.

This bill is disapproved. It is exactly similar to a bill by Assemblyman Kiernan—Int. 888—introduced last year, when it was disapproved by the Real Estate Board. This disapproval is on the ground that it involves a considerable expenditure of money, which the city cannot afford at the present time; that it is mandatory legislation, and that it is unnecessary. At present there is a very good open pier at this place, used for commercial purposes. The neighborhood does not, from the character of its occupants, particularly demand a recreation pier any more than it might be said that such a pier was

needed in innumerable other places along the waterfront. There is a park on the river front, running from 84th to 89th streets. This is a pretty park, is quite commodious, and those people who might use the recreation pier in the 96th street neighborhood have the use of the park.

Senate Int. 806, Pr. 944, Committee on Taxation and Retrenchment. (Same as Assembly Int. 966, Pr. 1070, Malone.) To provide for submission to the qualified electors of the State at the general election in the year nineteen hundred and eighteen the question, "Are you in favor of ratification by the Legislature of the proposed amendment to the Constitution of the United States, prohibiting the manufacture, sale or transportation of intoxicating liquors for beverage purposes?"

This measure is disapproved. The Real Estate Board is on record as having disapproved the Federal Amendment at Washington for National Prohibition on the principle that prohibition should be a matter of State control. It has also disapproved Assembly Int. 29, Pr. 29, McNab. (Same as Senate Int. 21, Pr. 21, Hill) for ratification of the Federal Amendment. It has approved the bill of the Taxation and Retrenchment Committee, Senate Int. 549, Pr. 802, providing for a referendum of the question of prohibition to the people of this State, and logically it has disapproved a bill by the same Committee, Senate Int. 550, Pr. 803, for prohibition of intoxicating liquors for the period of the war. Consequently it disapproves this latest bill

by the Committee on Taxation and Retrenchment for the submission of the Federal Amendment to the people of the State. The principles upon which the Real Estate Board proceeds being that the people of the State of New York should themselves decide whether or not prohibition should be adopted in this State.

Assembly Int. 1050, Pr. 1229, Youker. To amend the Labor Law in relation to manufacturing in tenements.

This bill is disapproved. During the last session of the Legislature a number of bills were introduced designed to either abolish entirely or curtail the manufacturing in tenements. This bill would add to the existing number of things not permitted to be made in tenements—toys and parts of toys and all wearing apparel. These bills have all been disapproved by the Real Estate Board on the ground that manufacturing in tenements is now already sufficiently controlled by existing law and by the supervision of the Labor Department, and on the further grounds that this sort of light manufacturing, now permitted by law, is done by skilled workers in their homes, by which means these workers provide a necessary addition to the incomes of their families. The passage of the bill would deprive these persons from a source of income which it would be practically impossible for them to replace.

OPPOSES ASSESSMENT.

Meeting at Real Estate Board Rooms Held to Seek Relief.

AS A result of a call issued by the Real Estate Board of New York, through Laurence McGuire, President, to discuss the subject of assessments for the extension of Seventh avenue and the widening and extension of Varick street, about one hundred persons met at the Board's offices last Thursday afternoon. Many of those present represented from two to one hundred persons, so that the number of persons actually represented was very large.

Edward P. Doyle presided at the meeting. Before the meeting adjourned two important steps were taken. A Committee of Five was appointed, with Mr. Doyle as Chairman, to draft a bill which would readjust the assessment so as to place it either entirely on the city or to readjust it more equitably as between the property owners and the city. A letter was also prepared petitioning the Board of Estimate to hold a public hearing in the week beginning March 25, if possible on Tuesday, March 26, so as to reopen the whole matter and either get relief from the Board of Estimate, if this is possible, or in any event to enlist the aid of that body in behalf of the property owners.

The Seventh avenue and Varick street proceeding would involve an assessment of between nine and ten millions of dollars. It was started about five years ago, the main reason for it being the building of the Seventh avenue subway line. It is felt that for this reason, as a matter of common justice, the property owners in the affected district should not bear the expense, certainly not all of it, but it should either be made a matter of general assessment as a subway charge or should be borne in the main by Manhattan.

Since the work was started five years ago properties have been taken by the city, many buildings have been demolished and some parcels greatly reduced in size. The streets have been torn up and some properties have remained untenanted and some partially ruined by hoodlums. In the meantime the owners have received nothing from the city.

The situation is complicated by the fact that Jacob A. Cantor, the new

President of the Tax Board, recently resigned as Condemnation Commissioner, leaving one less than the three required to carry on the proceeding. If some way cannot be found to permit the completion of the examination by the remaining two Commissioners, another year or more may lapse before this part of the work is finished.

It is for these reasons that the Committee appointed plans to move both upon the Legislature and the Board of Estimate in an effort to secure relief as speedily as possible.

The Committee consists of Edward P. Doyle, Chairman; Laurence McGuire, President Real Estate Board, ex officio; Adam Weiner, William L. DeBost, J. Irving Walsh and Charles E. Duross.

The following signed a letter to the Board of Estimate asking that body to consider the matter:

Adam Weiner, Benjamin Trapnell, Stanley Friedman, W. C. Davis, W. C. Hincken, Charlotte Kruse, George Byron, Margaret C. McCaffrey.

William J. Biegel, John H. Hayes, Emeline E. Tyner, George D. Waring, Mrs. A. Regensburger, John J. Biehn, John Martin, William Praeger, Gabriel I. Lewis, Chester A. Messenger, Morris Benjamin, W. C. Goodale, Joseph A. Cella, John Kane, John Corneth, Spear & Company, Charles S. Lyons, Fred H. Comstock, H. Broadman & Bros., Richard S. Elliott, L. Longinotti, John C. Adams.

Cruikshank Company, Henry M. Stock, M. D., Frank Weiner, Michael Hallanan, George H. Foster, W. D. Littlefield, Mrs. M. Giannone, Thomas Courtney, Jr., Edward J. Appel, George R. Read Company, H. M. Arnold, Truman H. Baldwin, Captain R. L. Baldwin, G. W. White, Jr.

David Crawford, M. W. Ostrander, C. A. Robinson, Charles Schavrien, Henry Albers, Jr., Cornelia A. Dunbar, Isaac H. Clottier, Emily M. Lawrence, Daniel Birdsall Company, C. M. Early, P. Marksville.

William H. McCarthy, Peter V. Stocky, Raygold Realty Company, William M. Benjamin, Duross Company.

Charles B. Best, B. D. Eisler, Andrew P. Nahmens, G. R. Gibbons, Mrs. W. Hasker, John Demartini, J. A. Murray, Giuseppe Demartini, W. D. Kilpatrick, James D. Livingston.

E. A. Willard Company, George H. Foster, Thayne Cowen, Daniel Huber, Jr., and Peter L. Biegen.

ENTIRE METROPOLITAN DISTRICT SHOULD BE ONE INDUSTRIAL UNIT

By ROBERT H. WHITTEN

NEW YORK'S supremacy depends on its primacy as a market—a market for goods, for money and for labor. Industries alone do not constitute a great city. Population alone does not constitute a great city. If, however, with the growth of industries and population there is developed a great market for goods and money and labor, that which would otherwise be a mere aggregation of factories and people becomes a true city.

The primacy of New York in commerce, industry, finance, wholesale trade and population is protected not only by its admirable natural location, but by the lead already gained. The city's greatness in any one of these fields is of advantage to its primacy in every other. Its growth in commerce is an aid to its growth in wholesale trade, in finance, in population and in industry; and its growth in industry is an aid to growth in each of these other directions. Moreover, it is peculiarly true as regards leadership in commerce, finance or wholesale trade that mere bigness is an asset. The city with the largest commerce has a decided advantage in attracting to it additional commerce.

But this undoubted economic advantage attaching to mere bigness can only be realized to the extent that the entire urban or industrial district is actually so organized that it is in fact a single economic unit. This is where city planning comes in. A city may be so poorly laid out, so poorly supplied with means of quick transportation of goods and people, that certain sections contribute comparatively little to the life of the whole. This is particularly likely to happen where, as in the case of the New York Metropolitan district, the entire urban district is not under a single governmental control. The separate municipalities give little thought to their physical connection with the adjoining municipalities, that together make up a natural economic unit. Connecting thoroughfares for the accommodation of through trucking and automobile traffic are poorly laid out and inadequate. Transit lines, instead of routing through, stop at the municipal boundaries. Boundary streams or other water-ways are but poorly supplied with bridges or tunnels. The improvement of physical connections between adjoining municipalities is retarded not only because there is no authority whose business it is to plan and provide such connections, but also because of an absurd business jealousy that fears the possibility of outside competition. In this they are oblivious to the great advantages of a big urban market. They lose sight of one of the chief causes that has influenced the development of the entire district.

One of the very great advantages of New York as a factory location is that the immense population within trucking distance of the factory furnishes a market right at hand for the output of the factory. Another great advantage is that the superior rail and water transportation facilities give the factory a direct outlet for its products to every part of the globe. Other advantages are the possibility of securing capital at a lower rate and in larger amounts, because New York is a great money market; the possibility of securing labor of all kinds, because New York is a great labor market. To summarize, the fact that New York is a great market for goods, for money and for labor make it an advantageous location for a factory.

Conversely the fact that New York is a great manufacturing center and has a large population gives it a distinct advantage as a market for goods and for labor. A market is largely dependent on bigness for its supremacy. A market that has the biggest local supply of goods and the biggest local clientele

evidently has a great advantage in a contest for primacy.

But this theoretic advantage can be realized only to the extent that the entire Metropolitan district is actually organized as a single commercial and industrial unit.

A glance at the map will show that while lower Manhattan (the commercial and financial center of the New York Metropolitan district) is located on the extreme west boundary of the municipality of New York, it is at the geographical center of the great industrial and residential area that centers about New York Harbor. A careful estimate as to the location of the population and property value centers for the entire Metropolitan district places both such centers close to the intersection of Fifth avenue and 34th street. No plan for the City of New York can be complete or satisfactory that does not take into consideration the linking up of the business center in lower Manhattan with every part of the Metropolitan district.

The commerce of New York Harbor naturally centers about the Upper Bay and the North and East Rivers. Political boundaries should not be allowed to interfere with the unified organization of the rail and water terminal facilities of the entire Metropolitan district. Unless this is done the harbor loses much of the advantage that should accrue from the magnitude of the Metropolitan center and the number and variety of the transportation facilities that the harbor possesses.

The factories of the Metropolitan district are distributed throughout its area, but (aside from the clothing and printing trades) center chiefly around the rail and water terminals. They must, however, be connected not with a single terminal, but with all the terminals. Moreover, they must be connected by convenient trucking routes with the central wholesale and retail market in Manhattan and with all of the sub-centers throughout the entire Metropolitan district.

The population of the Metropolitan district, while centering about the harbor, is also widely scattered in numerous residential communities. Each of these residence sections must be connected by road and by transit facilities with the main business center in Manhattan and with the various industrial sections.

Only by this physical linking up of each individual unit (dock, freight terminal, warehouse, factory and residence) can each such unit be made to contribute its share to the life and drawing power and greatness of New York.

The enlargement of New York's municipal boundaries in 1898 has been of mutual benefit to the boroughs chiefly by reason of the resulting construction of bridges and tunnels and the improvement of transit facilities and of port and terminal facilities. The Bronx, Brooklyn and Queens have been physically united in a way that is of great economic advantage to each and to the great New York commercial and industrial district, of which they are a part.

The political boundary lines of New York City, as enlarged in 1898, do not, however, include much of the area that is an integral part of New York as a commercial and industrial unit. Yonkers, Hoboken, West Hoboken, West New York, Jersey City, Bayonne, Harrison, Kearny, Newark, Bloomfield, Passaic, Paterson, Elizabeth and Perth Amboy are essential parts of the New York commercial and industrial district; and these communities, together with Garden City, Mount Vernon, New Rochelle, White Plains, the Oranges, Montclair, Englewood, Hackensack, and numerous other towns and villages, are an integral part of the residential area tributary to this same commercial and industrial district. The total population

of the New York Metropolitan district in 1915 was 7,169,793. Of this total 5,253,206, or 73 per cent., were within the boundary lines of New York City, and 1,916,587, or about 27 per cent., were outside the city boundary lines. Of the approximately 1,000,000 persons employed in manufacturing industries in the New York Metropolitan district in 1914 about 27 per cent. were employed outside the boundaries of the city of New York.

These outside communities are poorly connected with each other and with New York City. This results in economic loss to themselves, to New York City and to the greater industrial and commercial district, of which they are all a part. New York as a great world market is handicapped by this splitting up and disorganization of its harbor, its terminals, its industries and its population. If New York is to make the most of the splendid opportunity now opening before it a way must be speedily found to physically unite and organize into a single economic unit all the areas centering about New York Harbor. Political union is out of the question, and is, moreover, comparatively unimportant; but there must be a physical linking up and organization of the rail and water terminals, markets, transportation system and trucking and auto routes.

Military necessity now furnishes an opportunity for the comprehensive planning and organization of the Port of New York such as has never occurred before and may never occur again. The administration of the entire port has been placed under a single director. Moreover, the taking over of the railroads for operation during the war makes possible a unified administration of freight and passenger terminals. This furnishes a rare opportunity and a practical necessity for a big comprehensive plan for the physical development and organization of the rail and water terminals, warehouses, industries, markets, transportation and highways of the entire Port of New York. What ever happens at the end of the war the rail and water terminals cannot be returned to their former disorganized and inefficient status. Now is the time for the National Government, with the active co-operation of the state and municipal authorities, to start a careful survey of the entire Metropolitan district with a view to the preparation of a big comprehensive plan that will govern the readjustments of control after the war, and insure the complete and permanent organization of the port as a single commercial and industrial unit.

Proposals Adopted.

For the purpose of expediting the movement of freight through railroad, pier and freight stations on Manhattan Island and to afford some measure of relief from the congestion which prevails at these localities the Merchants Association placed before A. H. Smith, Regional Director of the Eastern Railroads, a number of recommendations for improvement in the methods employed in the receipt and delivery of freight.

The Association is now in receipt of advice from carriers that its recommendations will be adopted and made effective at once. They are as follows:

1. Railroad, pier and freight stations to be opened promptly at 7 a. m. for the delivery of freight. Cashiers and check clerks to be on hand to facilitate deliveries.
2. Special provision to be made (upon application by the shipper) for delivery of carload freight after 6 p. m.
3. Greater effort to be made to receipt and care for freight tendered during the regular hours.
4. Better supervision over the placing and location of inbound freight on pier floor so it may be found when called for.
5. Where notice of arrival is sent and disposition instructions furnished prompt notice to be given of placement of car, where it will be accessible to consignee for removal.

ELECTRICAL DEVELOPMENT IN FIFTY YEARS

Through the Harnessing of this Wonderful Force
Seemingly Impossible Results Have Been Obtained

By F. C. MYERS, Society For Electrical Development, Inc.

THE development in the electrical field during the past fifty years has been the development, practically of all time. Electricity was known, batteries had been manufactured but practical use of this wonderful energy was unknown. Today, electricity plays an important part in the life of every human being. Many people do not realize their dependence on electricity, but the clothes we wear, the things we eat, the magazines we read, the amusements we enjoy, the comforts of home, all of them are influenced by electricity.

Clothing is sewed and cloth is cut by machines driven by electric motors. Cloth is woven by electrically operated machines. Farm products are transported through the country to our tables by electrically operated trains or trucks. Even the farmer may telephone to market for prices before he determines to bring his produce to the city. Magazines are printed on enormous electrically driven presses. The type is set from metal heated in pots kept hot by electric current. The presentations of theatres would be impossible without the liberal and accurately controlled use of electricity. Electric service in the home lightens the labors of the housewife, enables the husband to spend his evening with his paper or book without straining his eyes. It warms the cold corners in winter and cools the entire home during the heat of summer.

Electricity has entered industry to such an extent that many plants would be unable to operate without it. Electricity furnishes power, heat and light. The power operates machinery of all kinds. Heat is used in manufacturing operations that were formerly carried on with coal and gas. Light lengthens the day and enables as efficient operation during the early morning hours and late evening hours as at any time. All night operation is practical with production maintained at about the same rate as during the day time.

Electricity speeds up business, enabling work to be done in minutes which otherwise would require days and even weeks. By using the telephone a man can talk directly to other men within a few feet of him or miles away as clearly as if they were facing each other. The telegraph transmits messages in minutes that formerly required days in the mail. Street cars bring people long distances to work or play in a fraction of the time required under any other system of transportation. Large cities would be impractical without electrical traction, telephones and telegraphs.

In the old days when buildings were only a few stories high the problems of construction were few. Now-a-days, sky-scrapers with their steel and concrete construction demand power for elevating and conveying the material to the upper stories. The transportation of tenants to and from their offices or apartments is solved by electric elevators. Lights are provided by leading a wire through a conduit and they are controlled by the simple turning of a switch or the pressing of a button. Elec-



TELEPHONE BUILDING FLOOD LIGHTED.

tricity is furnishing the heat for cooking in thousands of places. The fire risk is lowered by the use of electricity and the convenience of living under these conditions corresponds most favorably with the times that are past.

The first real development in the application of electricity was made in 1862 when the first electric arc lamp was installed in a lighthouse at Dungeness, England. A crude electric generator de-

light than when first introduced. It will be interesting to note here that while the efficiency of incandescent lamps have increased the cost of current has steadily decreased. Just 1.075 percent more electric light can now be obtained for ten cents than for a like sum twenty years ago.

The development of electric power has been equally impressive. From the 1,000 horsepower electric generator exhibited at the Chicago World's Fair in 1893 to the gigantic generators in Brooklyn and Philadelphia central stations which develop 40,000 horsepower, is merely a step toward the realization of 100,000 horsepower locomotives. Already the Interborough Rapid Transit Co. of New York has installed 60,000 horsepower generators.

It is interesting to note that the first central station in America for lighting incandescent lamps was installed at Appleton, Wis. The capacity of this station was only 200 lights. There are more than 5,000 central stations in the United States today. These provide electric energy for light, heat and power. The light loan alone may be estimated from the fact that more than 110,000,000 lamps were sold in this country last year.

Transmitting power through wires from a central station to users was first shown in Vienna in 1873. Ten years later a transmission line carried a single electrical horsepower from a water fall thirty-seven miles away. At the great San Francisco Exposition, which made night like day within 635 acres of grounds, the electric power came from the Sierras, 225 miles away. One company transmits its power at 140,000 volts more than 145 miles. This is one of the highest voltage and the longest transmission lines in the world and was for some time the first. As these transmission lines increase they will girdle the prairies, link up the mountains and cobweb the nation, distributing light, heat and power current to the remotest hamlet in the land.

These illustrations are typical of electrical progress in every phase of life today. One statistician now figures more than 3,000 practical uses of electricity; another finds seventy uses of electricity on an automobile. In the home, upon the farm, in the factory—everywhere, the world is fast becoming electrified. Of the 20,500,000 homes in the United States, one-fourth are already lighted by electricity. At the



AN EXCELLENT EXAMPLE OF FACTORY ILLUMINATION WHERE WORK CAN BE DONE AT NIGHT AS IN THE DAYTIME.

veloped the power required. The stories connected with this forward step are truly wonderful and many of them deal with witchery and mysticism.

It was not until the Philadelphia Centennial that several arc lamps were operated by one machine. In 1878 the Avenue de L'Opera, Paris, was lighted by arc lamps and this was considered for several years one of the show places of the world. This was before the name of Edison appeared in the annals of electricity. In 1882 at Cincinnati the Edison and Weston incandescent lamps bewildered the public and marked an epoch in electrical history. Today, incandescent lamps give over 2,000 percent more

present rate of transfers from steam to electric drive, three-fourths of all America's industries will be electrified inside of five years!

One of the important developments of the year just closed was the big increases in the capacities of central station turbo generators, particularly in cities of an average population of 100,000. The purchase of new generator units of increased capacity indicates an enormous growth in central station service. The transfer of many of the great steel mills from steam to electric drive was another notable step in the electrification of American industry. The sale of apparatus for these mills practically trebled

during the year 1916. This was due, in a large measure, to the great boom in the steel business probably stimulated by war conditions abroad.

One of the amazing transformations is the electrical battleship. The new battleship California, whose keel was laid in 1915, is the first electrically propelled battleship in the history of the world. Battleships of the Tennessee type will be provided with 37,000 H. P. of electric energy, enough to furnish electric light, heat and power for cities of more than 200,000 population.

The tremendous size of the Tennessee and the amount of energy required in daily operating the ship may be estimated when one studies the total horsepower used to provide light, heat and power for big cities, as the following table shows:

City	Population	Horse-Power
Louisville	237,000	33,000
St. Paul	215,000	24,000
New Orleans	339,000	15,000
U. S. S. Tennessee.....	1,250	37,000

Instead of the propellers being mechanically connected to the driving engines or turbines, the Tennessee will have two steam turbines, developing more than 33,000 horsepower, driving electric generators which, in turn, will furnish current to four 6,700 horsepower motors, each motor driving a propeller.

In the next twenty years it is only fair to say, that in all probability, central station service will be used for the most arduous tasks of mills and factories just as it will be used to do the chores on the farm and the work in the home. It is difficult to conceive of any labor or any pastime or enjoyment in which electricity will not be used.

The following table tells what one cent's worth of electricity at ten cents per kilowatt hour will operate:

A 16 candle-power Mazda lamp for five hours.

A six pound flat-iron 15 minutes.

A radiant toaster long enough to produce ten slices of toast.

A sewing machine for two hours.

A fan 12 inches in diameter for two hours.

An electric percolator long enough to make 3 cups of coffee.

A heating pad for two to four hours.

A domestic buffer for 1 1/4 hours.

A chafing dish 12 minutes.

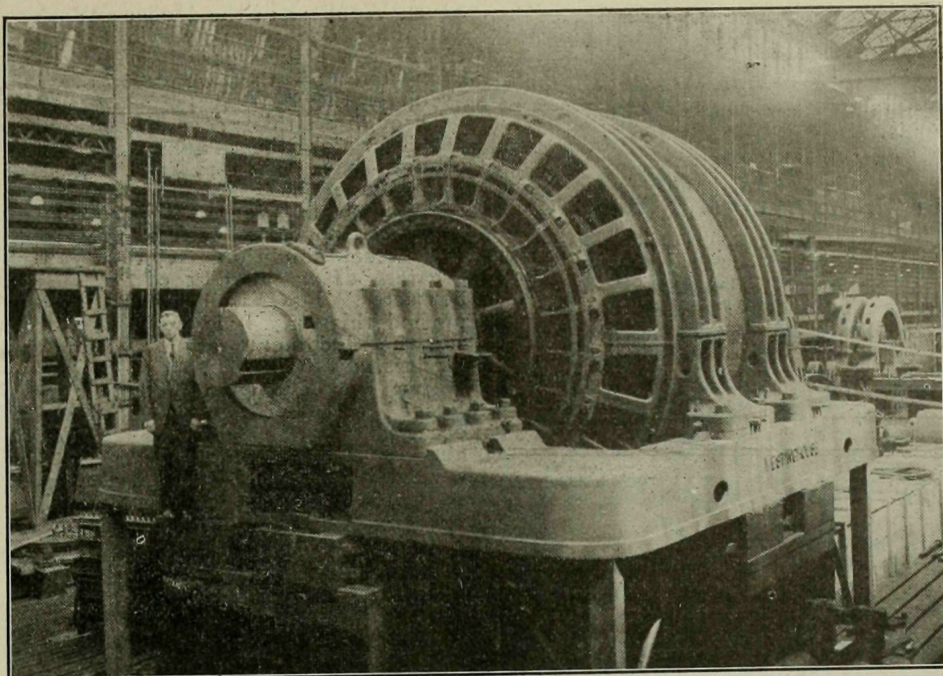
An electric broiler six minutes.

An electric griddle eight minutes.

A radiant grill for ten minutes.

An electric curling iron once a day for two weeks.

It will operate a luminous 500 watt radiator for 12 minutes.



15,000 H. P. MOTOR, LARGEST IN THE WORLD. WILL DRIVE THE ROLLING MILLS IN A BIG STEEL PLANT.

One electric horsepower will do the work of ten men without tiring. That is, one electrical horsepower continuously operated does as much work as thirty men working in eight hour shifts.

There are 5,800,000 electrical lighting customers in the United States. This means the central stations send out 70,000,000 bills per annum. The cost is about 15c. per average bill, including meter reading. This means an ex-

adult population, according to Secretary of Interior Franklin K. Lane.

Report of eighty-four manufacturers shows that about 9,000,000 electrical household appliances such as irons, toasters, grills, etc., have been manufactured and sold since this industry started.

That electricity has come to the aid of every contractor and builder is well known. Electricity is used for digging excavations. Con-

veyors for concrete, bricks and other material are operated by electric motors. Hoists for handling steel are electrically operated.

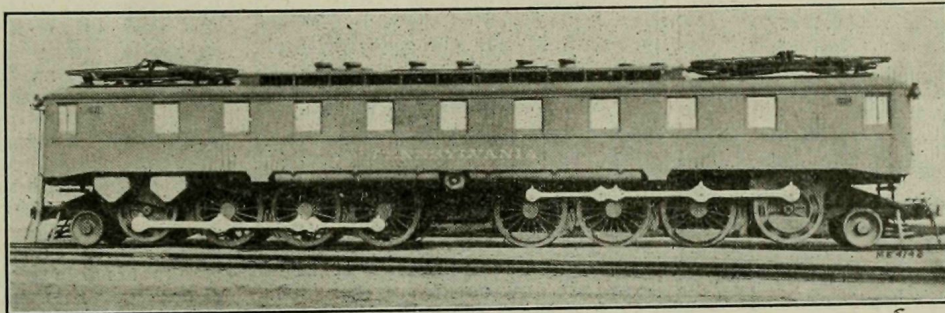
The following list has been prepared after careful investigation into the contracting field by the Society for Electrical Development. The length of this list is surprising but

actual installations using each of the machines listed have been found and the equipment is for sale in the market:

Air compressors, augers, ballast packers, battery charging sets, belt conveyors, blowers, boring machines, cableways, concrete laying machinery, concrete mixers, conveyors, cranes, derricks, dredges, elevators, excavating machinery, fans, ventilating; flood lights, flood lighting systems, floor planers, floor polishers, floor scrubbers, floor surfacers, glue pots, hammers, hoists, illumination, motor cranes, portable drills and grinders, portable hammers, portable incandescent lamps and guards, pumps, riveters, rivet heaters, rock crushing machinery, rock drills, shovels, signals, signs, soldering irons, stone crushers, stone dressers, tampers, telephones, trenching machinery and tunnel excavators.

There are several advantages to be obtained from the use of this versatile power. It is purchased in exactly the quantity wanted and immediately the use is stopped the cost stops. It can be controlled to do the work wanted when it is wanted regardless of external conditions. There is no waste. The electrical equipment is comparatively small and easily protected from the weather. Depreciation is slight because the machinery is operated only when it is used and then under the most favorable conditions. The upkeep charges are reasonable because electrical machinery is simple in construction and of sturdy design.

The special developments in the electrical field during the year just closed seem rather insignificant because many of them have had to do with the war and the work of the Government on land and on sea. Naturally nothing can be published at this time dealing with this work. In other lines there has been some remarkable growth.

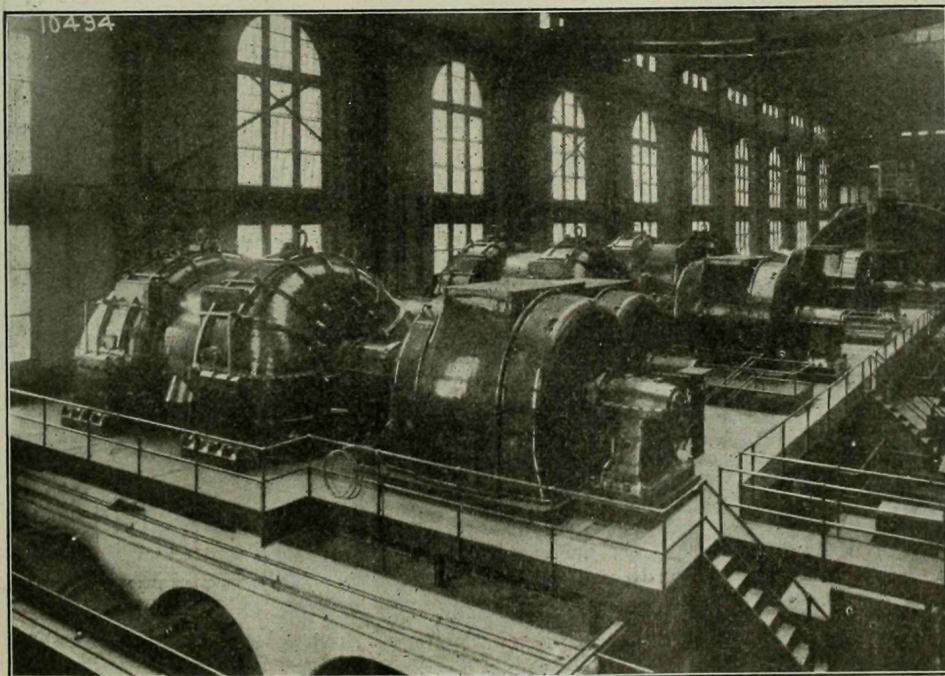


THE LARGEST ELECTRIC LOCOMOTIVE IN THE WORLD.

penditure of \$10,500,000 a year for accounting.

In comparison with over 50,000,000 horsepower of locomotives—over 40,000,000 horsepower of automobiles and a total of over 150,000,000 mechanical horsepower. Government reports show that 30,000,000 horses and mules are in service today in the United States.

Enough hydro-electric energy is running to waste to equal the daily labor of 1,800,000,000 men, or 30 times over



A 90,000 KILOWATT ELECTRIC GENERATING PLANT, AT THE INTERBOROUGH COMPANY'S STATION AT 59TH STREET.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated 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 fulfilling all requirements of the law.

The Record and Guide Celebrates Its Golden Anniversary.

With this issue the Record and Guide completes fifty years of continuous service in the real estate and building realms. It has tried to faithfully record the events of passing moment in the many years since it first came from the press—years which have been crowded with the marvelous changes which have raised New York from a second-rate city to the first in financial importance and the second in population in the whole world.

In this cycle of years there has been accomplished the consolidation of a number of incongruous settlements into a symmetrical city. There has been evolved a system of intrarural transportation, whose unifying ramification brings the market places and the workshops of six million people and their habitations within the circle of a five-cent piece.

The revolution in building construction has given us monumental towers for business purposes and stratified palaces for the human tribe. The changing years have relegated the suspended span that was once one of the

Seven Wonders of the Modern World—now only one of many similar structures—to a place where it is no longer even one of the wonders of this "Wonder City."

Through all this progressional epoch, within which these and many other changes have taken place, the Record and Guide has never intentionally deviated from the strict performance of its self-appointed task of presenting the actual conditions relative to the greatest asset the city of New York possesses. How well it has accomplished this duty it is willing to leave to the judgment of its numerous readers.

That they are friendly disposed the Record and Guide has on numerous occasions had conclusive evidence. The expressions of continued respect and cordial appreciation which it has already received in anticipation of its celebration constitutes the greatest pleasure that this newspaper experiences on its golden anniversary.

To all the old and to our many younger readers we extend our sincere thanks for the hearty support and continuous interest that has made the half century exceedingly pleasant and profitable, and we pledge anew our best efforts to further the interests of all those in the fields we have consistently tried to cover.

This number, with its largely increased circulation, comprises three parts—the two regular ones and the special anniversary section.

Trenches in Central Park.

The Committee on City Plan of the Board of Estimate this week favored granting the Liberty Loan Committee permission to construct a series of trenches, fac-similes of those in France, on the North Meadow in Central Park. The plan, in addition to the section of the front line trench, will also include the digging of communicating trenches and the building of dug-outs, relief stations, listening posts, wire entanglements and other obstructions found on the fighting fronts, and the whole will be a graphic portrayal of an actual war terrain. In fact, this project will be an exact replica of a section of the trenches "our boys" are now occupying in France.

The Committee on City Plan approved of this project, as did the Board of Estimate yesterday when it recommended that the Commissioner of Parks grant the request of the Loan Committee. Provisions of the City Charter make it necessary to obtain the approval of the Commissioner of Parks before any project, affecting the various properties under his jurisdiction, can be carried out. The sanction of Carl F. Pilat, Landscape Engineer for the city, is also required. If the use of the park space is considered essential to the success of the Third Liberty Loan in Greater New York there is little doubt but that the Commissioner and the Landscape Engineer will readily approve.

Serious objections to the carrying out of the idea have been raised by a number of prominent individuals and organizations. Dr. Edward Hagaman Hall, secretary of the American Scenic and Historic Preservation Society, has made it known that his organization is not in accord with the plan and that every effort will be made to have permission withheld, or to enjoin action by the Liberty Loan Committee from carrying out the proposed plan.

If the success of the coming drive depends, even slightly, upon publicity of the proposed character, private interests should endeavor to conform to what will be the greatest good for the greatest number. If an augmented sale of Liberty Bonds is possible through the construction of these trenches in Central Park, the Record and Guide is heartily in favor of this use of park land, or upon any other public property conveniently located to the greatest majority of the city's population.

While it is manifestly true that other sites for these trenches might have been selected, a number of which offer equal, if not superior advantages of location

and scenic adaptation, none are situated so conveniently to the great mass of people that the Liberty Loan Committee is planning to reach through its propaganda for the Third Loan.

Should any part of the success of the forthcoming drive depend upon the publicity possible by means of this trench system, then the idea is an excellent one and should be encouraged not only by the city authorities but by every patriotic individual, taxpayer and all civic societies. Complete military success in this war is as yet altogether too far in doubt to permit anything being left undone that would have even a slight tendency to increase the possibility of ultimate victory.

The material damage likely to be done in Central Park, while costly, is negligible when compared with the broad scope of the benefits to be derived. The damage will not be irreparable, although it might require a year, or possibly two, to restore the North Meadow to its present beauty and usefulness. Yet the cost is relatively small. If the proposed trench system is responsible for an augmented sale of the third issue of Liberty Bonds, to the extent of only a million dollars, then the damage entailed to public property may well be looked upon in the light of excellent business. Furthermore, the Liberty Loan Committee represents the Federal Government in the business of raising war funds and its requests carry considerable weight.

If England was willing to permit the defacement of the Nelson Statue in Trafalgar Square by the posting of recruiting signs and other military advertising, should we, who are supposedly bearing equal burdens in this war, refuse permission to utilize a city park that is the property of the citizens and not of any individual or society? Central Park is not the sacred spot certain interests would have us consider it. Even were it so, is not the winning of this awful war the sacred and solemn duty of every citizen and society represented by this great municipality?

What our Nation needs at this time more than anything else is to be properly and thoroughly aroused. The population will not be awakened by what it reads or hears nearly so much as by the things it is able to see. The psychological effect of this projected system of trenches in Central Park will accomplish more for the success of the Third Loan in Greater New York than tons of printed matter, miles of posters or thousands of street corner speeches. We have to be shown, and an exhibition of this character will be of infinite value in enabling all to visualize something of the conditions under which our soldiers are living, and dying, in France.

War Gardens.

Probably one of the greatest benefits derived from the work of the Citizens' War Garden Committee last year was in its educational aspect. In cooperation with the Park Department more than nine hundred gardens were established on vacant lots throughout the city. At the highest estimate of the food value of the products of these "farms" it is unlikely that the amount of garden truck raised on them would have fed many people for any length of time or have materially reduced the cost of living to the millions of New Yorkers.

But there was much to be learned from these nine hundred object lessons scattered throughout the metropolis, especially by the young people, who are notably observing and quick to make practical application of what they have seen theoretically demonstrated.

Perhaps one of the best lessons brought home to the young farmers and their kin folks was the infinitely greater relish of fresh vegetables to the withered and half rotten variety, previously known to them as vegetating on truck carts and the shelving wastes of the outside displays at groceries and meat markets. Whoever has picked a juicy, ripe tomato in the early morning while the dew is still tangled in the

cobwebs on the vines and eaten it out there in the sunshiny garden gets a broader view of life on the spot. Nothing but the best of everything will do for him after that—if he can get it—and he surely is going to try.

There is much to be learned from watching the seeds sprouting and the stalks shooting up and the vines wriggling around on the ground or curling up the supports which a kindly hand has erected for them. These little delicate things grow big and strong and prolific because they have light and air and baths. The garden becomes a University of Sanitation.

It takes time, too, for maturity to come, and the growing things require unremitting care and the constant elimination of the disturbing and destroying Hunnish tribe—the Zeppelin-like worms and the U-bug violators of the vegetable world. There comes to the youthful observer in his unconscious study of these and other phenomena the value, relative and actual, of the food that sustains life. A peck of peas no longer means twenty cents paid over to a fat, green grocer; it means, also, months of labor, digging, planting, training, watering and, lastly, picking and taking home to the family pot, and then the eating with rare gusto because the flavor of fresh peas is good, but, better still, is the savor of things well done.

War gardeners who cooperated with the Park Department last year received free water permits and fire hydrant use, as well as ploughing and manuring advice. There were a good many failures last year because the young farmers were often overzealous and inexperienced. They need the guiding hand of maturity. If every ex-farmer's boy who dropped the hoe and the rake and the three-tined fork and has come into the city to plough up and down Broadway would volunteer to captain a company of these enthusiastic young war-time agricultural volunteers there would not be an empty plot in town that would not be cleared of goats and tin cans and smart-weed and be transformed into a prolific outdoor school, where new and better ideas of right living and fresh and health-giving vegetables would sprout up alongside of each other.

The city gardens might well become the recruiting stations for the country farms.

There will be two demonstration gardens in Union Square and Bryant Park this year, and booklets and plans on gardening can be had at these places or by mail from the War Garden Committee, Room 1000, Municipal Building, Manhattan. Get your permits early, and find out also why you should not plant potatoes, but why you should sow corn and beans, radishes and lettuce, and tomatoes, on city soil.

Every soldier on the Flanders front should have his gardener on a city lot.

Four-Family House Bill.

Editor of the RECORD AND GUIDE:

Permit me to call your attention to certain features of a report of the Real Estate Board in your last issue, referring to the Dowling Bill, which permits old residence buildings to be converted into tenement houses. The report emphasizes only the benefits which it is claimed will result from the passage of the bill. It entirely omits reference to many features of the bill which are of greater importance to the public than those which they cite.

It did not state that no provision was made for the fireproofing of the stairs and stair halls in such buildings. For more than twenty years firemen have constantly pointed out the serious menace to life which exists in this city because of the dangerous construction of stair halls in old-law tenement houses. In most of these houses the stairs and stair halls are of wood enclosed with stud, lath and plaster partitions. The result is that fire starting in the cellar sweeps almost instantly throughout the entire height of the building, cutting off all means of egress

except the fire escapes. Hundreds of lives have been lost in this city in recent years because of this dangerous type of construction. This bill proposes to add many thousands of buildings for tenement purposes with exactly the same type of construction. While these buildings may have been considered sufficiently safe for one family, they are deplorably unsafe for the use of four families.

The article made no reference to the fact that as such houses may be sixty feet in depth they will contain a space in the center twenty feet or more in depth for the lighting and ventilation, of which no provision is made. Such a space will, sooner or later, be used illegally for living purposes. It would not be possible for the Tenement House Department, with the numerous other duties it has to perform, to effectively prevent such illegal use.

It did state that: "Proper provision is made for fireproofing, for air shafts, for lighting and ventilation and for other details." How does the Committee reconcile this statement with the facts before mentioned? Is an air shaft containing only twenty-five square feet which may be only four feet wide, adequate for light and ventilation for a building fifty feet in height? It has been pointed out that the proportion which this air shaft bears to a building twenty feet wide and sixty feet deep is the same as that which a postage stamp bears to a large legal envelope.

There are other objections to the bill both as to form and substance which there is not space to develop. These criticisms are made in the interest of such of your readers as may seriously wish to get a fair view of the subject.

JOHN J. MURPHY.

The Housing Problem.

Editor of the RECORD AND GUIDE:

A challenge not only to the sound judgment, but to the idealism of the American business man, lies in what has come to be called the "industrial housing problem." Behind these matter-of-fact words is a world of vital significance affecting the greater, more efficient, more beautiful America, for which forward-looking men are beginning, in a large way, to plan.

The solution lies neither in sentiment alone nor in unmitigated business sense. It is comprehended, however, in that mixture of the two qualities which makes for the greatest social value and personal success in industry.

The practice of providing suitable homes for workers is in its infancy in America. England has solved the problem with characteristic British slowness and thoroughness. The war, however, has been the "Great Precipitator." The housing problem in the United States has been moved up at least a generation. Where yesterday it was with many industrial organizations a matter of sentiment or casual experiment, today it is a problem of grim necessity.

There is no need to point out the obvious fact that the competition for labor in the United States is stiffening daily. The appeals for conscription of labor, the efforts of manufacturers to prevent competitive bidding for labor, the general but usually mistaken complaint of labor shortage—all bear witness to this fact. Far more practicable than all the solutions thus far offered is proper housing.

Home ties mean contentment. If they do not they are not ties for long. They mean attachment to locality; they mean a vital interest in the community; they mean, most of all, a sense of security, which implies permanence, comfort and enthusiasm in one's surroundings.

The problem of housing, then, is, first of all, one for the employer. It is also one for the community, and particularly for those members of the community who profit most by its healthy, sound and consistent growth.

The new world contact which has been thrust upon us within the last few years brings an obligation to create a new, more beautiful, more efficient, more glorious America. The foundation of that America must be labor—

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. 310.—Can a man dispose of real property without the consent of guardian, appointed by the surrogate, of minor children?
C. O.

Answer No. 310.—The wording of this question is confusing in its present form and difficult to intelligently answer. If the property intended to be "disposed of" is that of an infant, the statute authorizing the sale of an infant's real property requires the application to be brought upon the petition of the general guardian or guardian of the property of the infant. The court is not bound, however, to appoint such guardian the special guardian to execute the conveyance. C. C. P., Sec. 2349.

Question No. 311.—Is it legal for a notary public, husband of one of the parties in a partition action, to acknowledge his wife's signature on quit claim deed?
F. C. M.

Answer No. 311.—There is no statute prohibiting a notary public from taking his wife's acknowledgment to her deed to which he is not a party, and while sometimes done it is not a practice generally approved by careful conveyancers.

well-paid, contented labor; and only such labor can be depended upon in the period of all-inclusive readjustments and reconstruction, which may be thrust upon us at any time by the end of the world war. Proper housing—housing that, no matter who the laborer or what his habits, creates the permanent home sense—will be an important determining factor in the situation.

We have built our nation by aid to homesteading farmers. One of our chief privileges and obligations today is to apply ourselves to the problem of adequately homing, not housing, labor to the future greatness and glory of America.

NOBLE FOSTER HOGGSON.

Business Readjustment to War.

The Chamber of Commerce of the United States will hold its sixth annual meeting at the Congress Hotel, Chicago, Ill., April 10, 11 and 12. The dominant note of the meeting will be "Business Readjustment to War."

The four critical questions of the day—financing the war, railroads, centralized control of industry, and shipping—will be considered from the two-fold point of view of filling the government's requirements, but with the minimum disturbance to private industry.

There are more than one thousand local chambers of commerce and commercial organizations comprising the membership of the National Chamber of Commerce, which includes even such distant bodies as the American Chambers of Commerce at Shanghai, the Philippines, Alaska, Hawaii, Buenos Aires, Rio de Janeiro, London, Paris, and some half dozen other cities abroad, and each of the 1,000 local members will be represented at Chicago by authorized delegates.

The resolutions of the meeting may truly be said to be an accurate and authoritative expression from American business, and the fullest possible measure of cooperation between business and the government may be expected to result. As in the past, the speakers will be men of national position.

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REAL ESTATE NEWS OF THE WEEK

Seventh Avenue Owners Enter Protest— Important Bills Considered At Albany

INTEREST is being focused on Albany, where a number of important measures are up for consideration. Some of these bills are of a constructive nature, while others, if enacted in law, would work untold hardship on real estate. The question of finding means for relieving real estate of some of its burden is engrossing a good deal of attention at the present time, the flat rate tax bill being one of the solutions and the imposing of a collectable tax on personalty another.

Chief Doyle, of the Bureau of Fire Prevention, made a new ruling, which meets the approval of Fire Commissioner Drennan. There has been created within the Bureau of Fire Prevention a separate board, to be known as "The Board of Review," this Board to consist of the Chief of the Bureau of Fire Prevention, Chairman; the Deputy Chief of Department, detailed to the Bureau of Fire Prevention; Deputy Chief, Bureau of Fire Prevention, Manhattan; the Supervising Inspector, and the Secretary to Fire Commissioner.

The duties of this Board are to hear and, if possible, promptly adjust all claims for modification, or, where justified, the rescinding of orders issued by the Bureau of Fire Prevention; to advise and counsel appellants, and thus, where possible, obviate the necessity of petitions and appeals to the Board of Standards and Appeals and the Board of Appeals, and when impossible to grant relief directly on account of the mandatory provisions of law to recommend the conclusions and findings of the Board of Review to such bodies.

As the practice stands now, owners, appellants and other parties affected by the rulings of the Bureau of Fire Pre-

vention have no redress except by appeals to the Board of Standards and Appeals and the Board of Appeals. This appeal to be effective requires in many cases that the appellant be represented before that Board with data and documentary evidence. This appeal necessitates loss of time, as well as money and frequently works a hardship upon the appellant, which it is the intention of the Board of Review to render unnecessary in the great majority of cases.

The Board of Review meets Tuesday, Wednesday and Thursday of each week, at half-past two o'clock, to hear complaints, investigate them at once by re-inspection, if necessary, and endeavor to promptly provide relief. The purpose of the Board as created shall be understood as a measure of efficiency, seeking to afford relief in all cases where conditions justify and the mandatory provisions of the law does not prohibit.

Last Thursday several important properties were put on the auction block. At the stand of Arthur C. Sheridan the Lexington Avenue Opera House was sold to the Manhattan Life Insurance Company on a bid of \$450,000. The judgment amounted to about \$520,000. The building, which is under lease to the Chicago Opera Association, measures 58 feet on Lexington avenue and 220 feet in 51st street.

At the Vesey Street Salesroom last Thursday a large crowd attended the auction sale of the holdings of the Loretta Corporation, which held title to the property owned by the Jarmulowsky family of bankers. Joseph P. Day conducted the sale. A detailed statement of the result of this sale will be found in the Second Section of this issue of the Record and Guide.

LEGAL NOTES AFFECTING REALTY

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

Broker's Compensation.

IN a broker's action for the reasonable value of his services in the sale of real estate the defendant defended on the ground that there was an express agreement as to the amount of the compensation. His actual claim was that this agreement was made after the broker had begun to render services under the original contract of employment. The Connecticut Supreme Court of Errors held, Jackson v. Lacy, 162 Atl. 584, that the burden of proof remained on the plaintiff throughout the case to prove by a fair preponderance of all the evidence that at the time of the original employment the parties were silent as to the amount of compensation, but the burden of proof was on the defendant to establish the claimed modification of the original contract; and judgment for the plaintiff was affirmed.

Specific Performance.

An owner by a bond for deed agreed to convey by a good and sufficient warranty deed, with usual covenants, immediately on receipt from the purchaser of the stipulated price, which the purchaser agreed to pay, performance to be on or before a specified date. In a suit for specific performance the Connecticut Supreme Court of Errors, Stierle v. Rayner, 102 Atl. 581, holds that the covenants of each party were mutual and dependent, demanding of each readiness and willingness to perform, and requiring as a condition of judicial enforcement or breach at the complaint of either such readiness and willingness on his part or a showing of sufficient excuse for their absence. "Readiness to perform" on the part of a property owner who gave bond for deed, to entitle him to specific

performance against the other party, was readiness to convey an unincumbered title on the date specified for performance, a time which he could not extend.

Purchase at Foreclosure.

The purchaser under mortgage foreclosure sale under power acquires only the mortgagor's estate, which, under a second mortgage, is the equity of redemption; and where the first mortgage is of record, and the second mortgage refers thereto, the purchaser takes subject to the first mortgage. If such purchaser pays off a prior mortgage he cannot credit such payment on the purchase price, and is not entitled to subrogation to the rights of the prior mortgage.—Brunette v. Myette, Rhode Island Supreme Court, 102 Atl. 520.

Recovery of Purchase Price.

In an action to recover a sum paid on account of the purchase price of land it appeared that the defendant agreed to convey a tract of land free from all incumbrances. The defendant's title was subject to a reservation, contained in all the deeds of conveyance since 1805, which excepted out of the tract conveyed a lot, "heretofore given and granted by a former owner of the land, for the purpose of erecting and building a schoolhouse thereon for the accommodation of the neighborhood." The New Jersey Court of Errors and Appeals holds, Rentler v. Ramsin, 102 Atl. 351, that this exception was an incumbrance on the land contracted to be conveyed, and that the plaintiff was justified in refusing to accept a deed for the land, to be conveyed subject to the exception, in execution of the contract, and was entitled to recover money paid on account of the purchase price when the contract was made.

George F. Johnson.

George F. Johnson, 77 years old, widely known New York City real estate operator and owner, died at his home, the Chatsworth Annex, 340 West 72d street, Wednesday morning as the result of a fall against a speeding automobile at 63d street and Broadway a week ago. Mr. Johnson was the only son of Frederick Johnson and Margaret Forrest Johnson, and a grandson of Lieutenant-Commander William Johnson, who was active in the war of 1812 as a commander of a United States man-of-war.

The Johnson family has been known for generations as big real estate operators in New York City. The father and grandfather dealt largely in tracts throughout Manhattan Island. Thirty years ago Mr. Johnson saw the coming growth of the city and bought large tracts in the Bronx, developed them and sold them at large profits. At the time of his death he was the president of the corporation which owns the Chatsworth Annex, at 72d street and Riverside Drive. He was associated with the Brady interests and with C. K. G. Billings in building office buildings.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 30 as against 35 last week and 30 a year ago.

The number of sales south of 59th street was 13 as compared with 17 last week and 10 a year ago.

The sales north of 59th street aggregate 17 as compared with 18 last week and 20 a year ago.

From the Bronx 14 sales at private contract were reported as against 12 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 360 of this issue.

Obtains Option to Buy.

Robert Schalkenbach obtained from 119-125 West Twelfth Street Company and Sidney P. Strongin an option to buy the six-story apartment house, now nearing completion, at that address. Mr. Schalkenbach paid \$10,000 on the contract, and title is to be taken any time within two years from the date of the issuance of the final certificate of occupancy of the premises by the Tenement House Department. The agreement stipulates that the buyer advance an additional \$7,500 prior to April 15, the total sum of \$17,500 to be used for the completion of the structure. The operation was started by William Lustgarten and work was halted on his disappearance last August. Up to that time the Metropolitan Life Insurance Company had advanced \$67,000, being part of the building and permanent loan of \$95,000 contracted for. The Metropolitan Life Company foreclosed its lien last month, the property being taken over at auction by the present selling company, which, it is said, represents material men. The structure occupies a plot 75x103.3 feet, and replaced the old Second United Presbyterian Church.

Banker Buys on Lenox Hill.

Payson McL. Merrill sold for Daniel F. Kellogg, 54 East 68th street, a five-story American basement dwelling, on lot 20 x 100 feet. The building was erected about five years ago from designs prepared by Donn Barber. Directly opposite is the residence of Percy Pyne, at the northwest corner of Park avenue. It is reported that the structure cost to erect, exclusive of the land value, about \$150,000.

Activity in Front Street.

Charles F. Noyes Company sold for Ida B. Harris to Kuhne-Libby Co., 53 Front street, southeast corner of Cuylers alley, a five-story loft building on a lot 22x70. The purchasers obtained through the same brokers a year ago the adjoining property, 51 Front street, and now control a corner plot of about

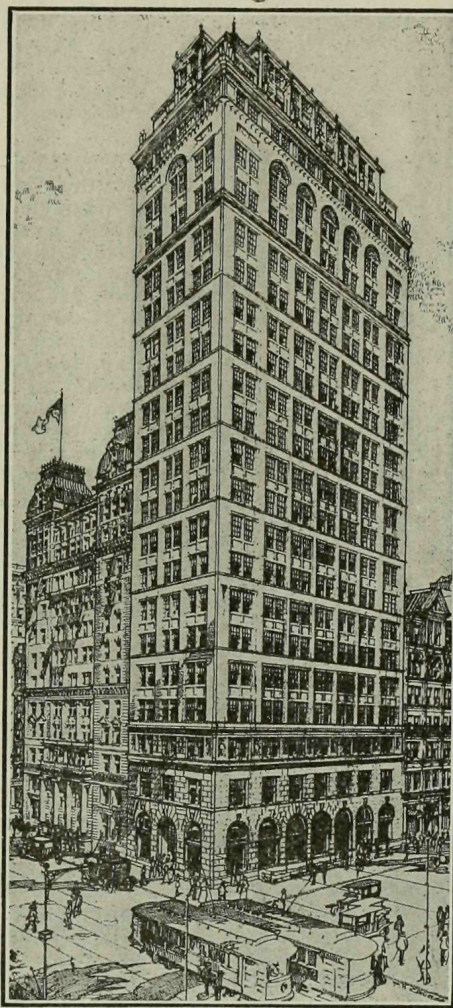
4,000 square feet at this point. As soon as leases expire the new building will be altered, the space added to the adjoining property and the entire premises used by Kuhne-Libby on account of the expansion of their business during the past few years. Title to 53 Front street has remained with the sellers for more than one hundred years and this is the first transfer of the property during this period. This sale emphasizes the purchasing of buildings by firms who have heretofore leased quarters on the lower East Side. Originally Kuhne-Libby Co. was located at 60 Water street, which building was sold by the Noyes Company to Young & Griffin Co., who afterwards resold to William R. Grace & Co. The transaction is the eleventh sale made by the Noyes Company for occupancy purposes in the same general neighborhood during the last few months. Salter & Steinkamp represented the seller and W. A. Beebe represented the purchasers.

Another Sale in Front Street.

Markham Realty Corporation, Clarence W. Eckhardt, president, bought through Horace S. Ely & Company, from Wolcott G. Lane, the five-story structure on a plot 40x92, at 46 to 48 Front street, located 51 feet north of Coenties Slip. The leases on the property expire next May. A couple of weeks ago the same company bought 128 Water street with an "L" to 81 Pine street; also the two loft buildings at 502 and 504 West Broadway.

Woman Investor Buys.

Fannie Schlesinger purchased from Frederick Brown, 1236 and 1244 Grand boulevard and Concourse, two five-story apartment houses, each on a plot 77.13 x104.8, located 230 feet north of 167th street. Each building is arranged for thirty families, with three, four and five room suites. The houses are fully rented at more than \$26,000 a year and were held at \$210,000. Herbert Freyman was the broker. This deal com-



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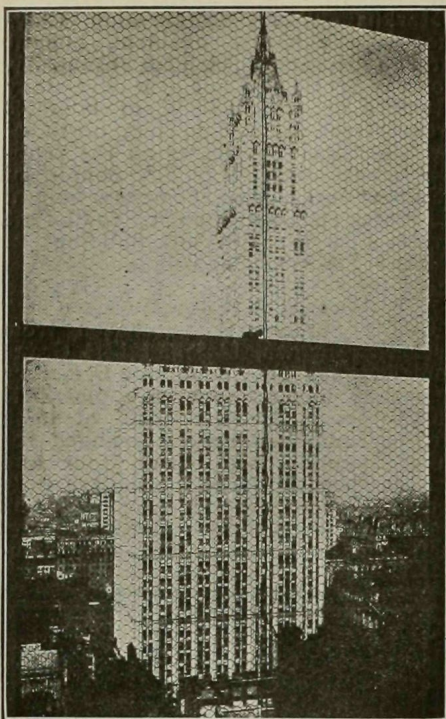
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pletes the resale by Mr. Brown of four similar structures acquired by him last January from Adelstein & Avrutine, the builders. The two other houses at 1220 and 1228 were resold by Mr. Brown on March 9 to the Irwin Realty Company. This deal involved properties in Manhattan, Bronx, Brooklyn, Bayshore, L. I., and Deal Beach, N. J.

Trade Involves About \$600,000.

Nason Realty Company, Max N. Natanson, sold to Julius Tishman & Sons the northeast corner of Broadway and 83d street, two five-story buildings, and a one-story building, the combined plot measuring 104 feet on Broadway and 114 feet in 83d street. The new owner contemplates the improving of the site with a tall apartment house. The seller bought the corner last September from the Peter Doelger Brewing Company, held at that time at \$400,000. In part payment the purchaser gives the six-story tenements with stores at 218 to 220 Division street, southeast corner of Clinton, 90 x 80 x irregular; the southwest corner of Sheriff and Broome streets, a six-story tenement with stores, on lot 25 x 75; also 162 West 80th street, a four-story dwelling, 23 x 100 feet, and 25 West 90th street, a five-story American basement house, 17 x 100 feet. W. S. Baker and H. J. Kantrowitz were the brokers.

Century Building Purchased.

Franklin Pettit bought the Century Building, 74 Broadway, through to 9 and 11 New street, between Exchange place and Wall street, from the Century Building Company, Peter Marie, president, which valued the property at \$1,500,000. The structure is twenty-one stories high, and occupies a plot fronting 45.6 feet on Broadway, 44.7 feet in New street, and has north and south lines of 112 and 117.2 feet, respectively. Lewis B. Preston, Inc., was the broker. The selling company erected the building in 1901 from plans by Bruce Price, who estimated the cost at \$900,000. The site was obtained in that year from Peter Marie, for \$1,100,000. The Title Guarantee & Trust Company made the building loan. Last year the property was assessed for \$1,250,000, of which \$950,000 was on the land.

Operator Buys in Bronx.

Frederick Brown bought from the Antremont Realty Corporation, representing Theodore T. Wood, the northwest corner of Anthony avenue and 176th street, a five-story apartment house on a plot 98x70x97x81 feet, having accommodations for thirty-two families; also 314 East Tremont avenue, near Anthony avenue, a similar building, with two stores, containing forty apartments, arranged for eight families on a floor. The site measures 66x87x80 x100 feet. The houses were erected by Henry Cleland. They are fully tenanted, the rent roll being about \$25,000 annually. They were held at \$210,000. Arthur Knox and Julius H. Zeiser were the attorneys. From the Sirius Realty Company, of which Mr. Wood is president, Mr. Brown bought the two five-story apartment houses, occupying the block front in the east side of Faile street, between Westchester avenue and 165th street. The 165th street building accommodates twenty-seven families and contains seven stores, and occupies a plot 82x100 feet. The Westchester avenue building is arranged for twenty-eight families with three stores, and measures 91x100xirregular. The buildings are completely rented, the rent roll aggregating about \$33,000. They were held at \$260,000. Alexander Selkin and David Mintz were the brokers.

Edgecombe Avenue Deal.

J. J. Schwartz and F. Hauben sold for the Hanover Mortgage Company, 180 Edgecombe avenue, at the junction of Bradhurst avenue and 142d street, a six-story elevator structure, having frontages of 190.4, 20.3 and 188.9 feet, respectively. The north dimension is 72.2 feet. The structure accommodates thirty-six families, and rents for about \$21,000 a year. It was held at \$190,000.

Dyckman Street Apartment Sold.

Nehring Brothers sold for Virginia S. Haddock to Ennis & Sinnott, 114 and 116 Nagle avenue, a twenty-five family, new-law apartment house with stores, on plot 40 x 130 feet, adjoining the corner of Arden street. In part payment the purchaser gave 303 to 307 West 139th street, three three-story private dwellings, on plot 51 x 100, recently acquired from May McFarland. The Nason Company resold to Jay Herman, 162 West 80th street.

Sale in Seventy-second Street.

Daniel B. Freedman bought from George C. Kobbe, as attorney for the Home for Incurables, the four-story dwelling at 131 West 72d street, on a lot 22x102.2 feet, assessed at \$51,000. L. J. Phillips & Company were the brokers.

Sale in Ninety-seventh Street.

Joseph P. Day sold for Mary J. Ward, 115 West 97th street, and for William J. Wilkie, 117 West 97th street, two four-story dwellings on a plot 31.6x100.11, to Henry J. Hemmens.

Manhattan.

South—of 59th Street.

ESSEX ST.—Lawyers' Mortgage Co. sold to Joseph G. Fenster, 167 Essex st, a 5-sty tenement, with stores, and a 3-sty house in rear, on lot 25x87.6, between Houston and Stanton sts.

GREENE ST.—Charles F. Noyes Co., with Bastine & Co., sold for Greenwich Savings Bank to Hart & Zugelder 137 and 139 Greene st, a 6-sty store and loft building, on plot 36.10x100.

MADISON AV.—A. H. Mathews sold for Lawyers Title & Trust Co. to B. F. Romaine the premises at 160 Madison av, on plot 24.7x95.

SOUTH ST.—Charles F. Noyes Co. sold, for about \$185,000, for E. N. Chapman, E. D. C. Chisolm and Edgar D. Pouch to Joseph F. Cullman, who represents Cullman Brothers, H. Duys & Co., Inc., and E. Rosenwald & Bro., the 8-sty warehouse building at 84 and 85 South st, on plot measuring 7,700 sq. ft. and containing 70,000 sq. ft. of storage space.

SPRING ST.—Charles F. Noyes Co. sold for Mutual Life Insurance Co. to New York Cordage Co. 113 and 115 Spring st, a 5-sty iron-front store and loft building covering lot 37.6x100, between Mercer and Greene sts. The building will be extensively altered by the purchaser and occupied entirely for its business.

42D ST.—Edward B. Renwick sold to William Volk the 5-sty commercial building with stores at 148 and 150 East 42d st, on plot 41.8x98.9, between 3 and Lexington avs, which he has owned since July, 1898.

48TH ST.—Phillip B. Thompson sold the 5-sty dwelling at 10 West 48th st, on lot 25x100.5, near 5th av.

58TH ST.—John Reisenweber bought from Emma R. Fischer the rear part of 304 West 58th st, on plot 21x42.1, a 2-sty building, part of his restaurant at the southwest corner of 8th av and 58th st, for \$20,000.

AVENUE A.—357 West Twenty-third Street Corp., John J. Gillen and James S. Maher, sold the 6-sty flat, on plot 40x100, at 1239 Avenue A to M. Lippman through J. Loeb.

North—of 59th Street.

62D ST.—David Lion sold for Marion G. Singer two 5-sty tenements at 229 and 231 West 62d st, between Amsterdam and West End avs, to F. Passantine for investment. The sellers took back a \$26,000 5% 15-year amortized purchase money mortgage.

68TH ST.—Payson McL. Merrill Co. sold for Daniel F. Kellogg 54 East 68th st, a 5-sty dwelling, with elevator, on lot 20x100.5, near Park av. The house was built by the seller and, with the land, cost about \$150,000.

72D ST.—L. J. Phillips & Co. sold for Home for Incurables to Daniel B. Freedman 131 West 72d st, a 4-sty dwelling, on lot 22x102.2, near Broadway.

76TH ST.—Slawson & Hobbs sold for Mrs. William A. Spies her residence at 147 West 76th st, a 4-sty house, on plot 20x55x102.2, which she owned since 1906.

87TH ST.—Louis Jacobs sold for Mrs. Ada Hawkins her residence at 514 East 87th st, a 3-sty dwelling, on lot 18x62, to George Blumler. The property was owned by the seller since 1884.

97TH ST.—Joseph P. Day sold for Mary J. Ward 115 West 97th st, and for William J. Wilkie 117, adjoining, two 4-sty houses, on plot 31.6x100.11, to Henry J. Hemmens, who has represented the New York Edison Co. in some of its purchases.

101ST ST.—Sol Freidus purchased from Nat-sim Corp. 121 and 123 West 101st st, a 6-sty flat, on plot 31.8x100.11, between Columbus and Amsterdam avs.

103D ST.—James H. Cruikshank resold to William A. Sinclair the 5-sty single flat at 131 West 103d st, on plot 18.9x100, between Columbus and Amsterdam avs. Frank L. Fischer & Co. were the brokers.

119TH ST.—Goodwin & Goodwin sold for Isidore Ollendorg to Leo Freedman the 3-sty private dwelling at 135 West 119th st on lot 20x100.

128TH ST.—Melton Realty Corp. sold 79 to 83 East 128th st, two 6-sty new law houses, on plot 60x99.11, adjoining the northeast corner of Lenox av.

What a Six-Cent Fare Will Mean to Real Estate Owners

Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

EVERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is two-fold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

THEODORE P. SHONTS, President

Interborough Rapid Transit Company

New York Railways Company

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142D ST.—Harry Sugarman sold for E. F. Nicholas 66 West 142d st, a 5-sty double flat, occupied by negroes, on lot 25x100, near Lenox av. It was purchased for all cash.

MT. MORRIS PARK.—Frederick Brown re-sold the 4-sty dwelling at 14 Mt. Morris Park West, on lot 25x100, adjoining the Harlem Presbyterian Church at the southwest corner of 122d st, which he recently acquired from Alicia L. Laird. The new owner is Dr. Charles B. Broder, president of the King Solomon Hospital. Porter & Co. were the brokers in the sale.

Bronx.

FAILE ST.—Frederick Brown bought from Sirius Realty Co. the east side of Faile st, between Westchester av and 165th st, two new apartment and store buildings, respectively 82x100 and 91x100xirreg., held at \$260,000, through David Mintz and Alexander Selkin and Arthur Knox.

GLOVER ST.—Davis Brown sold to Frederick Brown, operator, 1438 Glover st, a 2-fam. house.

MARRIN ST.—Martonbert Realty Corp. sold to John Ward, of Brooklyn, for investment the eleven 2-fam. houses, on plot 200x100, located on Marrin st and Balcom av, which the sellers acquired about four months ago. In part payment the buyer gave the business building, on plot 25x119, at the northeast corner of New Utrecht av and 74th st, Brooklyn, and a 3-sty apartment, on lot 25x100, on Bay 23d st. The Bronx property was held at \$45,000. Aaron Klein was the broker in the sale. Timme & Knoepke, as attorneys, represented Martonbert Realty Corp.

SIMPSON ST.—Nason Realty Co., Max Natanson, president, purchased 948 to 956 Simpson st, three 5-sty apartment houses, each on plot 40x111, adjoining the northeast corner of 161st st.

165TH ST.—I. Lester Wood purchased from Frederick Brown, operator, the 1-sty building at the southeast corner of 165th st and Intervale av, with 5 stores, on lot 20x86x25x87.

168TH ST.—Bryan L. Kennelly, as broker, sold to Daniel H. Jackson, operator, 414 East 168th st, southwest corner of Brook av, a 4-sty tenement, on lot 40x100.

183D ST.—McLernon Brothers sold for Mrs. Elizabeth Campbell to P. J. Durkin her residence at 102 West 183d st, southwest corner of Loring pl, a 3-sty frame house, on plot 50x100. In part payment he gave 10 North Terrace av, Mount Vernon, a private house, on plot 40x100.

BEACH AV.—Davis Brown sold to Frederick Brown, operator, 1471 and 1473 Beach av, 2-fam. houses.

HUGHES AV.—Charles F. Deshler purchased from Universal Savings Bank the 2-fam. house at 2418 Hughes av, on lot 24.8x87.6.

ONEIDA AV.—Anthony Avenue Realty Co. sold to William J. Frey the property in the north side of 236th st, 250 ft. east of Oncida av.

ST. LAWRENCE AV.—River Realty Co. sold the dwelling at 1220 St. Lawrence av to Henry F. Sparr.

Brooklyn.

BAY RIDGE PL.—Frank A. Seaver & Co. sold the 1-fam. brick house at 20 Bay Ridge pl for F. M. Fanning.

DECATUR ST.—Realty Associates sold to Mrs. Sarah Kaplan, through Frank Krefetz, the 2½-sty brick dwelling at 327 Decatur st.

GARFIELD PL.—Charles E. Rickerson sold 229 Garfield pl, corner of Polhemus pl, a 3-sty and basement brownstone dwelling, on plot 22x65x80, for William J. Weller.

REMSEN ST.—Brooklyn Bar Association bought as permanent quarters 121 and 123 Remsen st for \$33,000. Alterations will be made, and it is expected that the Association will occupy it about June 1.

STANHOPE ST.—R. A. Schlesing sold for Margaretha Prokob the 6-fam. brick house at 228 Stanhope st to Frederick H. Depembrock.

STEBEN ST.—Geo. R. Read & Co. and Samuel Adler sold for Surety Realty Co. and Abraham Stern the two 2-sty brick buildings at 12 and 14 Steuben st, between Flushing and Park avs, on plot 50x100, to Wallabout Basin Storage Co.

UNION ST.—John Pullman Real Estate Co. sold to Catherine Volpe 701 Union st, a 4-sty tenement, on plot 30x100.

13TH ST.—Pall & Mackin sold 26 Bay 13th st to R. Piscitelle for cash.

50TH ST.—Realty Associates sold to Mrs. Katherine Glackin the 2-sty 2-fam. house at 1147 50th st.

50TH ST.—Realty Associates sold to William Atanasio the 2-sty 2-fam. house at 1149 50th st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold at Mapleton Park for Anna R. Popkin the 1-fam. semi-detached dwelling at 2150 66th st, and a similar dwelling at 2075 66th st to Abraham Marcus.

75TH ST.—Frank H. Malone as broker sold the 1-fam. semi-detached dwelling with garage at 53 75th st for Boyd Realty Co., to John Classen.

81ST ST.—Harry Silverman purchased from K. & G. Realty Co. the dwelling, just completed, at 1948 81st st. The adjoining house 1952, was sold to his brother, Isidor Silverman, through Joseph Gans.

BAY RIDGE AV.—Realty Associates sold to Edward Fox the 2-sty brick 2-fam. house at 217 Bay Ridge av.

FLATBUSH AV.—D. Scheffer sold to client of McInerney Klinck Realty Co. the 3-sty brick and apartment house at 106 Flatbush av, on plot 20x80.

RIDGE BLVD.—Frank H. Malone, as broker, sold the dwelling at 8302 Ridge Blvd, on plot 80x102, at the southwest corner of 83d st and Ridge blvd, for the estate of William L. Dowling. The property was held at \$25,000.

5TH AV.—Tutino & Cerny sold for the O'Brien estate the 4-sty store and apartments, on lot 20x100, at 4905 5th av.

17TH AV.—Meister Builders, Inc., sold 8413 17th av, a 2½-sty frame cottage on plot 20x80.

Queens.

COLLEGE POINT.—H. M. Krampo sold to W. A. Baumert a plot 50x100 ft. in the west side of 13th st, 150 ft. south of 6th av.

ELMHURST.—E. Barrymore sold to A. E. Dewhurst the dwelling and plot, 40x100, in the east side of 20th st, 458 ft. north of Laurel Hill blvd.

FAR ROCKAWAY.—W. A. Colton sold to Cornaga Garage, Inc., a plot, 95x111, at the southwest corner of Cornaga av and Rockaway turnpike.

FAR ROCKAWAY.—S. A. Conklin sold to Hewletts Gardens Co. a plot, 86x106, on the east side of Oak pl, 450 ft. south of Mott av.

FLUSHING.—A. M. Wangler sold to A. Yarnell the dwelling and plot 50x148 on the north side of Madison av, 303 ft. west of Percy st.

FOREST HILLS.—Cord Meyer Development Co. sold to Rev. J. R. McLaughlin the plot 25x130 ft. on the southeast side of Portsmouth pl, 89 ft. northeast of Austin st.

GLENDALE.—Stier-Bauer, Inc., sold to T. Damm the dwelling in the south side of Linden st, 180 ft. east of Fresh Pond rd.

JAMAICA.—M. E. Bradford sold to A. E. Blossom the plot, 90x218, at the southeast corner of Midland Parkway and Henley rd.

KEW.—A. W. Frank, treasurer of Gaston, Williams & Wigmore, purchased a Colonial dwelling with grounds in Quentin st.

RICHMOND HILL.—Walter E. Blythe bought from John Bruns the cottage and two lots at 60 Chestnut st. W. R. Williams & Son were the brokers in the sale.

RICHMOND HILL.—John Donaldson Roman Stone Co. sold to Keiner-Williams Stamping Co. a plot 50x103, at Jamaica av and 123d st.

RICHMOND HILL.—W. H. Wade sold to F. Rothamel, Jr., the dwelling and plot, 50x100, on the east side of Grant av, 250 ft. south of Cleveland av.

RIDGEWOOD.—Paul Stier, Inc., sold to J. J. Wynn the dwelling on the north side of Van Cortlandt av, 160 ft. east of Buchman av.

RIDGEWOOD.—J. Heeger sold to F. Gang a plot 100x103 at the northeast corner of Myrtle av and Fosdick av.

Richmond.

GREAT KILLS.—J. Sterling Drake sold for Daniel G. Whitlock his residence at Great Kills, corner Mansion and Bay View avs, on plot 100x165, to Mrs. Louise S. Mueller.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Staten Holding Co. a new dwelling on the north side of Myrtle av to Frank A. Lapiedra.

WEST NEW BRIGHTON.—Moffatt & Schwab sold for Timothy F. Santry of Manhattan to Mrs. Hugo John Lutz of Battery View Park, the dwelling at 421 Oakland av, West New Brighton, on plot 50x115.

Nassau.

GREAT NECK, L. I.—G. Smith Stanton sold to a Bridgeport munitions manufacturer for development, with a fine estate, the late Edward Morgan's, 28 acres at Great Neck, L. I., for \$1,500 an acre. He plans to build one of the finest residences on the North shore. The estate is in the section which includes the Vanderbilt, Phipps, Payne Whitney and Grace residences.

GREAT NECK.—Mrs. M. J. Dyson, Jr., purchased from the Great Neck Shores Corp. a Dutch Colonial house at Grenwolde, with an acre of ground, and including right of way to the beach and water, and use of the casino and tennis courts, provided exclusively for residents of Grenwolde.

GREAT NECK.—Henry McMeans purchased from F. W. Jones, Jr., a 12-room stucco residence and garage at Kensington, which he occupied under lease.

Suffolk.

PATCHOGUE.—Norman Butler sold to Samuel Eichen a tract of about 8,000 lots, known as Patchogue Manor and Canaan Lake. The property was purchased by Mr. Butler from Patchogue Holding Co., August Eimer, president, through Irving H. Wolfe.

Westchester.

RYE.—Charles Field Griffen & Co. sold for estate of George C. Park a tract of 17 acres of vacant land on Park av. The buyer is Samuel McClelland, who will develop the property.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for C. Reed Newcomb his property at Greenacres to George T. Hastings.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a plot on Greenacres av.

WHITE PLAINS.—Robert E. Farley Organization sold in conjunction with William E. Morrell, Inc., a house on Alexander av, Battle Hill Park, to John J. McGovern.

WHITE PLAINS.—Griffen, Prince & Ripley sold for Miss Sara Campbell the property at 46 Waller av, consisting of a private dwelling and garage, on lot 100 ft. front, to William L. Leeney of the firm of Genung, McArdle & Leeney.

WHITE PLAINS.—Robert E. Farley Organization rented the Kinsey house on Prescott rd, Prospect Park, to Kenneth B. Muller, of Connecticut.

YONKERS.—Robert E. Farley Organization sold for Parkview Realty Co. a house in Wickes av, Nepperhan Heights, to W. Weller of White Plains, who will occupy.

YONKERS.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, two plots at Nepperhan Heights, to E. S. Miller.

Out of Town.

EAST ORANGE, N. J.—Edward P. Hamilton & Co. sold for George H. Willis the residence at 63 Evergreen pl.

FOREST HILL, N. J.—Louis Schlesinger, Inc., sold to Kravant-Mayzel Co., the plot of ground 297, 299 and 301 Mt. Prospect av, south of 2d av, measuring 75x150.

HARTSDALE, N. Y.—Scarsdale Etsates sold Terrace Lodge, formerly the Greenacres Tea House, to Professor Dixon R. Fox of Columbia University.

RECENT LEASES.

Girl War Workers to Have Club.

Right Rev. Michael J. Lavelle, V. G., of St. Patrick's Cathedral, leased 641 Lexington avenue, a four-story and basement building on a plot 25x100, adjoining the northeast corner of 54th street, from Samuel Woolverton, as trustee of the Estate of Anne E. Cairns, for the purpose of coordinating the assistance girls are rendering under the guidance of the New York War Council. The property is known as Victoria Hall. Douglas Robinson, Charles S. Brown Company were the brokers.

Ice Rink to Be Theatre.

Crystal Carnival Ice Rink, at Broadway and 95th street, has been leased to the newly formed Kennedy Theatres, Inc., Aubrey M. Kennedy, president. The property is a part of the market which Vincent Astor erected. It will be remodeled, from plans by William J. Massarene, into a theatre primarily for the convenience of the restaurant of Thomas Healy, who is treasurer of Kennedy Theatres, Inc. It will be known as the Symphony Theatre, and will open about May 1. It will have no balcony or gallery. Seating arrangements for about 1,200 have been provided on the main floor, and also a mezzanine tier of boxes to accommodate about 300 people. The interior of the building will measure 75 x 150 feet, though the entire ground plan, including executive and other offices, covers a plot 150 x 200 feet.

Manhattan.

THOMAS F. BURKE leased the stable building at 441 to 443 East 19th st for Metropolitan Savings Bank to Oscar Hammerstein for storing theatrical scenery; also apartments at 461 West 49th st for C. M. Hendricks.

BUTLER & BALDWIN, in conjunction with Cammann, Voorhees & Floyd, as agents, rented for Mrs. F. N. Goddard the 5-sty dwelling at 132 East 36th st to Dr. Albert E. Sellenings.

CROSS & BROWN CO. leased floor space at 229 West 28th st to Leopold Sonn & Brother; space at 98 Bleecker st to Hyman Sakalov; at 343 Broadway the 2d and 3d lofts to E. B. Sudbury & Co. and the 4th loft to Clark & Gibby; the building at 514 West 19th st, between 10th av and Marginal st, to P. H. Keahon, Inc.; the 5th loft at 513 Broadway to Mintz & Hollub; the 4th loft at 349 Broadway to Russell Manufacturing Co.; the 4th and 5th lofts at 58 Reade st to United States Rubber Co. for William C. Walker's Sons; at 261 Canal st the 1st loft to Stransky Manufacturing Co., Inc., and the 4th loft to Arthur F. Smith; the 3d loft at 603 Broadway to Gordon Brothers, and at 345 Broadway the 3d loft to J. & M. Wolf, and at 311 Broadway the 1st loft to K. & S. Nicola, and renewal of the store lease at 349 Broadway to Charles Chipman Sons Co.

CROSS & BROWN CO. leased floors at 794 to 798 10th av to French Sheet Metal Works; at 245 West 55th st, to Lobell-Aborn Auto Co.; at 141 5th av, to Adams-Chester Co., with Harris & Vaughan, to Manufacturers' Clearing House; with Charles G. Keller at 140 West 36th st to Le Jure Products Co., and at 102 and 104 5th av to Joseph W. Hobson, Jr.

CUSHMAN & WAKEFIELD, INC., leased offices in the new 20-sty Equitable Trust Building to International Portland Cement Corp.; also at 50 East 42d st to William Paul Buchler and to Industrial Fuel Corp.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 30 Church st to Van Blerck Motor Co.; also offices at 50 East 42d st to Charles S. Thorne, and in the new Equitable Trust Building to Gasoline Engine & Equipment Co.

DUROSS CO. leased for Batavia & New York Wood Working Co. the property at the northwest corner of Greenwich and West 10th sts to A. J. Coccaro & Co.; also, for William C. Orr the store and basement at 671 Hudson st to John J. Felin & Co., and the store at 92 Horatio st to Samuel Baum & Co.

DUROSS CO. leased for Charles F. Noyes Co., agents, the 2d floor at 296 Broadway, running through to Manhattan alley, to Warren Products Co.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 64 East 86th st to Beals C. Wright; an apartment at 122 East 82d st to Kenneth D. Loose, and at 122 East 76th st apartments to E. I. McDowell, G. Willis Peters, Jr., and I. F. Lockwood.

DOUGLAS L. ELLIMAN & CO. leased for M. Burns O'Brien to Arnold Shop, Inc. the store at

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113 West 47th st; also for Halsey & Flint to Anna L. Robbins the duplex store at 21 East 48th st for George F. Parsons to Dr. Stephen Polahoff the 1st floor at 13 West 42d st, and for S. A. Cunningham, agent, to Dr. C. N. Haskell of Bridgeport, Conn., offices at the northwest corner of Madison av and 38th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 270 Park av for Vanderbilt Avenue Realty Co. to Mrs. H. P. Carolan, and in conjunction with A. E. Schermerhorn a large duplex to Mrs. James C. O'Connor; also an apartment at 755 Park av, corner 72d st, for Park Avenue Operating Co. to Sherburne Prescott; also an apartment at 122 East 82d st for Capt. David Dows to Samuel M. Holliday; an apartment at 383 Park av for Clarence Payne to Mrs. R. B. Saportas; at 116 East 58th st, with an extension from the owner, for Mrs. Cornelia Le Roy to Hugh J. Pritchard; at 414 Madison av for Thomas Blagden to Joseph L. McManus; and at 830 Park av, corner 76th st, to Mrs. George J. Whelen and Howard Bayne; at 969 Park av, corner 82d st, to Mrs. Jesse Hoyt and Charles Myers; at 116 East 58th st to Lewis Bigelow.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 64 East 86th st for Samuel A. Herzog to Beals C. Wright; also an apartment at 122 East 82d st for Capt. David Dows to Kenneth D. Loose; also at 122 East 76th st for John I. Downey to E. I. McDowell and G. Willis Peters, Jr., and Isaac Ferris Lockwood; and renewed the following leases from next October: at 40 Central Park South for Mrs. Jacob G. Schurman to Dr. Harold Fries; at 122 East 76th st for John I. Downey to Irving G. Knox; at 116 East 58th st for Dr. Brainerd H. Whitbeck to Mrs. S. E. Morrell; and at 122 East 82d st for Capt. David Dows to Peter E. Farnum and George L. Hunter.

GOODALE, PERRY & DWIGHT, INC., leased to Charles W. Ackerman the store at 208 5th av, running through to 1128 Broadway.

GOODALE, PERRY & DWIGHT, INC., leased the basement store at 137 West 23d st to Safety Machine Corp.; a floor at 116 East 28th st to Winslow & Tandler; also the garage at 176th st and University av for Joseph Del Genovese and Farmer's Loan & Trust Co. to University Garage Co.

GOODALE, PERRY & DWIGHT, INC., leased the building at 535 Lexington av to M. T. Story; also a floor at 42 East 23d st to Sterling Embroidery Co. and space to J. Quattrocchi and the store and basement at 167 Columbus av to Elizo Estebetz.

A. A. HAGEMAN leased the basement store at 57 West 10th st to H. Ward & B. Podyen; the 2d loft at 23 West 35th st to Samuel Klarr and Joseph Stahl, and the store at 345 West 54th st to Detroit Auto Radiator Co.

A. A. HAGEMAN and Eugene A. Walsh leased the old Everard Brewery property, 8 to 12 East 135th st, through to 5 to 9 East 134th st, on a plot 100x199.10, consisting of a 1-sty, 2-sty and 6-sty building. The property has been leased for 21 years to Andrew Davey, Inc., wholesale and retail grocers, who will occupy the property as a warehouse.

M. & L. HESS, INC., leased space on the 5th floor at 114 and 116 East 16th st to M. Gernsheimer; also space on the 2d floor at 27 to 35 West 24th st to H. Goldman; also space at 138 and 140 West 17th st to Cohen & Klein.

M. & L. HESS, INC., leased space on the 5th floor at 164 5th av to M. Horn; also in conjunction with Bastine & Co. the 5th floor at 7 and 9 West 18th st to B. Kupferberg.

HENRY HOF leased for E. S. Williard & Co., agents, the loft at 121 West 17th st, to Specification Brush Co.

HENRY HOF leased for Charles Hoffman and Gerson Robinson the 3d loft in the building at the northeast corner of 31st st and 1st av to Chesterfield Furniture Co.

HOUGHTON CO. leased for Frank C. Moore the 3-sty dwelling at 387 West End av to Henry M. Deer.

HOUGHTON CO. leased for Dr. Edward E. Tull, represented by H. M. Lewy, the 4-sty dwelling at 119 West 80th st to Nellie Conroy for 5 years.

JAMES KYLE & SONS rented for James Brannan to Otto Schultz's Sons the store and basement at 726 Lexington av.

JAMES KYLE & SONS rented the building at the Northeast corner of Lexington av and 64th st for E. L. Kalish.

SAMUEL H. MARTIN leased for Rose Cahen the store and basement at 2173 8th av to Otto Hinrichs.

SAMUEL H. MARTIN leased for Elizabeth Rogan the 4-sty dwelling at 120 West 64th st to Florence Atwood.

A. H. MATHEWS leased for Douglas Robinson, Charles S. Brown Co., agents, 1st loft at 375 to 377 West Broadway, through to 71 to 75 Wooster st, to Graff Furnace Co.

CHARLES F. NOYES CO. leased for Carstein & Lennekin, agents of the Park Row Building, for three years, a large suite of offices on the 25th floor to Commonwealth Chemical Corp.; the 12th floor at 1 Wall st to Caracanda Brothers, and the 3d floor at 25 Pine st to Robert A. Munro & Co.

CHARLES F. NOYES CO. leased for its own occupancy the 6th floor at 92 William st, where a force of approximately fifty employees will be quartered. This lease is of interest because of the fact that the company was the first tenant to move into this building fifteen years ago.

CHARLES F. NOYES CO., in connection with Charles B. Walker, leased the building at 125 White st, recently constructed, for Mrs. M. E. Bristol to Stillwell & Gebelin at an aggregate rental of about \$20,000.

CHARLES F. NOYES CO. leased for American Type Founders Co. the store and basement at 139 to 145 Lafayette st, corner of Howard st, to Hercules Electric Steel Co., at an aggregate rental of about \$30,000; the 5th floor of the building at 197 to 201 Grand st for E. K. S. Lorillard to I. X. L. Machine & Tool Co.;

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floor at 7 Dutch st for estate of John J. Murphy to Royal Gasket & Packing Co., and space at 72 and 74 Beaver st to William Strohofer.

CHARLES F. NOYES CO. leased for Crex Realty Co. two buildings at 130th st and Harlem River to Saul Fink; also 3 floors at 70 Pine st to Kensley Milbourne Co.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Greene Cananea Copper Co., Goodale & Hanson and Scandinavian-American Shipping Corp.; also office space at 170 Broadway to Joseph Brewster, R. M. Faries, W. B. Hopping and Brande & McDonnell.

THOMAS J. O'REILLY leased at 51 Chambers st offices to David Dobson, United States of America for Public Information Commission, Enrique de Lascrain & Miguel Gutierrez Urquiza, H. Frank, Romeo R. Bonconi, John A. Dyer, Godman, Werner & Taylor, John Halleran, David Steckler, Kronfeld, Trackman & Robbins and Miller & Dunne.

THOMAS J. O'REILLY leased the store, basement and loft at 160 to 166 Monroe st, 25,000 sq. ft., to Mager & Newman Tinware Co. at a total rental of \$50,000.

THOMAS J. O'REILLY leased for estate of Robert E. Westcott lofts in the building at the southwest corner of Broadway and 110th st to the Seventh Church of Christ, Scientist.

PEASE & ELLIMAN leased for George Backer, Arnstein & Levy to Paul Schwartz the 5-sty dwelling at 24 West 76th st, between Central Park West and Columbus av; also an apartment, furnished, at 456 Riverside dr for Mrs. M. Lloyd to Mrs. C. A. Landeck; one, furnished, at 310 West 97th st for Mrs. M. J. Clark to L. F. Becker; one at 294 Central Park West for Howard M. P. Murphy to Alfred C. Spencer; and one at 219 West 81st st for Mrs. E. N. Huggins to Mrs. Amelia Coronado.

PEASE & ELLIMAN rented apartments as follows: at 21 East 57th st, to Mrs. M. E. Bacon and Hannah Boormum; at 21 West 58th st, to A. J. Bodker; at 100 West 59th st, to Mrs. H. I. Price and Joseph Eddleman; at 144 East 36th st, to Mrs. L. A. Hills; at 30 East 60th st, to Miss A. Pollack; at 178 East 70th st, to Miss Rachel H. Powell, and at 1000 Park av to Paul E. Beck.

PEASE & ELLIMAN leased for Wester Mercer Corp. to Samuel Machover the building at 113 and 115 Mercer st.

PEASE & ELLIMAN leased a loft, 66x100, at 6 West 57th st to National Association of Women Sculptors and Painters, and a loft at 22 West 15th st to Siems Co.

PEASE & ELLIMAN leased for Mrs. Walter Wesendonck to the Misses Eliotte and Mary W. Little the 3-sty dwelling at 311 West 103d st, between West End av and Riverside dr; also for Heil & Stern, as agents, a loft, 75x100, at 43 to 47 West 26th st to J. K. Rishel Furniture Co.; and the store in the newly completed building at 144 West 57th st to Encyclopedia Britannica Corp.

PEASE & ELLIMAN, with Douglas L. Elliman & Co., leased to Francis L. Hine, president of First National Bank, an apartment at 270 Park av, containing 18 rooms and 6 baths.

PEASE & ELLIMAN leased for J. Brady a loft, 75x100, at 22 to 26 West 15th st to the Siems Co.; for Mrs. Augustus B. Field to Emma B. Hopkins the 4-sty dwelling at 66 East 80th st, between Madison and Park avs.

PEPE & BRO. rented, furnished, for N. M. Cummings, two apartments at 128 Washington pl to A. Carrington.

L. J. PHILLIPS & CO. leased offices at 37 and 39 Liberty st to H. W. Schaefer & Co., Cotton & Co., Inc., of Buffalo, and Charles H. Burke.

L. J. PHILLIPS & CO. leased for George F. Anger to James Butler, Inc., the store at 500 Hudson st; and for Elsa R. Webster the store at 626 Hudson st.

L. J. PHILLIPS & CO. leased apartments at 924 West End av to L. Dargin and Lawrence R. Kerr.

L. J. PHILLIPS & CO. leased for the 112th Street Corp. the three 5-sty flats at 125 to 140 West 112th st; and apartments at 63 West 70th st to Lillian M. Goodwin, Mrs. Albert Bruce, Joseph St. Mary, Robert Echevarria and Norman S. Rose.

L. J. PHILLIPS & CO. leased the dwelling at 62 West 92d st to Mrs. Sarah Feinberg; also an apartment at 255 West End av to W. B. Edson; and a loft at 250 West 108th st to Nippon Athletic Club.

L. J. PHILLIPS & CO. renewed leases in The Langham, 135 Central Park West, to S. R. Kaufman, M. L. Woolf and Mrs. Jesse Rosenthal.

RICE & HILL, INC., leased for Robert Walton Goelet to Samuel Lakow (office furniture) at a rental of approximately \$65,000, the 5-sty building at 20 Beaver st, running through to Marketfield st.

ALFRED E. SCHERMERHORN rented, through Douglas L. Elliman & Co., a duplex apartment at 270 Park av to Mrs. James C. O'Connor.

LOUIS SCHRAG leased for Domnick Milano the store and basement at 48 New Bowery to John Alban; also with Julius Friend loft in building at 13 and 15 West 24th st to Abraham Keizer.

SHAW & CO. leased the dwelling at 17 East 126th st to Mrs. J. Buskay, and the dwelling at 1897 Madison av to Mrs. Katharine Monahan.

SHAW & CO. leased for Reid Ice Cream Co. the 2 stores at 129 West 125th st to Montague E. Marks.

SHAW & CO. leased for International Amusement and Realty Co. the two stores at 2026 and 2028 5th av, at the northwest corner of 125th st, to the Harlem Home News, who will occupy the premises for their business office and editorial rooms.

SLAWSON & HOBBS rented for John J. Crawford the 4-sty dwelling at 254 West 99th st to Samuel Klein; and the 4-sty dwelling at 27 West 68th st for M. J. Talbot to E. Hill.

SLAWSON & HOBBS and F. G. Pfommm leased 255 West 85th st for C. J. Buckley to Mrs. Taylor.

SLAWSON & HOBBS leased the 4 1/2-sty dwelling at 268 West 94th st for William R. Peters to Dr. B. J. Clark.

MALCOLM E. SMITH & RUDOLPH C. CULVER sub-rented an apartment at 50 West 67th st to Mrs. M. Graham.

FREDERICK SOUTHACK & ALWYN BALL JR., leased to Commission for Relief in Belgium the 6-sty building at 557 and 559 Broadway, through to 128 and 130 Mercer st, on plot 50x200, containing about 80,000 sq. ft. H. L. Dinel was associated broker.

CHARLES B. VAN VALEN leased the building at 136 East 26th st to Kvorc Arabadjian, and the building at 394 Water st to Margaret Murphy; also space at 50 John st to Oscar Boehm.

CHARLES B. WALKER leased, in conjunction with Charles F. Noyes Co., for Mary E. Bristol, the 6-sty building at 125 White st to White St Warehouse Co.

WM. A. WHITE & SONS sub-leased Marshall Clark's apartment at 44 West 10th st to Henry E. Willis.

WM. A. WHITE & SONS leased the store at 30 and 32 Sullivan st, south of Watt st, to Arthur L. Aldridge; also additional space in this building to McNab & Harlin.

WM. A. WHITE & SONS leased offices at 68 William st to Dillon & Co., Michael Gold & Co., Inc., and Edward Fischer; also offices to Clarke, Oakes, Trisman & Clarke.

Bronx.

HENRY HOF leased for Sol Kahn the 3-sty private dwelling at 5 Mitchell pl to Thomas J. Keenan.

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REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent for 55 Rose st and 152 East 123d st. THOMAS J. O'REILLY has been appointed agent for 331 West 11th st and 1682 Av A. WHITE-GOODMAN have been appointed agents for 145 to 149 Bowery for Estate of Hyman S. Morange. THOMAS F. BURKE has been appointed agent of 319 to 327 West 48th st by Mrs. Bennett of Brookline, Mass., the new owner of the property.

ZIPKES SYSTEM MANAGEMENT have been appointed agents for the two 5-story buildings at 1220 to 1228 Grand Boulevard and Concourse, recently sold by Frederick Brown.

JAMES SPEYER, banker, is the buyer of the former Dun residence at the southeast corner of Madison av and 39th st, reported sold recently by Cruikshank Co. and William A. White & Sons.

JOHN J. HALLERAN, for nine years a tax commissioner, has opened an office at 51 Chambers st for the transaction of a general real estate and mortgage loan business. Particular attention will be given to appraisals and to the analysis for owners and attorneys of the assessed valuation of real properties.

JAMES SHERLOCK DAVIS was elected president of Brooklyn Chamber of Commerce, Inc., at a special adjourned meeting held on Tuesday evening, March 19. A delegation composed of William Lytell, Guy Duval and George P. Moon was appointed to attend the hearing at Albany next Tuesday on the Boylan bill to abolish the Board of Water Supply. The delegation will oppose the bill.

WILLIAM WIRT MILLS, formerly on the editorial staff of the Evening Mail, and for several years an examiner in the office of the Commissioner of Accounts during the Mitchell administration, has been appointed by Mayor Hylan secretary to the Board of Standards and Appeals. On the tentative slate made up before Mayor Hylan assumed the office of Mayor, Mr. Mills was down for appointment as a member of the Board of Education.

JAMES J. A. HASSON, for many years assistant city editor of the New York Press during the regime of John A. Hennessy, has been assigned to the Borough of Richmond as Deputy Tax Commissioner, in charge. Mr. Hasson was originally appointed Assistant Tax Com-

missioner by the late Charles J. McCormack and was made a Deputy five years ago and assigned to duty in the Brooklyn office. The new assignment takes effect April 1.

PETER TIERNAN, a brother of County Judge and Surrogate J. Harry Tiernan of Richmond County, has been appointed assistant corporation counsel in charge of the Division of Real Estate of the Bureau of Street Openings of the Corporation Counsel's office. Mr. Tiernan has been a practicing attorney for about seven years. He is now devoting his attention and that of his office to the examination of titles in Queens and Nassau Counties for the purpose of determining the rightful ownership of land in Jamaica Bay and which is claimed by both counties. Mr. Tiernan said yesterday: "The work of this Division is similar to that performed by title companies. We have to search titles for the purpose of determining the rightful ownership of properties in dispute and at the present time are directing all our efforts to unravel titles to properties in Jamaica Bay, claimed by both Nassau and Queens Counties."

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.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Mortgages.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Mortgage Extensions.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Building Permits.

Table with columns for 1918 (Mar. 16 to 22) and 1917 (Mar. 17 to 23). Rows include New Buildings, Cost, and Alterations.

Summary table for Manhattan Conveyances comparing 1918 (Jan. 1 to Mar. 22) and 1917 (Jan. 1 to Mar. 23) for New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., No. with consideration, Consideration, and Amount. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Mortgages.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Mortgage Extensions.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

Building Permits.

Table with columns for 1918 (Mar. 15 to 20) and 1917 (Mar. 16 to 22). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to Mar. 20 and Jan. 1 to Mar. 22.

BROOKLYN. Conveyances.

Table with columns for 1918 (Mar. 14 to 20) and 1917 (Mar. 15 to 21). Rows include Total No., No. with consideration, Consideration, and Amount. Summary rows for Jan. 1 to Mar. 20 and Jan. 1 to Mar. 21.

Mortgages.

Table with columns for 1918 (Mar. 14 to 20) and 1917 (Mar. 15 to 21). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4%, Unusual rates, Interest not given, and Amount. Summary rows for Jan. 1 to Mar. 20 and Jan. 1 to Mar. 21.

Building Permits.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

QUEENS. Building Permits.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

RICHMOND. Building Permits.

Table with columns for 1918 (Mar. 15 to 21) and 1917 (Mar. 16 to 22). Rows include New Buildings, Cost, and Alterations. Summary rows for Jan. 1 to Mar. 21 and Jan. 1 to Mar. 22.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ENCOURAGING signs of a revival in building activity have been noted during the past week, and although the major portion of the work consists of relatively small operations the total volume of new construction is important. Furthermore, the situation gives promise of a steady growth throughout the spring and summer months. Undoubtedly the recent favorable weather has had much to do with the increased amount of building placed under contract, and were it not for the serious deterrents to structural work in the form of excessively high material prices, scarcity of labor, and difficulties of transportation there is every reason to feel that the building industry in all of its phases would have prospered.

Quite a large percentage of the new work recently contracted for or for which plans are now being prepared is located in the suburban districts, in close proximity to New York. The outlying portions of the city are also well represented, although not to the extent that was anticipated some weeks ago. In Manhattan there have been some operations of importance lately placed under contract, and others are being estimated upon, but the bulk of the active construction is confined to alterations and extensions to old buildings. However, this character of building represents a large total expenditure, and were it not for them the building trades would be worse off than they are at present.

A part of the structural work scheduled for erection in Manhattan is held up temporarily pending a settlement of the strike of the building laborers. Although nothing definite has been announced there is a likelihood that this situation will be cleared up during the coming week, and a general resumption of work should naturally follow. This strike has tied up practically every brick job in the city with the exception of the Government building projects, and a settlement would be welcomed by all of the building interests.

Common Brick.—The Hudson River common brick market has not been particularly active during the past week. The increase in building construction does not seem to have reached the wholesale dealers as yet mostly for the reason that there is considerable brick in the yards of the retailers about the Metropolitan district. Owing to the lack of demand prices have weakened somewhat, and at present quotations range from \$10 to \$10.25 a thousand, alongside dock. Four barge loads were taken out of the market during the past week. The first tow of the season arrived this week, with five barges coming down from Haverstraw. Although the Hudson is open to navigation to Poughkeepsie and stone barges are coming through from Clinton Point, it will be a while still before brick is brought in from points north of Haverstraw Bay. The Raritan brick market is practically dormant, and no quotations are being made on this product for New York deliveries.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 22, 1918: Condition of market: Demand slight; prices weaker. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 5; sales, 4. Distribution: Manhattan, 1; New Jersey points, 2; Yonkers, 1.

Face Brick.—Manufacturers and dealers report that there is considerable new and profitable business in sight, but that they are compelled to hold off owing to the manufacturing difficulties and uncertainty of deliveries within a

The situation as applied to the program of Federal housing is slowly developing. This is a task of gigantic proportions, and requires much thought and study. Therefore it would not pay to rush into contracts for this type of work only to discover that the requirements were for structures of a different character and that previous work must be changed owing to plan revision. Some contracts have already been awarded, and these are an excellent indication of the scope of the work involved. The major part of the Government housing is yet to be contracted for, and it will most likely be some time before all of the arrangements are completed.

The program of strictly military construction is rapidly advancing, and the work already contracted for is progressing in strict accordance with the schedule. Almost daily new operations are being announced, and only during the past week an entirely new phase of war construction has been announced. This is the buildings required by the National Red Cross, and consists of a large number of structures, to be erected according to a standardized plan, in various cities. Contracts for these will soon be let.

Through the increase in activity in the suburbs and outlying districts of Greater New York the building material markets and the dealers in supplies have experienced better business during the past week or two. Sales have been somewhat more frequent, and material prices are generally well sustained. Common brick is practically the only building commodity that has indicated any signs of price weakening, and the situation in this market has not been to an extent that will have any effect upon building construction. As a matter of fact there is a general feeling throughout the building industry that practically all material prices will be further advanced as the spring and summer months pass, and that the present time is a most favorable one for the prospective builder to commence active operations.

stated time. Coal is scarce and labor uncertain. Should the face brick industry be relieved from some of these deterrents the outlook for the coming season would be materially brighter. Face brick prices are firm.

Structural Steel.—The steel industry is practically marking time pending the results of the hearings between the manufacturers and the War Industries Board, now being held in Washington. A new scale of steel prices, involving a considerable increase over the current figures, has been asked, effective on and after March 31, when the present scale expires. There has been but a limited amount of new business registered for private construction, although there are a number of important operations out for estimates that, if let soon, will have a tendency to alter the market situation. Government construction remains as the dominant factor in the market for fabricated material, and there are bright prospects of increased orders from this source. The Quartermaster Department is preparing its schedules for material to be used in the erection of a number of piers, storage warehouses and other structures on the Atlantic seaboard, and there is still a considerable amount of tonnage to come from other departments for military and naval building work. According to the report of the Bridge Builders and Structural Society for the month of February 55½ per cent. of the total capacity of the bridge and structural shops of the country was contracted for.

Lumber.—Although there has been a slight increase in the demand for lumber for building purposes, particularly from suburban districts, the volume of business from this source will be much less than in previous years, and the manufacturers and dealers are looking for their market to that form of construction made possible as a result of military maintenance and supply and the work directly under the various Governmental departments. There is a fair amount of alteration and repair work in progress, and the business from this source is considered satisfactory; but there is no bright prospect that this type of activity will last for any great length of time. While the transportation situation is still unsatisfactory there has been a slight improvement in the movement of freight, and there is a good prospect for an enlarged volume of lumber traffic over the rails entering New York. Lumber prices remain firm, with a steadily rising tendency where deliveries can be made. With a reduced output this year, owing to the scarcity of labor, both in the woods and at the mills, there seems to be no possibility of price recessions.

Cast Iron Pipe.—There has been a large volume of Government business recently placed, and the manufacturers are anticipating busy times during the next few months. The most important of the Federal requirements included 5,000 tons of cast iron pipe for the new powder plant under construction at Charleston, W. Va. Although there is a considerable amount of new municipal business in sight cast iron pipe manufacturers are greatly disturbed over the possibility that the Government will regulate the issuance of bonds for work of this character and only permit such improvements as are absolutely essential to the health of the communities. Government prices remain as follows: 6 in., 8 in. and heavier, \$55.35; 4 in., \$58.35, in carload lots, New York.

Portland Cement.—Probably the most important feature of the Portland cement market situation is the rumored advance in the price of this commodity. There has been a feeling for some time that the steadily advancing manufacturing costs and the increased prices for bags would result in higher prices to the trade. It is now expected that the advance will be in the neighborhood of 40c. a barrel, bringing the price of this material up to \$2.55, New York, in lots of 1,000 barrels or more. At present it is indefinite when the advance will become effective, but the announcement is likely to be made at almost any time. There is but slight activity in sales, the bulk of the current business coming from Federal sources.

Wire Products.—There is only a moderate new demand for wire and wire nails, and the outlook for the spring and summer is not particularly bright in these lines. There is a rumor current that unless the demand materially improves there will likely be revision in prices to some extent. The Federal Government recently took bids on 12,000 kegs of wire nails for use in its construction work. Control prices are still ruling all quotations, and these will be effective until April 1.

Linseed Oil.—Although the market situation is quiet and the demand is unseasonably light, oil prices are steadily advancing, the current range being an increase of 5c. a gallon over the figure that maintained one week ago. As the domestic supplies are light and almost entirely taken by the western crushers, and there is extreme difficulty in obtaining bottoms for the transportation of flaxseed from Argentine, there is no great prospect of a recession in prices for some time.

CURRENT WHOLESALE PRICES.

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

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

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

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

North River common.....\$10.00@**\$10.25**

Karitan common.....No quotation

Second hand common, per load of 1,500.....\$6.00@

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

Buff brick for light courts... 21.00@

Light colored for fronts..... 25.00@

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

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

Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers, wood or duck bags.....\$1.15@

Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots, f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1 1/2 in. (nominal)... \$1.25@**\$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.....\$2.15@

Eastern finishing..... 2.35@

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

Hydrated finishing (per ton).. 16.43@

LINSEED OIL—

City brands, oiled, 5 bbl. lots..\$1.55@

Less than 5 bbls..... 1.56@

GRAVEL (500 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 (merchantable 1905, 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

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@ 50.00

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.....\$4.75@**\$5.00**

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

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

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

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

Quartered oak..... 95.00@100.00

Plain oak..... 73.00@ 75.00

Flooring:

White oak, quartered, select..\$51.50@**\$55.50**

Red oak, quartered, select... 51.50@ 55.50

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.....\$17.00@

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

SAND—

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

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):

Beams & channels up to 14 in. 3.195@

Beams & channels over 14 in. 3.195@

Angles 3x2 up to 6x8..... 3.195@

Zees and tees..... 3.195@

Steel bars, half extras..... 3.195@

TURPENTINE:

Spot, in yard, N. Y., per gal..\$0.44@**\$0.44 1/2**

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%

NEW TOWN HALL FOR HEMPSTEAD, L. I.

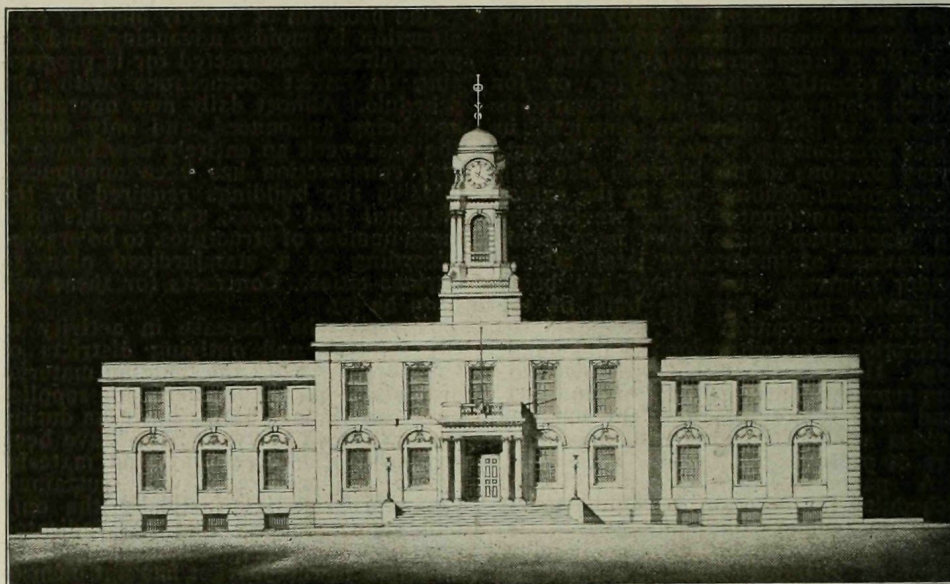
Design Recently Won Competition—
Structure To Cost About \$100,000

MUNICIPAL building construction at present occupies a prominent position among that work active, or contemplated for an early start, and some of these projects represent large expenditures of public funds, in addition to being structures of considerable architectural merit. The proposed town hall for the village of Hempstead, L. I., to cost nearly \$100,000, stands out prominently in that group of municipal work contemplated for an early start.

Harper Park, in Hempstead, which has been selected as the site of this new structure, contains approximately four acres of land, which will be developed and planted so as to provide a harmonious setting for the building. Working plans are being completed in the office of Steward Wagner, architect, 7 East 42d street, Manhattan, who

ment, and tower rising to a height of seventy-five feet above grade. This tower will include a four-dial clock, to be illuminated at night. The facades will be constructed of red face brick, with trimmings of Indiana limestone. The foundations will be of concrete, and all floors and partitions will be of fireproof materials. The building will have a frontage of 125 feet, and will be about 82 feet in extreme depth.

The basement will provide space for the heating plant, coal storage, a group of five cells, men's public toilet and lavatory, storage vaults and extensive unassigned storage space. On the first floor will be the main entrance, lobby and corridor and offices for the Department of Taxes, with separate offices for the Tax Collector, Board of Supervisors, Town Clerk, Board of Audit and three large fireproof vaults for books and



FRONT ELEVATION OF PROJECTED BUILDING. Steward Wagner, Architect.

was selected as the winner of the competition recently held for the design of this building. The plans have been developed to provide a structure in the Colonial style. This is particularly adaptable to Hempstead, as the village contains a number of buildings—relics of Colonial days—that are of rare architectural beauty. The proposed building will be two stories in height, with base-

records. The second floor will contain a large courtroom, judges' chambers, jury room, consultation room, offices for the Department of Highways, Overseers of the Poor, Trustees of the Public Cemetery and women's rest rooms, toilets and lavatories. The working plans for this operation are now being prepared, and contracts will be advertised for during the coming months.

Trinity Ready to Build.

Trinity Corporation has made the announcement that it will consider erecting two or three substantial fireproof buildings in Varick street, adjoining the West Houston street station of the new Seventh avenue subway line, for tenants who will take long-term leases. The corporation will build either office buildings or lofts, and expects to get about \$1.10 a square foot for the former and 60c. for the latter space. The widening and extension of Seventh avenue has created a field for operations of this kind to care for the overflow from the financial and commercial sections further downtown. The shortage of space along the various subway lines is acute, the demand being far greater than the supply. The corporation is heartily in favor of any workable plan by which the assessment levied in the Seventh avenue section would be paid by the city, either through the issue of bonds or stock.

The Board of Appeals.

Twenty-five Building Bureau and Fire Department cases were on the calendar of the Board of Appeals when that body met on Tuesday afternoon. Twenty-four of these cases were appeals under the Building Zone Resolution, which

prohibits the erection of public garages in a residence district. Six appeals were withdrawn, six dismissed, two granted, two laid over and eight denied. A request for reconsideration was also denied. The Board adopted the policy of dismissing all appeals where appellant fails to appear, and also decided to hold the regular sessions in the morning, at 10:30 o'clock, instead of in the afternoon, as heretofore.

A resolution adopted by the Board of Appeals some months ago, in which it is held that the expression "interior partition wall," as used in §72, subdivision 1, paragraph e, of the Building Code, is not equivalent to either of the terms, "fire wall" or "fire partition," as defined respectively in §371 and §372 of the Building Code, and that such interior partition walls are not required to extend above the roof.

It was not the intention, in the revision of the Building Code, to make the requirements with respect to interior walls in tenement houses (to which this provision especially, though not exclusively, applies) any more severe than the provisions of §31 of the old code (Building Code of 1899) with respect to fore and aft partition walls. It will be noted that the difference in the two terms consists in the use of "interior" for the older expression "fore and aft," which latter expression has lost its significance in the tenement

houses of the present day. Incidentally, it may be added that interior walls, referred to in §72, Building Code, are continuous walls, with necessary door openings only, intersecting at both ends with other lawful masonry walls. Isolated sections of masonry walls cannot be properly construed as interior walls.

Architects Hold Meeting,

The regular monthly meeting of the New York Society of Architects was held last Wednesday evening in the United Engineering Societies' Building, 29 West 39th street. In the absence of the president, Adam E. Fisher, vice-president, occupied the chair. There was a large attendance of members, and several accessions to the membership of the society were announced. The finances of this organization are in a prosperous condition, in a large measure due to the revenue derived from the year book, which is a work of reference and of high value to the profession. John P. Leo, one of the members of this society, was heartily congratulated upon his appointment as the new chairman of the Board of Standards and Appeals, and the organization will further recognize this event by a dinner, now being arranged, at which Mr. Leo will be the guest of honor.

Large Newark, N. J., Apartment.

E. V. Warren, architect, Essex Building, Newark, N. J., is preparing the working drawings for a four-story apartment, to accommodate a total of forty-nine families, to be located on Roseville avenue, between Park and Sixth avenues, Newark, N. J. The owner of this operation is Charles Herbert Walker, Union Building, Newark. The ground dimensions of this building are approximately 100x127 feet, and the facades will be face brick with trimmings of limestone. The cost is approximately \$150,000.

Plan New Jersey Church and School.

F. J. Schwartz, architect, with offices in the Colt Building, Paterson, has been retained to prepare the plans and specifications for the new church and parochial school to be erected in 8th street, Passaic, N. J., for the Holy Rosary Roman Catholic Church. This operation will cost in the neighborhood of \$100,000. Definite details are not available at this time, and will be announced in a later issue of the Record and Guide.

Plans for Clubhouse.

James Gamble Rogers, architect, 470 Fourth avenue, Manhattan, is preparing the preliminary sketches for the proposed clubhouse at Bayside, L. I., for the Oakland Golf Club. The structure will be built of stone and brick and will cost in the neighborhood of \$60,000. Complete details of construction have not yet been decided upon and it will be some time before the working plans are completed and ready for estimates.

3 in Camden; April 17 at the Robert Treat Hotel, Newark; May 1 at Trenton, and May 15 at Paterson. The association has established at Washington offices in the Stewart Building, Sixth and D streets, N. W.

Harry W. Alexander, director of publicity for the Society for Electrical Development, New York, recently resigned to become identified with the American Writing Paper Company. Mr. Alexander, who has been prominent in the electrical industry, takes his new position with a wide experience of sales promotion and trade development. Mr. Alexander is succeeded by Roy B. Woolley, now in the society's publicity and sales department, but late of the American Ambulance Field Service, Verdun sector, France. Mr. Woolley was formerly sales manager of the Standard Electric Stove Co., Toledo, and one time associated with the MacManus-Kelley Co., Toledo, and the F. Bissell Co. of Toledo.

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 stone facing brick assay building, 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, are the architects, and J. Hollis Wells is the consulting engineer for this project. R. S. Pollock & Co., 118 East 28th st, is figuring the general contract. Cost, \$807,000.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, contemplates erecting ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. Cost, \$400,000.

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PERSONAL AND TRADE NOTES.

J. E. Woodwell, consulting engineer, will move his offices, from 8 West 40th street, to 501 Fifth avenue, April 1.

Raymond E. Brown, contracting engineer, has opened an office at 90 West street for Heyl & Patterson, Inc., Pittsburgh, builders of special cranes.

Coney Island Construction & Supply Company announces the removal of its main office to West 17th street and Coney Island Creek, Coney Island, N. Y.

S. H. Widdicombe, of the New York office of Lewis F. Shoemaker & Co., has been placed in charge of the Washington office of that company in the Munsey Building.

Manufacturers' Council of the State of New Jersey, the organization for taking care of the distribution of war business within New Jersey, will hold a convention at Atlantic City on June 12. Meanwhile directors' meetings are to be held in various cities: On April

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ELLIS ISLAND, N. Y.—Northeastern Construction Co., 225 5th av, Manhattan, has the general contract for the alteration of the baggage room into a mess hall for U. S. Government, c/o Immigrant Commissioners, William Williams, Commissioner, on premises, owner, from privately prepared plans.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

STAMFORD, CONN.—Emmens & Abbott, 1 Bank st, Stamford, Conn., architect, is taking bids on the general contract for a 3-sty brick apartment house, 39x46, on Guernsey av, for Mrs. Edna M. Dolan, owner. Cost, \$15,000.

DWELLINGS.

MANHASSET, L. I.—Slee & Bryson, 154 Montague st, Bklyn, are taking bids on the general contract, to close March 27, for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotta, owner, c/o Standard Motor Construction Co., 172 Whiton st, Jersey City, N. J. Cost, \$40,000.

HOTELS.

NEW BRUNSWICK, N. J.—William J. Yennie & Co., 45 East 42d st, Manhattan, is figuring the new 5-sty and basement apartment hotel, from plans by Russell, Horn & Meister. Includes iron and steel; plumbing, rough and finished carpentry work; hardware, glass, painting, kalamein, sheet metal, electrical, composition flooring, heating and general masonry work. Cost, about \$25,000.

STABLES AND GARAGES.

MANHATTAN.—Richard Carvel, 401 West 59th st, general contractor, is taking bids on subs, to close March 30, for a 1½-sty brick garage, 50x100, at 530-532 West 44th st, for Martin P. Lodge, 534 West 44th st, owner, from privately prepared plans. Cost, \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

47TH ST.—B. H. & C. N. Whinston, 148th st and 3d av, completed plans for the alteration of the 4-sty brick dwelling, 20x75, at 24 West 47th st, into a bachelor apartment house, with store, for T. & H. Blumenthal, 15 East 26th st, owner. Cost, \$4,500.

ST. LUKE'S PL.—C. W. Buckham, 311 5th av, completed plans for alterations to the 3-sty brick apartment house, 21x50, at 14 St. Luke's pl, for Judge Wauhope Linn, 54-56 Lafayette st, owner. Cost, \$3,000.

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.

60TH ST.—Otto L. Spannake, 13-21 Park Row, completed plans for alterations to the 5-sty brick tenement and store, 20x50, at 143 East 60th st, for Charles Romo, owner. Consists of a 1 and 2-sty extension. Cost, \$7,000.

1ST AV.—Otto L. Spannake, 13 Park Row, completed plans for alterations to the 4-sty brick tenement and stores, 23x100, at 287-289 1st av, for L. & J. Maier, 309 1st av, owners and builders. Owners will soon take bids on subs. Cost, \$3,000.

76TH ST.—Andrew J. Thomas, 137 East 45th st, completed plans for alterations to the 4-sty brick apartment house, 22x58, at 39 West 76th st, for Edward F. Curtis, 275 Water st, owner. Cost, \$7,000.

112TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans for alterations to the 4-sty brick tenement and store, 25x52, at 330 East 112th st, for Alexandria Clossi, 314 East 112th st, owner. Cost, \$10,000.

DWELLINGS.

81ST ST.—Oscar P. Carmus, Bayside, L. I., completed plans for alterations to the 5-sty brick dwelling and store, 17x67, at 117 West 81st st, for Henry L. Weber, 410 Pearl st, owner. Cost, \$6,000.

37TH ST.—De Rosa & Pereira, 150 Nassau st, completed plans for the alteration of the 4-sty brick dwelling, 25x26, at 32 West 37th st, into a dwelling and store, for the 32 West 37th St. Corp., 1 Liberty st, owner. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

44TH ST.—N. Y. Manufacturers' Real Estate Co., 607 West 43d st, owner, contemplates rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st. Architect's name will be announced later.

HALLS AND CLUBS.

137TH ST.—John J. Petit, 103 Park av, completed preliminary plans for a 6-sty brick and stone Y. M. C. A. bldg, about 100x150, in the north side of 137th st, 100 ft east of 7th av, for the Y. W. C. A. (colored branch), Mrs. James S. Cushman, pres., 600 Lexington av, owner.

53D ST.—Frederick P. Hill, 299 Madison av, has plans in progress for alterations and additions to the 4-sty brick club house, 25x46, at 247 East 53d st, for the Queen Mab Realty Co., 60 Wall st, owner, and Prescott Memorial lessee. Consists of 2-sty rear addition, 25x46.

HOTELS.

COOPER SQ.—Werner & Windolph, 25 West 33d st, completed plans for alterations to the 5-sty brick lodging house, 24x60, at 39 Cooper sq, for the Estate of Marguerite and William M. Chesebrough, 33 Howard st, owner. Cost, \$4,000.

SCHOOLS AND COLLEGES.

16TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, have plans nearing completion for the addition and alteration of the 4-sty brick dwelling at 218 East 16th st, into a school, for the Needlecraft School, Mrs. K. B. Blodgett, in charge, 230 East 11th st, owner.

STABLES AND GARAGES.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 62x100, at 66-70 Mangin st, for P. F. Herpersanshen, 43 Thompkins st, owner. Cost, \$15,000.

95TH ST.—Samuel Cohen, 32 Union sq, completed plans for alterations to the 1-sty brick public garage at 209 West 95th st, for B. F. Keith, 1564 Broadway, owner, and Jack Ganbar, on premises, lessee. Margolies & Epstein, 32 Union sq, have the general contract and will also do the mason and carpentry work. Cost, \$3,500.

MANHATTAN.—J. H. Scheler, 25 West 42d st, has plans in progress for a 5-sty reinforced concrete public garage, 100x100, for which owner's name and exact location will be announced later.

11TH AV.—Louis Sheinart, 194 Bowery, architect, in charge, completed plans for a 2-sty brick garage, 100x150, at 1190-6 11th av, and 300-12 West 63d st, for Josephine Schnumacher, 176 East 11th st, owner. Cost, \$45,000.

65TH ST.—John H. Knubel, 305 West 43d st, completed plans for a 1-sty brick public garage, 75x100, at 435-9 East 65th st, for Barnard McQuillan, 305 West 43d st, owner. Cost, \$12,000.

7TH AV.—J. M. Felson, 1133 Broadway, is preparing preliminary plans for a 1-sty brick garage, 200x100, on 7th av, from 150th to 151st sts, for which owner's name will be announced later.

STORES, OFFICES AND LOFTS.

SPRING ST.—William Higginson, 13 Park Row, will draw plans for alterations to the 5-sty brick and stone loft bldg, 37x100, at 113-5 Spring st, for the New York Cordage Co., 123 Front st, owner. Cost, \$10,000.

BROADWAY.—Severence & Van Alen, 4 West 37th st, are revising plans for alterations to the 8-sty office bldg, 89x155, at 18 Broadway, for Elmer Smathers, 304 West 57th st, owner. Felix Isman, Inc., 501 5th av, is the agent for owner. Cost, \$50,000.

LUDLOW ST.—Irving Margon, 149th st and Cortland av, Bronx, completed plans for alterations to the loft bldg at 27 Ludlow st, and will take bids on the general contract shortly. Cost, \$3,000.

BROADWAY.—Irving Margon, 149th st and Cortland av, Bronx, completed plans for alterations to the store at 703-705 Broadway, and will soon take bids on the general contract. Cost, \$3,000.

40TH ST.—Theodore C. Visscher, 299 Madison av, completed plans for alterations to the 21-sty office bldg, 66x88, at 8 West 40th st, for the 8 West 40th St Corp., 130 East 57th st, owner. Cost, \$4,500.

BROADWAY.—Henry Ives Cobb, 527 5th av, completed plans for alterations to the 21-sty office bldg, 116x175, at 42 Broadway, for the Lower Broadway Realty Corp., 111 Broadway, owner. After March 25 owner will be located at 42 Broadway. Cost, \$15,000.

MISCELLANEOUS.

LEXINGTON AV.—James G. Wise, 70 East 45th st, completed plans for alterations to the 6-sty brick post office, 220x275, at 452-4 Lexington av, and 100-110

East 45th st, for the N. Y. Central Railroad Co., 70 East 45th st, owner. Cost, \$12,000.

23D ST.—Drawings will soon be ready for estimates for further extensive alterations to the old City College bldg, at the southeast cor of 23d st and Lexington av. When completed the western portion of the building will be used by the city for a Municipal Museum and Budget Exhibit. Crow, Lewis & Wickenhoefer are the architects.

16TH ST.—Friedman, Robertson & Keeler, 90 West st, completed plans for alterations to the 3-sty brick studio, 25x68, at 19 West 16th st, for William Lustgarten & Co., 154 Nassau st, owner. Cost, \$5,000.

BLEECKER ST.—Horenburger & Bardes, 122 Bowery, completed plans for alterations to the 3-sty brick store and storage bldg, 20x50, at 25 Bleecker st, for Morris Ackerman, 26 Bleecker st, owner. Cost, \$2,500.

Bronx.

DWELLINGS.

MT. HOPE PL.—John C. W. Ruhl 3207 3d av, completed plans for a 1-sty brick extension, 19x5, to the dwelling and store at the southeast cor of Mt. Hope pl and Jerome av, for Henry Boschen, 29 Mt. Hope av, owner. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

BRONX PARK.—Brinley & Holbrook, 156 5th av, completed plans for a 1-sty concrete storage bldg, 46x25, in Bronx Park, west of Bleecker st entrance, for the City of New York, Dept. of Parks, Joseph P. Hennessy, Comr., Claremont Park, Bronx, owner. Cost, \$3,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

UNION AV.—Laspi & Salvati, 525 Grand st, completed plans for an extension to the 3-sty frame tenement and store at the northeast cor of Union av and Richardson st, for Emanuel Polipo, 732 Lorimer st, owner and builder. Cost, \$2,000.

DWELLINGS.

45TH ST.—F. W. Eisenla, 571 77th st, has plans in progress for two 2½-sty frame and stucco dwellings, 18x50, in 45th

st, for John H. Connolly, 5107 New Utrecht av, owner and builder. Exact location will be announced later. Total cost, \$11,000.

17TH AV.—F. W. Eisenla, 571 77th st, has plans in progress for a 2½-sty frame and stucco dwelling, 18x50, on the west side of 17th av, 40 ft north of 51st st, for John H. Connolly, 5107 New Utrecht av, owner and builder. Cost, \$5,500.

21ST AV.—M. A. Cantor, 371 Fulton st, completed plans for eight 2½-sty brick dwellings, 20x45, at the southeast cor of 21st av and 63d st, for the 53d St Construction Co., 5221 Ft. Hamilton av, owner and builder. Total cost, \$56,000.

64TH ST.—M. A. Cantor, 373 Fulton st, completed plans for eight 2-sty brick dwellings, 20x45, at the northeast cor and in the north side of 64th st, east of 21st av, for the Leon Holding Co., 99 Nassau st, Brooklyn, owner and builder. Total cost, \$56,000.

WESTMINSTER RD.—Slee & Bryson, 154 Montague st, completed plans for a 3-sty frame dwelling, 26x41, on the west side of Westminster rd, 247 ft from Pitman av, for the D. W. W. Construction Co., 554 Argyle rd, owner and builder. Cost, \$6,000.

WEST 36TH ST.—Cohn Brothers, 363 Stone av, completed plans for four 2-sty brick dwellings, 20x60, in the east side of West 36th st, 100 ft south of Mermaid av, for the Dalton Building Co., 351 Stone av, owner and builder. Total cost, \$24,000.

OXFORD ST.—Charles Infanger, 2634 Atlantic av, has plans in progress for a 2-sty brick dwelling and garage, 20x55 and 13x26, in the west side of Oxford st, 785 ft south of Liberty av, for Louis Mahrman, 45 Euclid av, owner and builder. Cost, \$6,000.

TURNER PL.—Benjamin F. Hudson, 503 Church av, completed plans for a 2-sty brick dwelling, 20x52, in the south side of Turner pl, 100 ft east of 18th st, for August Wuest, 327 East 8th st, Brooklyn, owner and builder. Cost, \$4,000.

EAST 13TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for four 2-sty brick dwellings, 17x54, in the west side of East 13th st, 270 ft south of Av I, for the East Midwood Corp., 614 West st, owner and builder. Total cost, \$16,000.

COLES ST.—John Burke, 319 Baltic st, completed plans for extension and interior alterations to the 3-sty dwelling and garage in the south side of Coles st, 183 ft west of Hicks st, for Joseph Cavallere, 28 Coles st, owner. Cost, \$8,000.

SEABREEZE AV.—A. D. Hinsdale, West 30th st and Surf av, completed plans for two 1-sty frame dwellings, 17x39, on the north side of Seabreeze av, 20 ft east of West 3d st, for Louis Stauch, cor Bowery and Henderson Walk, owner and builder. Cost, \$2,500 each.

FACTORIES AND WAREHOUSES.

MILLER AV.—William C. Winters, 106 Van Sicklen av, completed plans for a 4-sty brick factory, 52x100, at the northwest cor of Miller and Liberty avs, for Frank Richards, 160 Jamaica av, owner and builder. Cost, \$35,000.

HERKIMER ST.—Louis F. Schillinger, Van Sicklen av, completed plans for a 3-sty brick factory, 52x26, at the southeast cor of Herkimer st and St. Andrews pl, for the Duboise Watch Case Co., 316 Herkimer st, owner. John Brunt, on premises, has the general contract. Cost, \$18,000.

STABLES AND GARAGES.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a public garage on a plot 200x100, on the north side of North 1st st, 55 ft west of Driggs av, for the Lurwall Realty Co., owner.

WALWORTH ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for a 1-sty brick and stone public garage, 45x100, at 28-30 Walworth st, for Benjamin Feinberg, 80 Manhattan av, owner and builder. Cost, \$15,000.

BUSH ST.—Thomas Bennett, 7825 5th av, is revising plans for a 1-sty brick garage, 40x100, at the northwest cor of Bush and Smith sts, for David Samoreli, 453 Bush st, owner. Cost, \$5,000.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, completed plans for alterations and addition to the 1-sty brick garage, 100x100, at 476-484 Sumner av, for Edward E. Lerner, on premises, owner. Cost, \$10,000.

BEAVER ST.—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick garage, 21x62, in the east side of Beaver st, 149 ft south of Flush-

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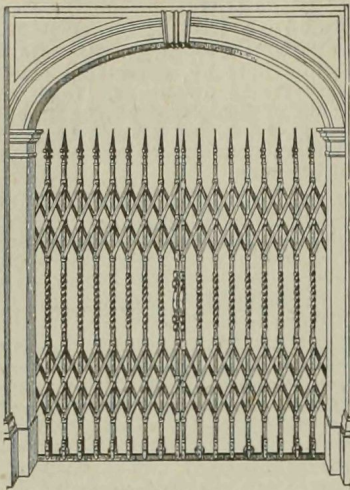
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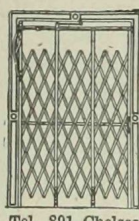
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ing av, for Rose Mantel, 20 Beaver st, owner. Cost, \$10,000.

VAN SINDEREN AV.—Morris Whinston, 459 Stone av, completed plans for a 1-sty brick garage and storage bldg, 25x97, on the east side of Van Sinderen av, 75 ft south of Sutter av, for Annie Schultz, 479 Sutter av, owner and builder. Cost, \$5,000.

CORTELYOU ROAD—R. T. Schaefer, 1526 Flatbush av, completed plans for a 1-sty brick public garage, 20x54, at the northwest cor of Cortelyou road and East 28th st, for James Kelly, 2799 Cortelyou rd, owner, in charge. Cost, \$2,000.

AVENUE N—Boyle & Kelly, 371 Fulton st, completed plans for a 1-sty cement block garage, 37x30, at the southeast cor of Avenue N and East 15th st, for Christianson Mogenfem, 1502 Avenue N, owner and builder. Cost, \$2,000.

STORES, OFFICES AND LOFTS.

MERMAID AV.—George H. Suess, 2966 West 29th st, completed plans for a 1-sty brick office bldg, 37x16, at the northwest cor of Mermaid av and West 30th st, for Elizabeth Gary, 1599 Pacific st, owner and builder. Cost, \$2,000.

SEARING ST.—Louis Young and William Griffen, 97 Warner st, owner, have had plans completed privately for an extension to the 1-sty brick office and shop in the north side of Searing st, 190 ft east of Van Brunt st. John Gibbons, 504 Court st, has the general contract. Cost, \$5,000.

THEATRES.

CHURCH AV.—C. M. Straub, 147 4th av, Manhattan, has plans in progress for a 1 and 2-sty brick theatre and stores, 125 x125, with a seating capacity of 1,600, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st. Owner's name will be announced later. Cost, \$75,000.

FULTON ST.—Thomas W. Lamb, 644 8th av, Manhattan, completed plans for a 2-sty brick, concrete and terra cotta theatre, 100x141, at the northeast cor of Fulton st and Rockwell pl, for the Freel Trust Co., owner, c/o M. L. O'Malley, pres, 44 Court st. Cost, \$225,000.

MISCELLANEOUS.

HANCOCK ST.—Bly & Hamann, 833 St. James pl, completed plans for alterations and addition to the 3-sty brick club and residence, 20x36, in the north side of Hancock st, 232 ft east of Patchen av, for No. 735 Hancock St., Inc., J. J. Sexton, pres., 176 Patchen av, owner. Includes a 1-sty extension, 20x25. Cost, \$2,000.

FULTON ST.—Boyle & Kelly, 367 Fulton st, completed plans for interior alterations to the 4-sty brick restaurant and factory at the southeast cor of Fulton st and Bedford av, for Charles Cooper, on premises, owner. Cost, \$2,500.

Queens.

APARTMENTS, FLATS & TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, completed plans for a 4-sty brick tenement, 25x75, on the east side of Steinway av, 45 ft north of Grand av, for Julia Stein, 446 Steinway av, L. I. City, owner. Cost, \$15,000.

DWELLINGS.

LONG ISLAND CITY.—V. Schiller, 391 10th av, L. I. City, completed plans for a 3-sty brick dwelling and store, 25x68, on the west side of 10th av, 126 ft south of Grand av, for Arthur Recknagle, 414 10th av, L. I. City, owner. Cost, \$8,000.

MASPETH, L. I.—A. Sandhop, 318 Grand st, Maspeth, completed plans for a 2-sty frame dwelling, 17x42, in the west side of Woodill pl, 200 ft north of Grand st, for William F. Timmerman, 6 Woodill pl, Maspeth, owner, in charge. Cost, \$3,500.

WOODHAVEN, L. I.—J. D. Geddes, 4481 Fulton st, completed plans for eleven 2-sty brick dwellings, 18x37, at the northwest cor of Bailey Court and Woodhaven av, for A. J. Cobb, Hopkins Court, Woodhaven, owner and builder. Total cost, \$29,800.

ELMHURST, L. I.—George C. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for a 2½-sty frame dwelling, 17x52, in the east side of Elbertson st, 304 ft south of Lamont av. Cost, \$3,500.

JAMAICA, L. I.—George W. Conable, 46 West 24th st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 22x52, in the west side of Branford st, 80 ft north of Grove st, for H. C. Ford, 15 Branford st, Jamaica, owner. Cost, \$8,000.

OZONE PARK, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for a 2-sty brick dwelling, 20x55, on the west side of Oxford av, 785 ft south of Liberty av, for Louis Mehrmann, 45 Euclid av, owner and builder. Cost, \$5,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 26x38, in the north side of Quentin st, 205 ft east of Austin st. Cost, \$10,000.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have plans in progress for a 3-sty wooden dwelling, 16x40, on the east side of Husson av, 43 ft south of Hillside av, for Wilmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner.

ELMHURST, L. I.—Frederick Reiner, Broadway, Elmhurst, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 17x50, in the east side of Laconia st, 150 ft north of Seabury st. Cost, \$2,500.

RICHMOND HILL, L. I.—James D. Geden, 4481 Fulton st, Richmond Hill, completed plans for a 2-sty frame dwelling, 21x55, on the north side of Oxford av, 100 ft north of Fulton st, for Filippo Lammataro, 81 Oliver st, Manhattan, owner. Cost, \$4,500.

ELMHURST, L. I.—H. Sprinken, Fulton st, Jamaica, L. I., completed plans for a 1-sty brick dwelling, 20x40, on the south side of Woolley av, 340 ft west of Jefferson av, for Paul Luklovocovsky, 35 Woolley av, Elmhurst, owner. Cost, \$2,500.

JAMAICA, L. I.—George W. Eisenla, 46 West 24th st, Manhattan, completed plans for a 2½-sty frame dwelling, 23x52, in the west side of Branford st, 80 ft north of Grove st, for H. C. Ford, 15 Branford st, Jamaica, owner. Myron Carman, East Wiliston, L. I., has the general contract. Cost, \$8,000.

LONG ISLAND CITY.—Jacob Berger Co., 349 13th av, L. I. City, completed plans for a 2-sty brick dwelling, 20x33, on the west side of 18th av, 255 ft north of Jamaica av, for Frank H. Alessi, 585 9th av, L. I. City, owner. Cost, \$3,000.

HOLLIS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for three 2½-sty frame dwellings, 16x40, on the east side of Husson av, 93 ft south of Hillside av, for Wilmot D. Losee, 726 Hatch av, Woodhaven, L. I., owner. Cost, \$12,000.

DOUGLSTON, L. I.—Carl Hartzelois, Grand Central Terminal, Manhattan, completed plans for general interior alterations to the dwelling on the east side of Regatta pl, 210 ft south of Main st, for Mrs. Bessie B. Peper, Douglaston, L. I., owner. Cost, \$2,500.

RIDGEWOOD, L. I.—George S. Clark, 1752 Armand pl, Ridgewood, L. I., owner and builder, has had plans completed privately for two 2-sty frame dwellings, 19x53, in the south side of Armand pl, 95 ft west of Walter st. Cost, \$4,000 each.

JAMAICA, L. I.—Arthur Short, Helen av, South Ozone Park, L. I., owner, has had plans completed privately for two 2-sty frame dwellings, 16x37, at the northeast cor of Madison av and St. Albans pl. Cost, \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x38, on the west side of Diamond av, 982 ft west of Jamaica av, for Gatehouse Brothers, 57 Chestnut st, Bklyn, owners and builders. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Seare Operating Co., 35 Nassau st, Manhattan, has had plans completed privately for a 1-sty brick factory, 22x85, in the east side of Crescent st, 22 ft north of Henry st, for which Roman-Callman Co. are the agents. Cost, \$4,500.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Charles H. Pfaff, 812 Fairview av, Ridgewood, completed plans for a 1-sty frame extension, 44x82, and interior alterations, to the garage in the north side of Grove st, 173 ft east of Fairview av, for Joseph Ruppie, 1937 Linden st, Ridgewood, owner. Cost, \$6,500.

LONG ISLAND CITY.—DeRose & Cavallieri, 148th st and 3d av, Manhattan, completed plans for a 1-sty brick and concrete garage, 50x100, on Van Alst av, 155 ft east of 14th st, for Joseph Galati, 614 East 83d st, Manhattan, owner and builder. Cost, \$10,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Peter Larsen, 50 Decker av, Port Richmond, owner, has had plans completed privately for a 2-sty frame dwelling, 19x30, on the south side of Post av, 75 ft west of Cortlandt st. Cost, \$2,500.

PORT RICHMOND, S. I.—Providential Realty Co., 233 Broadway, Manhattan, owner, has had plans completed privately for a 2½-sty frame dwelling, 20x30, at the southwest cor of Bidell and Waters avs.

J. O. Johnson & Sons, 455 Broadway, West New Brighton, S. I., have the general contract. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

WEST NEW BRIGHTON, S. I.—C. W. Hunt Co., 1580 Richmond ter, West New Brighton, owner, has had plans completed privately for alterations to the 1-sty brick office and store bldg in the east side of Van st, 300 ft north of Richmond ter. Cost, \$3,000.

WEST NEW BRIGHTON, S. I.—E. A. Munger completed plans for alterations and addition to the 2-sty brick and stone telephone bldg for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner.

Nassau.

DWELLINGS.

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

GREAT NECK, L. I.—Madame Petrova, Great Neck, owner, has had plans completed privately for an addition to the 2-sty frame and tile dwelling, 32x20, in 6th st. Samuel H. Evans, Great Neck, has the general contract. Cost, \$5,000.

SCHOOLS AND COLLEGES.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, is preparing preliminary plans for a 2-sty brick addition to the Highland School, for Board of Education, Dr. J. H. Bogart, pres., opposite Clock Tower, Roslyn, owner. Addition will contain 8 classrooms and auditorium. Cost, \$60,000.

ROSLYN, L. I.—William B. Tubby, 81 Fulton st, Manhattan, has plans in progress for a 2-sty brick addition, containing 6 classrooms, to Bull's Head School, for the Board of Education, Dr. J. H. Bogart, pres., opposite Clock Tower, Roslyn, L. I., owner. Cost, \$40,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. H. Scharck, Park Hill, Yonkers, is preparing sketches for a 2½-sty frame and stucco dwelling, 30x42, on Park Hill, for C. W. Hodgson, Park Hill, Yonkers, owner. Cost, \$20,000.

YONKERS, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, completed plans for a 2½-sty frame and stucco dwelling, 20x29, at 102 Devoe av, for E. W. Peterson, 2136 Harrison av, Manhattan, owner and builder.

NEW ROCHELLE, N. Y.—William D. Jones, 31 Clinton st, Newark, has plans in progress for a 2½-sty frame and wide weather-board dwelling, 42x28 for Robert M. Brown, 20 Brookside pl, New Rochelle, owner. Exact location will be announced later.

MT. VERNON, N. Y.—Robert Clark, 266 South 3d av, Mt. Vernon, owner, has had plans completed privately for alterations to the 2½-sty frame and shingle dwelling, 50x35, at 327 South 1st av. Cost, \$2,500.

MT. VERNON, N. Y.—Milton See & Son, 15 East 40th st, Manhattan, have plans nearing completion for alterations to the 2½-sty frame dwelling on Summit av. Owner's name will be announced later. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

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

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—G. F. Peckham, 30 East 42d st, Manhattan, has plans in progress for a 1-sty brick public garage, 100x160, in Main st, for Samuel Roseff, 113 West 4th av, Mt. Vernon, owner and builder. Cost, \$35,000.

MT. VERNON, N. Y.—Valvoline Oil Co., 71 Broadway, Manhattan, owner, has had plans completed privately for six 1-sty frame and stucco garages and a storage bldg on Edison av. Cost, \$18,000.

CHURCHES.

WHITE PLAINS, N. Y.—Gross & Kleinberger, Bible House, Manhattan, have plans nearing completion for a 1-sty brick synagogue, 40x70, for the White Plains Hebrew Institute, on premises, owner. Cost, \$25,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

MONTCLAIR, N. J.—D. R. Rizzolo, 116 Market st, Newark, completed plans for a 2-sty frame flat, 30x48, on Maple av, near Bloomfield av, for William E. Jackson, Inc., 1 Greenwood av, Montclair, owner and builder. Owner will take bids on subs. Cost, \$6,000.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 4-sty brick apartment, 56x117, at 45 Walnut st, for Louis Kuskin, Max Altshuler and William Rotberg, 65 South 19th st, Newark, owners and builders. Cost, \$65,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 46x91 ft each, at 68-72 Halsted st, for the East Orange Realty Co., 1014 Kinney Bldg, Newark, owner. The North Jersey Building Co., 514 South 14th st, Newark, has the general contract. Cost, \$45,000 each.

PASSAIC, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for the alteration of the 2-sty frame hall in Milosh st, into a tenement, for J. Lentz, 112 Centre st, Passaic, owner. Cost, between \$3,000 and \$4,000.

GARFIELD, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., completed plans for five 2-sty frame tenements, 22x56 ft each, on the south side of Morris av, bet Jewell and Bay sts, for William Liss and Hyman Helfand, 4 Palisade av, Garfield, owners and builders. Cost, \$4,500 each.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, completed plans for a 3-sty hollow tile block, frame and stucco apartment house and store, 26x67, at the cor of French and Broad sts, for Bernard Corn, Hightstown, N. J., owner. Cost, \$8,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, will draw plans for a 4 or 5-sty brick apartment house at 295-299 Mt. Prospect av, for Krivant-Mayzel Co., 189 Bloomfield av, Newark, owner.

CHURCHES.

EAST ORANGE, N. J.—Henry Barrett Crosby, 1st National Bank Bldg, Paterson, completed plans for a 1-sty brick veneer and frame church, 36x77, on the northwest side of Parkway, 100 ft northeast of William st, for the First Church of Christ Scientist, East Orange, N. J., owner. The mason and carpentry contracts have been awarded to Joseph Christiansen, 270 Tremont av, Orange, N. J., and William F. O'Brien, 45 Greenwood av, East Orange, respectively.

DWELLINGS.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Blomfield av, Bloomfield, has plans in progress for a 2½-sty frame dwelling, 24x34, on Glenwood av, for E. Eller, Bloomfield, owner. Cost, \$5,000.

NEWARK, N. J.—Alfonso Del Guercio, 800 Broad st, Newark, will draw plans for a 3-sty brick and stone rectory, 24x50, in Ferry st, near McWhorter st, for Our Lady of Mt. Carmel R. C. Church, Rev. Father Ernest D'Aquilla, pastor, on premises, owner. Cost, \$10,000.

BLOOMFIELD, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 2½-sty frame dwelling, 30x35, on Berkeley av, 200 ft north of Watsess-

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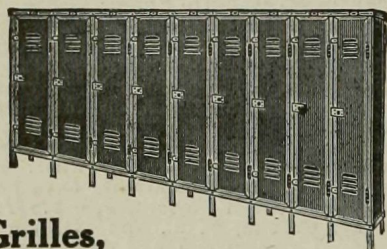
DISTRIBUTION  **REPUTATION**

ing av, for George C. Heller, 3 Centre Market st, Newark, owner. Cost, \$5,500.

ORANGE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 2-sty brick dwelling, 25x40, at Maryland and Bell sts, for Anthony DeVingo, on premises, owner. Cost, \$4,500.

MAPLEWOOD, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 2½-sty frame dwelling, 22x30, with an extension, for James H. Swan, Essex Bldg, Newark, owner and builder. Exact location will be announced later. Cost, \$4,500.

BELLEVILLE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 2-sty frame bungalow, 22x48, for John Lanza, Belleville, N. J., owner. Cost, \$3,500.



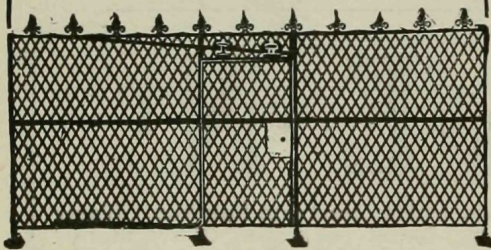
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BLOOMFIELD, N. J.—Frederick L. Pier-son, 160 Bloomfield av, Bloomfield, has plans in progress for three 2½-sty frame dwellings, 22x30, for Harry Hendricks, Montclair, N. J., owner and builder. Total cost, \$8,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 2½-sty dwelling, 30x36, on Girard pl, for Harry Kolodin, 111 Washington av, Newark, owner and builder. Owner is taking bids on subs. Cost, between \$10,000 and \$12,000.

PATERSON, N. J.—Floyd Parsons, 1123 Broadway, Manhattan, has plans in progress for addition to the 2½-sty frame and stucco dwelling at 100 East 39th st, for R. L. Hoff, c/o H. W. Johns-Manville Co., Madison av and 41st st, Manhattan, and on premises, owner.

LYNDHURST, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., completed plans for alterations and addition to the 2½-sty frame dwelling, 20x37, at 280 Stuyvesant av, for Dr. Arcangelo Liva, on premises, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Hay Foundry & Iron Works, on premises, owner, is having plans prepared privately for a 1-sty brick and steel foundry, 250x50, on Plum Point lane.

NEWARK, N. J.—Marshall N. Shoemaker, 810 Broad st, Newark, will draw plans for a reinforced concrete manufacturing plant on Plum Point lane, for the Central Dyestuff & Chemical Co., on premises, owner, and George Prochaka, supt., in charge.

NEWARK, N. J.—Heller & Merz Co., Hamburg pl, Newark, owner, is having plans prepared privately for alterations to the factory bldgs. H. D. Best & Co., 52 Vanderbilt av, Manhattan, have the general contract.

BAYONNE, N. J.—National Sulphur Co., Constable Hook, Bayonne, owner, has plans completed privately for rebuilding the 1-sty reinforced concrete and hollow tile warehouse. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract and will also do the mason and carpentry work. Consists of 3 wings, 27x55, and 2 wings, 46x59.

MUNICIPAL.

NEWARK, N. J.—Jordan Green, 31 Clinton st, Newark, will draw plans for the erection of hot water heating apparatus at the City Hall, for the City of Newark, Board of Commissioners, John F. Monahan, director, in charge, City Hall, Newark, owner.

SCHOOLS AND COLLEGES.

PHILLIPSBURG, N. J.—F. H. Wenzelberger, Reeder Bldg, Easton, Pa., completed revised plans for a 2-sty brick and stone public school, 60x70, to contain 8 rooms, for the Board of Education of Phillipsburg, John Monahan, pres., Phillipsburg, N. J., owner. Owner will take bids on revised plans shortly. Cost, \$40,000.

STABLES AND GARAGES.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for a 1-sty brick private garage, 29x56, at 196 Newark st, for Harris Ruderman, 66 Peshine av, Newark, owner. Cost, \$2,500.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has plans in progress for a 1-sty iron and stucco private garage, 15x32, in the rear of 276 Ridge st, for F. G. Johnson, 22 Centre Market st, Newark, owner.

NEWARK, N. J.—M. Mancusi Ungaro, 164 Market st, Newark, completed plans for a 1-sty public garage, 30x60, at 127-129 Warren st, for Angelo Giuliano, 70 Hoyt st, Newark, owner. Cost, \$6,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick garage, 20x100, at 96 Charlton st, for Elias Cantor, owner. Cost, \$4,000.

NEWARK, N. J.—Frederick Lemmer, 688 Nye av, Irvington, N. J., completed plans for a 1-sty brick public garage, 50x142 irreg., and an individual garage, 20x50, at 497-499 Bergen st, and 207-9 Rose st, for Frank V. Zahn, 283 Chadwick av, Newark, owner and builder. Total cost, \$10,000.

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

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—F. B. Grosso, 126 Market st, Paterson, has plans in progress for two 4-sty brick and stone stores and lofts, 50x100, to include 1-sty brick garage, 30x30, at the cor of Market and Madison sts. Owner's name will be announced later. Cost, \$35,000.

NEWARK, N. J.—Nathan Myers, Court Theater Bldg, Newark, has plans in progress for alterations and addition to the 3 and 4-sty brick office bldg at 128-140 Market st, for the Prospect Realty Co., owner. Consists of 3-sty brick addition, 6x50, to side, and erection of one additional story on present 3-sty brick bldg, 30x30. Cost, \$10,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, completed plans for three 3-sty brick and stone stores and an apartment, 50x90, irreg., at the north-east cor of Kearny and Stewart av, for Frank Berman, 23 Ridge av, Arlington, N. J., owner and builder. Cost, \$25,000.

PATERSON, N. J.—William T. Fanning, Colt Bldg, Paterson, has plans in progress for alterations and addition to the six brick stores at Washington and Van Houten sts, for Edward Seery, 85 Broadway, owner. Includes 1-sty addition to rear, 77 x40. Cost, \$15,000.

MISCELLANEOUS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 3-sty brick shop and two apartments, 25x60, and a 1-sty extension, 25x40, on Avon av, for Lozowick & Kotler, 150 Jel-liff av, Newark, owner. Cost, \$10,000.

PATERSON, N. J.—City of Paterson, Board of Public Works, Peter C. Quackenbush, pres., City Hall, Paterson, owner, contemplates erecting a sanitary sewer, about 500 ft long, in Shady st, from Lowe to 6th av, and on 23d av, from East 33d to East 35th sts, from plans by H. J. Harder, City Hall, Paterson, City Engineer.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Henry Marvin, 135 Atlantic st, Stamford, Conn., is revising plans for a 2½-sty wooden dwelling, 34x46, on Chesterfield rd, for Bayard L. Marsh, 615 Main st, Stamford, owner. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

NEWBURGH, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 1-sty steel, concrete and corrugated iron storage bldg, 209x100, at the water front, for the Central Hudson Steamboat Co., G. R. Odell, general manager, foot of Franklin st and North River, Manhattan, and Newburgh, N. Y., owner. Elwyn E. Seelme, 101 Park av, Manhattan, is the structural engineer. Owner is taking bids on all subs.

MUNICIPAL.

SYRACUSE, N. Y.—City of Syracuse, Henry C. Allen, City Engineer, City Hall, Syracuse, owner, contemplates erecting a sewage disposal plant, from plans by Glenn D. Holmes, City Hall, Syracuse, consulting engineer. No site has as yet been selected.

SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Edwin S. Gordon, Sibley Bldg, Rochester, is preparing sketches for a 2-sty brick, steel and reinforced concrete North High School, in Norton st, for the City of Rochester, Board of Education, J. W. Castleman, pres., City Hall, Rochester, owner. O. S. Crocker, Mechanics Institute, Rochester, is the engineer. Cost, \$500,000.

HOBART, N. Y.—Rasmussen & Wayland, 1133 Broadway, Manhattan, completed plans for a 2-sty brick high school, 126x98, for the Board of Education of Hobart, W. E. King, chairman, Hobart, N. Y., owner. The State Dept. of Education has ordered owners to proceed with building at cost of between \$50,000 to \$100,000.

MISCELLANEOUS.

COBLESKILL, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., has plans in progress for a 2-sty brick and steel home economics bldg for the Schoharie State School of Agriculture, Daniel B. Frisbie, pres., Board of Trustees, Middleburgh, owner. Details will be available later. Cost, \$45,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—103 Park Av. Painting & Decorating Co., 103 Park av, has the general contract for alterations to the 3-sty frame dwelling, 128x114x129x87, on Prescott av, through to St. Nicholas pl,

for Dr. M. Yamaguchi, 40 Post av, owner, from privately prepared plans.

MANHATTAN.—T. J. Fanning, 19 East 127th st, has the general contract for a 1½-sty brick dwelling and garage, 42x85, at 52-54 Watts st, for Stephen H. Jackson, 106 Lexington av, owner, from plans by J. M. Felixon, 1133 Broadway, architect. Cost, \$8,000.

CORONA, L. I.—Frank Lurz, 318 Grand st, Maspeth, L. I., has the general contract for a 2-sty frame dwelling, 20x40, at the northeast cor of 40th st and Fillmore av, for Mrs. Jeannette Adder, 41st st and Roosevelt av, Corona, L. I., owner, from privately prepared plans. Cost, \$5,500.

SCARSDALE, N. Y.—H. P. Wright & Co., 25 West 42d st, Manhattan, has the general contract for alterations to the 2½-sty frame dwelling for Miss Sarah Graham Mulhall, owner, c/o Normyl Association, 16 Beekman st, Manhattan, from plans by B. H. Simpson, 315 5th av, Manhattan, architect. Cost, \$15,000.

GREENWICH, CONN.—W. A. L'Homme-dieu Co., 1 Madison av, Manhattan, has the general contract for alterations and addition to the 2-sty hollow tile and stucco dwelling and the erection of a new garage for Robert L. Huntzinger, 505 5th av, Manhattan, owner, from plans by D. Everitt Waid and A. L. Storm, associate architects, 1 Madison av, Manhattan. McIntosh & Kennedy Co., 56 Sherwood pl, Greenwich, Conn., has the mason contract. Cost, \$50,000.

TOWN OF UNION, N. J.—DeRiso Brothers, 17 Bergenline av, Town of Union, have the general contract and will also do the mason and carpentry work for the alterations and addition to the frame dwelling at 523 4th st, for Mrs. Leila Currey, on premises, owner, from privately prepared plans. Cost, \$3,500.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—John T. Woodruff & Sons, 1 Bridge Plaza, L. I., have the general contract for extension and alteration of the 3-sty brick and stone factory, 82x48, at the southwest cor of Park av and Ashland st, for William Demuth & Co., 230 5th av, Manhattan, owner, from plans by William Higginson, 13-21 Park Row, Manhattan, architect. Cost, \$20,000.

HALLS AND CLUBS.

MANHATTAN—Grant Contracting Co., 7 East 42d st, has the general contract and is taking estimates on all subs and materials for alterations and addition to the 4-sty brick clubhouse, 25x46, at 247 East 53d st, for the Queen Mab Realty Co., 60 Wall st, owner, and Prescott Memorial, lessee, from plans by Frederick P. Hill, 299 Madison av, architect. Consists of 2-sty rear addition and interior changes to partitions in old bldg.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—W. A. L'Hommedieu Co., 1 Madison av, Manhattan, has the general contract for alterations to the brick telephone bldg on Market Exchange for the New York Telephone Co., Union N. Bethell, pres., 15 Dey st, Manhattan, owner, from plans by J. C. Rennard, 15 Dey st, architect.

MISCELLANEOUS.

BROOKLYN, N. Y.—C. G. Cozine & Co., 3337 Fulton st, has the general contract for a 4-sty brick and stone store, office and residence, 30x58, at the southeast cor of Herkimer st and Bedford av, for Thomas J. Carrier, 1190 Fulton st, owner, from plans by R. T. Short, 370 Macon st, architect. Cost, \$10,000.

RAHWAY, N. J.—John N. Gill & Co., 1215 Filbert st, Philadelphia, Pa., has the general contract for a 2-sty brick, concrete and steel machine shop and factory, 200x363, for the Pneumatic Tube Supply Co., 13 East 31st st, Bayonne, N. J., owner, from privately prepared plans.

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

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its spring meeting at the French Lick Springs Hotel, French Lick Springs, Ind., March 27-28.

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, 156th 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 CITY BETTER HOMES EXPOSITION will be held in the Grand Central Palace from May 18 to 25, inclusive, under the management of Louis W. Buckley. The floor space to be occupied equals 100,000 sq. ft.

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

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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

MANHATTAN ORDERS SERVED.

- Week Ending March 16. Beekman st, 25—Lawyers Realty Co, 160 Bway. ExS-Ex(R)-FE(R)-Ex Bowery, 332—Michael J Adrian Corp, 137 E 34. ExS-Ex(R)-O-WSS(R)-Rub Broadway, 1491—Lyric Hotel Co. ExS Broome st, 450-2—Alfred D Pell, 22 W 53, WSS(R)-Stp(R) Church st, 316—Sol Hecht, 46 Walker, WSS(R)-ExS-FE(R)-St(R)-Ex Church st, 316—Lucian Kesney & Co, GE-DC-O-Rec Cliff st, 44—Beaver Tile & Specialty Co. O-Rec Cliff st, 44—Chas Kneeland est, care Adele, 154 E 71. FE(R)-St(R)-ExS-O-Ex(R) 42 st, 148-50 E—Bofinger Bros. Rec-Rub New Chambers st, 24-34—Schwartz Printing Co. O-FA Prince st, 106—Doris Eckoff est, c Adeline R Bieber, 129 Moffat, Bklyn. FE(R) 6 av, 210-4—Sarah J W Bent, 1773 Washington av. Ex-ExS-FP(R)-Rub 3 av, 1464-6—Jacob & Wm Scholle est, care Albert W, 5 Nassau. ExS-Ex(R)-FE Washington st, 431—Florence Spear, 71 E 56, ExS-FE-St(R) West st, 286-287—Hudson Navigation Co, WSS(R) 22 st, 341 W—Sadie S Roome, care Wm J, 175 Madison av. GE 23 st, 163 W—Nussbaum & Solomon. El-O 23 st, 536 W—Turchin & Co. Rec 23 st, 536 W—Panama Canal Warehouse. Rec-FA 23 st, 536 W—Michael O Gorman. Rec 25 st, 127-131 W—Hudson Mtg Co, 135 Bway, ExS 25 st, 127-131 W—Jacob Dunn Co. Ex 25 st, 53 W—B & E Button Co. O-Rec 25 st, 511-9 W—Marginal Realty Co, 200 5 av, WSS(R)-GE-Ex(R)-FP(R) 34 st, 25-7 W—Wm Schmecker. FA 34 st, 25-7 W—Harry Toff. FA 8 av, 312—Bryant Photo Play Co. Stp(R) 116 st, 11 W—Edward M Conklin. FA(R) 145 st, 256-260 W—145th St Theatre Co, 20 Nassau. FA(R)-Rub-WSS(R) 125 st, 209 W—Hurtig & Seamon Theat Enterprise, 253 W 125. Stp(R)-Rub 3 av, 650—Tuxedo Moving Picture Co, FA(R)-Stp(R)-O 3 av, 650—Tuxedo Moving Picture Co, FA(R)-Stp(R)-O

- Madison av, 1666—Metropole Hall Inc. FP(R) Emerson pl, 39-41—Ames Transfer Co, Neptune av. NoS-CF 55 st, 235—Mrs L H Reid. Rec-NoS Flatbush & Newkirk avs—Texas Co. CF Flushing av, 662—M Kantor. NoS-FA-GE-Rec 46 st, 412—Anna Wilson. Rec Madison st, 841-3—Henry J Weiman. CF Midwood st, 418—Jos Petrucci. FA 91 st, 359—Jno J O'Rourke. CF-OS Pacific st, 216—Milton Sandman. CF Pacific st, 808-14—Ward Baking Co. CF Park av, 577-9—Pildesen & Green, NoS-FA-Rec-CF-OS(R) Quay st, 85-7—Burr & Houston Co. ExS Rutledge st, 328—Empire State Dairy Co. OS Sutter av, 1004—Bernard Schwerman. El-FP-CO

BRONX ORDERS SERVED.

- East Fordham rd, 756—Frank W Kipp, Ex(R)-ExS-FA East Tremont av, 3182—Amelia Hughes. Ex(R) 148 st, 368 E—Lincoln Trust Co. Ex(R) Bathgate av, 1846—Margt H Hitchings. D&R-DC Tiffany st, 1007—Gloria Theatre Co. Stp(R) BKLYN ORDERS SERVED. Av M, 1600—Midwood Associates, Inc, 805 Flatbush av. DC Cook st, 118-20—Herman Dressler. ExS Bowery and Henderson's Walk—Theopolis & Lappas. FA(R) Bridgewater st, 7—Chromos Chemical Co. CF Flatbush av, 1525—A & S Constr Co. Rub Graham av, 78—Herman Kaminester. DC Miller av, 403—Samuel Whitbook. DC Powell st, 285-7—Sam Raich. FA-Rec Powell st, 285-7—Meyer Bros. FP(R) Powell st, 285-7—Isidore Rotwein. Rec Powell st, 285-7—Harry Fleishman. GE-Rec Varet st, 257-261—Harris Wallerstein. WSS(R) 5 av, 382-4—James Kane. WSS(R)-FP(R)-ExS 9 av, 5423—John Klein. FA-Rec-NoS-FP

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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 Waldorf-Astoria, March 27-28.

CLASSIFIED LIST OF ADVERTISERS

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

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NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

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

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

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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.

Cabinet Work.

KNAUFF, JOHN N., 334 Fifth Ave. Tel. Madison 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.
LEHIGH CEMENT CO., 30 E. 42d St. Tel. Murray Hill 8451.

Coal Saving Device.

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

Concret Floor and Sidewalks.

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

Consulting Engineers.

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

Contractors' Bonds.

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

Contractors (General).

FULLER CO., G. A., 175 Fifth Ave. Tel. Gramercy 2100.
KNAUFF, JOHN M., 334 Fifth Ave. Tel. Madison Sq. 1754.

Cornice and Skylights.

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

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 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.

Flue Pipe.

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

Folding Gates.

BATAILLE & CO., A., 587 Hudson St. Tel. Chelsea 891.
PITT COMPOSITE IRON WORKS, WM. R., 219 W. 26th St. Tel. Chelsea 3100.

Fumigation and Extermination.

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

Gas

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

Gates—Folding.

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

Heating and Roofing.

DAMES CO., INC., 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.

Lytho-Zinc Reproductions.

NEW YORK BLUE PRINT PAPER CO., 102 Reade St. Tel. Worth 600.

Marble and Tile.

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

Masons and Plasterers.

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

Metal Ceilings.

WHITAKER-GLESSNER CO., 16 Desbrosses St. Tel. Spring 5935-5937.

Mortgages.

LAWYERS MORTGAGE CO., 59 Liberty St. Tel. Cortlandt 7905.
McMAHON, J. T., 188 Montague St., Brooklyn. Tel. Main 834.

Parquet Floors.

ERBE, WILLIAM J., 254 Lexington Ave. Tel. Murray Hill 1092.

Pine—North Carolina.

NORTH CAROLINA PINE ASSOCIATION, Norfolk, Va.

Plaster Boards.

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

Pumps with Gasoline Engines to Rent.

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

Radiator Shields.

THOMAS & ARMSTRONG CO., Dayton, O.

Real Estate Board (Manhattan).

See Directory—Advertising Pages. Also front cover.

Real Estate Brokers (Manhattan and The Bronx).

See Directory—Advertising Pages.

Real Estate Board (Brooklyn).

See Directory—Advertising Pages.

Real Estate Brokers (Brooklyn).

CORWITH BROS., 851 Manhattan Ave. Tel. Greenpoint, 632.
REALTY ASSOCIATES, 162 Remsen St. Tel. Main 3385.
RYAN, GEO. J., 46 Jackson Ave., L. I. City. Tel. Hunters Point 3451.

Real Estate (Queens).

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

Real Estate Operators.

CITY INVESTING CO., 165 Broadway. Tel. Cortlandt 8950.
REALTY CO. OF AMERICA, 2 Wall St. Tel. Rector 275.

Refrigerating (Ice by Wire).

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

Roofing and Quarry Tile.

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

Sand and Gravel.

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

Sheet Metal Work.

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

Skylights.

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

Telephone Accessories.

COIN DEVICE & SIGNAL CO., INC., 461 Eighth Ave. Tel. Greeley 5537.

Terra Cotta.

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

Title Insurance.

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

Window Shades.

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

Windows, Fireproof.

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

Wire Glass.

MISSISSIPPI WIRE GLASS CO., 220 5th Ave. Tel. Madison Sq. 9370.

Wire Work.

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