

Six-cent Fares or Higher Realty Taxes?

Theodore P. Shonts and Laurence McGuire Outline Serious Condition Which Confronts Property-Owners in the Metropolis.

BY THEODORE P. SHONTS,

President Interborough Rapid Transit Company and New York Railways Company.

BY LAURENCE MCGUIRE,

President of the Real Estate Board of New York.

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.

The tax rates in the Borough of Manhattan, Bronx and Brooklyn for the ten years 1908 to 1918 are given below:

	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

We have offered to pool the earnings of the existing lines with the new lines as opened, simultaneously with the adoption of a six-cent fare. Our contract does not require this pooling until the lines are ready in the new East River tunnel. This offer is made to give the city at once the benefit of pooling before the new lines are in complete operation, and to preclude any claim that the Interborough will gain any financial advantage from the six-cent fare beyond an immediate instead of a deferred payment of its preferential.

Frankly, our interest in the measure is to secure the current payment of this preferential, and to insure sufficient earnings to keep the surface lines out of bankruptcy.

THERE would seem to be no question that there will be a deficit in the operation of the Dual Subway System with a five-cent fare. Of this we are assured by those best qualified to make an estimate. Nothing can be gained at this time by criticism of the contract entered into as between the city and the operating company. It is, however, fair to state that the city's initial venture into municipal, or semi-municipal operation of transit lines, cannot be used as an argument in behalf of complete municipal ownership and operation. Facing this deficit as we are should be sufficient warning to those advocating municipal ownership. In any event, it should bring forcibly to the minds of real estate owners the necessity for combating further attempts at municipal ownership.

What is of importance at the minute is that there will be a deficit, and that, under the contracts, this deficit must be met by the city and not the operating company as it has a preferential on the earnings. Not only has it a preferential, but its dividends are cumulative. The amount of the deficit has been variously estimated. Assuming that it will be \$15,000,000, it must be apparent that if this amount is to be covered by additional taxes on real estate, there will be added from this one source approximately 18 points to the present tax rate.

This means, all other things being equal, that the rate will increase from 2.36 to 2.54. The intolerable burden under which real estate is staggering will thus be greatly increased. It will not be possible for land owners to pass this increased burden to the rent payers. Rentals cannot be advanced with the rapidity at which taxes are mounting. Of one thing we can feel quite sure and that is the owners of vacant or unproductive property cannot pass this burden on to others.

It was stated at the time the city entered into the Dual Subway contracts that the opening of these subways would greatly enhance values in outlying districts and the city, therefore, would enjoy additional revenue through increased assessed valuation. Unfortunately the completion of the tubes coincides with the period of stagnation in building, due to the war. Conditions were not good before the country entered the war. Since, however, the National Government has practically placed an embargo on building operations not essential to the conduct of the war. Those who took on speculative commitments in anticipation of profit through the operation of the tubes will, of necessity, have to contribute a large portion of the operating deficit.

It is a question at this time of the ability of those owning unproductive property to take on any additional burden. Recent city tax sales would seem to indicate that the city itself may become possessed of more unproductive land than it can comfortably carry.

The foregoing and other cogent reasons make it imperative that the deficit should be met without further additions to the now exceedingly heavy taxes. It would seem to me that this might be best done by granting

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When in Need, Build

A Constructive Analysis of Secretary McAdoo's Recent Communications

By F. T. MILLER

President of the F. W. Dodge Company

EVERY thoughtful and patriotic citizen supports the Secretary of the Treasury in his desire to preserve the poise of business, conserve capital and resources, and increase the wealth-producing power of the Nation. subject to war priorities, as well as his desire to encourage thrift. But in the heat of the campaigns for raising war loans, encouragement of thrift has naturally been given the greatest publicity.

In his letter of March 15th to Mr. Samuel Gompers Secretary McAdoo writes, "The successful financing of the war depends * * * upon the difference between what is *made* and what is *spent*." While in this letter the Secretary emphasizes the importance of saving and does not emphasize the importance of making, it would be only reasonable to assume that he believes the people already understand the importance of making, as money must be made before it can be saved.

The consumption of luxuries, "Business as Usual," on the one hand, and saving to the point of hoarding on the other, have both been widely advocated and as widely disproved. But the investment of the results of thrift in enterprises which will result in increased earning power and enduring wealth seems to be the sane middle ground and might be called "Business to Win."

As examples of extreme points of view, we may note two newspaper articles. One advocates the curtailment of construction of railroads, water power plants and the like, and the other advocates the purchase of diamond necklaces, automobiles, lavish dinners, etc. It is evident that the funds put into the water power plant would be transferred from the bank account of the owner to that of the contractor, his employees, their grocerymen, etc., and, barring hoarding which might occur through fear, the funds would still remain available for Government use; but a newly created factor,—the water power plant,—would also remain as a wealth producer for the community, while it is evident that the money put into the dinner would be transferred from the bank account of the diner to that of the hotel proprietor, his staff, supply dealers, etc., and there would remain to the community no wealth-producing factor.

It is unfortunate that the Secretary's letter to Mr. Gompers does not tell the building industry what to do, but what not to do.

If, rather than a negative, the building industry might place a positive and constructive interpretation upon this letter, then every patriotic man engaged in the building industry should engage in building operations primarily required "to protect the health and provide for the comfortable needs of our people," and in building operations required to facilitate our wealth-producing enterprises; for the making of money is necessary for the successful financing of the war, and money must be made through successful business enterprises.

It is to be regretted that the public statements of the Secretary of the Treasury have been followed by communications from officials of the Treasury and other Departments and from their local committees, which have had a tendency to suppress many wealth-producing enterprises at their source. These do not transmit a well-balanced interpretation of the Secretary's desire to maintain the poise of business, increase the wealth producing power of the nation, subject to war priorities,

nor to his statement "that the successful financing of the war * * * depends upon the difference between what is made and what is spent."

Taken as a whole this publicity has given the impression that the war must be financed out of the past wealth and that some Governmental Departments desire to discourage constructive enterprises in order to free labor, material and capital for Government use.

The effect of this publicity upon the building industry which has been producing \$2,000,000,000 annually in enduring, productive wealth and which has been gradually checked during the past few years by the increasing cost of labor and materials, until the luxury feature have long since been eliminated, has been that building has dropped off fifty per cent. or more. Architects' offices are empty and building labor, except in a few eastern districts, is idle.

If only one-sixth of the building labor of the country is allowed to continue in idleness there is a consumption of the wealth of the country equal to that consumed by a million dollar dinner each day, without any remaining evidence of wealth or wealth producing factor to the community; the loss of wealth which otherwise might be produced for the community is nearly \$2,000,000 per day.

This labor is highly specialized and divided into one hundred or more different trades or crafts, each of which requires different experience and mental and muscular development. Many of these men are mature and bound to their homes by family ties, and beyond the age of mental and physical readjustment. Even if this were not so, it would be impracticable to immediately shift this large volume of labor from the entire West to the congested districts of the East. If shifted, it could not be assimilated, because experience has shown that but a small percentage of the labor thus temporarily employed in new war industries can be assimilated. The shift, therefore, must be a gradual one and selective in character.

Surplus labor throughout the country is already more prevalent than is generally appreciated. The employment bureaus of the Labor Department, together with the proposed \$250,000 travelling fund, can be depended upon only as a partial solution of the general labor problem in view of the difficulties of selection and assimilation, and particularly if the travelling fund is to be used largely for the transportation of agricultural labor, and if the prospective employer of this labor is to guarantee the repayment of travelling expenses.

In his letter to Mr. Gompers the Secretary of the Treasury writes, "There must be no waste." There can be no greater waste than that of idle labor, and it would seem that idle building artisans might well be allowed employment in producing wealth for the community, at least until they can be assimilated for Governmental use.

During the winter, building trades live upon their savings and credit. As spring approaches, after a dormant winter, their savings and credit become exhausted and unless the usual spring work, with its earning opportunities develops, hunger and want are inevitable. The effect of unrest, due to unemployment of a considerable percentage of these trades at this time, may result in strikes and violence. Unemployed labor may form a fertile nucleus for alien propaganda.

At first thought Secretary McAdoo's letter places upon Mr. Gompers the seemingly impossible task of persuading the idle building trades that the Government has work for them while they are facing conditions of unemployment, and also places upon him the task of instilling sentiments of patriotism under very trying circumstances.

While building materials are in the main wrought by building labor from raw material, and while some building materials are by-products of war necessities, there is now reported a surplus of many building materials, and building material concerns are going out of business.

The construction industries in general are so disorganized that a nation-wide conference is being arranged, under resolutions of the National Association of Builders' Exchanges, the National Builders' Supply Association, and with the co-operation of the American Institute of Architects, in order to readjust the industry as far as possible to meet the crisis, and to render its united resources most readily available for governmental needs.

There already exists, however, a shortage in the supply of buildings. The number of cubic feet per capita has decreased for a number of years. Rents are increasing and laws are now proposed in Congress to regulate rents. In other words, in face of an increasing demand, we are cutting off our supply.

Under these conditions, why should not the building industries place a well-balanced and constructive interpretation upon all of Secretary McAdoo's statements and refuse to believe that this useful industry has been singled out by any Department for embargo?

The general policy of the Administration in refraining from the definition of essentials and non-essentials has saved the industrial organism of this country from serious disarrangement. All agree with the wisdom of the policy of priority for war needs.

Governmental burdens have been impartially distributed upon all industries, and the building industry is particularly unfortunate in having applied to it alone, without a clear definition, the essential and non-essential policy. And until this is either more clearly defined or changed to the general policy of priority the industry must continue to place the most constructive interpretation possible on the statements of the Secretary of the Treasury, even though it may not understand why further efforts should be made to free its labor while its labor is already in idleness, or to free its materials while many of its materials are not being used, as well as why many of the non-essential and luxury producing industries are allowed the use of capital, labor and materials, unhampered by publicity and direct interference.

In exchanging the ownership of funds, construction frees and gives earning power to capital otherwise locked up in land, while not exhausting but creating capital out of natural resources and raw materials, the majority of which are not essential for Government use. Buildings are one of the most permanent forms of wealth, a means of producing more wealth and one of the most secure bases of increased credit. The withholding of funds from circulation through this industry tends to decrease rather than increase national wealth.

Money saved by curtailing the consumption of food, clothing or luxuries is added to the national wealth, but the curtailing of building does not add to the national wealth; it is a deferred charge, part of our war debt, to be paid after the war is over at an increased cost, probably by a disorganized industry.

The curtailment of building is not a saving but an expense during the war, because through lack of normal

facilities the cost of everything is increased, since buildings are primary tools of industry, necessary for the production of all other tools of industry as well as for the production of the necessities of life, food, clothing and shelter.

If in an endeavor to free labor, materials and capital for future Governmental use we are holding in idleness labor which we are unable to assimilate we are confronted with the economic law of Diminishing Returns.

In his letter of Feb. 27 to Mr. Frank W. Conner, Secretary McAdoo writes "where it" (construction) "is a question of need—be it on account of sanitary conditions or because, without such new construction, other operations *essential* at this time for the welfare of the country would suffer—there is no doubt such work should be undertaken. This applies equally to construction work in cities, towns and farming districts." And referring to luxury building, he states "where it is a question of building a new home simply because it would afford greater comfort the operation should not be undertaken."

But for a clearer understanding of "need" and "essential" it has been necessary for us to consider other communications from the Secretary together with the conditions prevailing throughout the country.

The resolutions of the War Industries Board of March 25th, although non-constructive in tone, do not discourage "new undertakings * * * contributing * * * indirectly toward winning the war * * * or even for indirect war needs."

But the term "not essential" is again used without definition and these resolutions therefore do not shed any further light upon this important matter or seem to alter existing conditions or rulings.

However, in his letter to Bernard N. Baruch, at the time of the latter's appointment as chairman of the War Industries Board, President Wilson in outlining the functions of the Board particularly emphasized in paragraph 3, "The studious conservation of resources and facilities by scientific, commercial, and industrial economies." The construction industry is a national facility, and as such its conservation is thus enjoined.

Setting up National Welfare as the final test, and from both the President's and Secretary's communications it is evident that a constructive national spirit which fosters creative enterprises is essential in order to insure a "difference between what is *made* and what is *spent*." As the world is gradually drifting from individualism to various forms of governmental control, it is vital to the progress and happiness of humanity that these forms of governmental control shall be constructive rather than purely regulative in character.

SIX-CENT FARE OR HIGHER TAXES.

(Continued from page 375)

the request of the operating companies for a six-cent fare. It will surely make a more equitable distribution of the burden. If the six-cent fare is granted a considerable part of the deficit will be paid by thousands of out-of-town users of the city transit lines who contribute practically nothing to the cost of maintenance of the city government. If the increased fare is not granted, these transients will contribute no share to the excess cost of operation.

The six cent fare means a 20 per cent. increase. When one considers the recent increased cost in necessities, it would appear to me that a 20 per cent. increase in fares is not unreasonable.

The agreement as between the labor unions and the operating company will expire in September, and there will undoubtedly be granted an increased wage. It would seem to me to be not only desirable but necessary that the increase in fare be granted in anticipation of the deficit, in fact without any unnecessary delay.

Real Estate Board Active In War Efforts

Under Leadership of President McGuire Members Have Been Untiring in Liberty Loan and W. S. S. Campaign.

INSPIRED by patriotic motives, the Real Estate Board of New York inaugurated on February 10, 1917, a campaign to aid the Government in every way within its power. The organization as a whole, as well as its individual members, subscribed to the movement. It was a coincidence that this campaign was started on the occasion of the twenty-first annual banquet of the Board, the day on which Count von Bernstorff received his passport. The keynote was struck on that evening in a speech delivered by Hon. Martin W. Littleton, and since that time the Board has been untiring in its efforts.

As a preliminary step a telegram was sent to President Wilson pledging the support of the Real Estate Board, as well as the thousand guests present. On April 3, 1917, loyalty to the President and the Federal Government was pledged through a resolution passed by the Board of Governors, and the first active work was commenced at the time of the issuance of the first Liberty Loan, last June. Laurence McGuire, president of the Board, was designated chairman of the Realty Division, which had this work in charge.

The Board was so successful in its efforts to interest the real estate fraternity in the Liberty Loan that when the Second Loan was announced, the Realty Division continued its efforts, also under the direction of Mr. McGuire. Teams were formed and the real estate interests of the city were thoroughly canvassed, with the result that thousands of dollars were invested in Liberty bonds.

Not content with what had been accomplished, active work was resumed when the War Savings Stamps were issued. The National War Savings Committee decided to incorporate all the real estate men in the five boroughs and Mr. McGuire was designated as chairman of that committee. The city was divided into groups and the committee has been continuously receiving reports from the captains of these groups. A. N. Gitterman, acting as secretary to Mr. McGuire, was instru-

mental in obtaining a number of original posters by Arthur and Wendell Roos, which have stimulated the work of selling War Stamps and War Saving Certificates.

Mr. McGuire, in speaking of the work done by the Board in selling the War Savings Stamps, said yesterday:

"Although it is less than three months since I organized the Realty Division of the War Savings Committee, I am proud of the achievement. With the assistance of Mr. Gitterman, who is acting as our secretary, we have a Committee of One Hundred who, for convenience, have divided Manhattan into twenty-seven districts and have bought more than 20,000 thrift stamps and cards, which was the original allotment.

"The banner district is north of Dyckman street, and from that location we have received the report cards regularly and promptly which are so necessary for the proper compilation of sales. This the Government is most anxious to receive so that it may record the interest in this movement and see the effect of proper introduction of thrift methods."

The Real Estate Board this year decided to abandon its custom of having an annual banquet, and in its place substituted a benefit performance which was held at the Hippodrome on the evening of Sunday, March 3. The proceeds were given to the Army and Navy. That the benefit was a financial success is attested by the following figures, as reported by Elisha Sniffin, chairman of the Benefit Committee.

The gross receipts were \$15,604.92, and the expenses \$6,049.94. The treasurer of the Navy Relief Society, New York Annex, 280 Broadway, received \$4,802.50; the treasurer of the New York Finance Committee of the War Camp Community Service, William Henry Barnum, 115 Broadway, \$2,401.24, the Regimental Fund of the 308th U. S. Infantry, N. A., Camp Upton, N. Y., \$2,000, and Major Charles E. Coates, U. S. Signal Corps, Fort Wood, Bedloe's Island, New York Harbor, \$401.24.

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 calls attention to the fact that there will be a joint hearing of the Committees on Taxation and Retrenchment at Albany on Tuesday next. All tax bills will be taken up, among them the Boylan bill for a fixed tax on real estate and for a tax on personality lower than the present rate (Senate Int. 621, Boylan, Assembly Int. 613, Seesselberg). Organizations are earnestly requested to have one or more representatives at this hearing on Tuesday next so that some conclusion may be reached and action taken that will result in securing proper relief. No special arrangements are being made for a delegation, but it is hoped that interest in this matter will insure a large representation.

Action in detail was taken on the following bills:

Senate Int. 858, Pr. 1326, Slater (Same as Assembly Int. 1026, Pr. 1205, Brush) State reservation at Lake Mohansic.

This bill is approved. It provides for the abandonment of the proposition to establish a hospital for the insane and a training school for boys upon the Croton Watershed at Yorktown, Westchester county, and transfers the sites selected for such institution to a commission for use as a state reservation, a part of which may be used by a small number of boys and the necessary officers of the House of Refuge. The measure represents a policy endorsed last year and this by the Real Estate Board of New York. The bill specifically is the outcome of a vigorous fight made by the Merchants' Association of New York against the establishing of such institutions where their sewage and surface contamination would be likely to pollute the city's water

supply. The enactment of this bill should be vigorously advocated.

Assembly Int. 1052, Pr. 1346, McKee. To amend the Greater New York Charter, in relation to the purchase of supplies and the establishment of a department of purchase.

This bill is approved. It embodies a principle which has been endorsed by the Real Estate Board for several years. It creates and defines the jurisdiction of the Department of Purchase to be added to the city government. Its purposes are to centralize the control of purchases and to standardize materials and supplies required by all departments, boards, and offices, dependent upon the city treasury for support. The machinery to effect these purposes is devised and articulated clearly and definitely in the bill, and, in the hands of competent and honest officers it should operate to the great advantage of local taxpayers. It may be contended that the bill is mandatory in form and creates a number of high salaried offices, but this form of legislation is as inconsequential as its cost in salaries, if the results thereby achieved give even an approximation of the relief to the city treasury, possible under this bill. The measure should be actively supported.

Senate Int. 851, Pr. 1024, G. F. Thompson. In relation to acquisition, lease and operation of public utilities by municipal corporations, constituting chapter seventy-one of the consolidated laws.

This bill is disapproved. It is a general law proposition in relation to the acquisition, lease and operation of public utilities by municipal corporations. Its provisions are substantially the same as the Hearst bill introduced by Senator

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Important Developments of the Week at Albany

New York Realty Leaders Make Profound Impression on Legislators in Municipal Ownership and Other Matters Vitally Affecting Taxpayers.

(Special to the Record and Guide.)

Albany, March 29.—Developments in the Legislature in which the real estate world is interested may be summarized for the week as follows:

1.—Robert E. Dowling, president of the City Investing Company, and Lawrence McGuire, president of the Real Estate Board, laid before Senator Elon R. Brown, Republican leader in the upper branch of the Legislature, the alarming conditions growing out of the administrative schemes which have been launched in New York City and received from him a promise to support legislation which would relieve this condition and consequently redound to the benefit of the property owners.

2.—Edward P. Doyle, Chairman of the Budget Committee of the Real Estate Board, announced that immediately after the close of the Legislature the middle class of people in New York City would be thoroughly organized and a determined and aggressive front presented to the "Bolsheviki of the city and their allies, the political demagogues and the idle rich."

3.—Chairman Walter H. Knapp of the State Tax Commission characterized the published complaint of Mayor Hylan about the \$34,000,000 reduction in the assessed valuations of franchises held by certain New York City corporations as "intended for political purposes."

4.—Mayor Hylan was scored on the floor of the Senate for his espousal and advocacy of the Wagner-Donohue municipal ownership bill.

5.—Senator Brown, as majority leader in the Senate, outwitted the advocates of municipal ownership by causing to be passed, by a vote of 28 to 20, a resolution creating a Legislative Commission upon which the duty of investigating and considering legislation of this character will devolve.

6.—Persistent agitation in the interest of the Boylan realty and personalty measures has not only enlisted the support of Senator Brown but has resulted in an agreement for a hearing to be given on these measures on Tuesday next, at which the Real Estate Board, the City Tax Department and other interested parties may discuss the measures. The design of this legislation is to limit the realty tax rate to \$1.75 per \$100 of value and to impose a tax of 25 cents upon every \$100 of personal property. The ultimate aim of the bills is to relieve the burden cast upon real property by reason of the extravagant expenditures made by the City of New York in recent years.

7.—Strong protest against the Dowling "four-story dwelling conversion" bill, which would permit the transformation of unused four-story dwellings into tenement houses, thus creating new sources of revenue for the city and real property owners, has operated to diminish the chances this bill had of passing the Legislature. The protest came entirely from organizations which suspect in every amendment of the Tenement House Law a deprivation of the "constitutional right" of flat dwellers.

8.—The Assembly Codes Committee has reported out the A. E. Davies bill designed to prevent the practice of law by any person not regularly admitted to the bar. Before the favorable report was made on this measure it was amended so as to permit real estate brokers to draw leases and instruments required in the sale or purchase of real and personal property. While the introducer of the measure is hopeful of its passage the general sentiment indicates that it will meet with some opposition in the lower branch of the Legislature. The bill in its present form would prohibit title examiners not attorneys from engaging with the large title companies in New York City and would otherwise impose burdens upon real estate brokers.

9.—The Prohibition forces and the "wet" element seem to be deadlocked over excise legislation.

10.—Despite protests from the Democratic leaders in both houses to the inclusion of the \$13,000,000 Direct State tax, of which approximately seventy per cent.

must be raised by New York City, the Legislature will enact the Appropriation Bill in its original form.

11.—The chances of enactment of the Boylan bill abolishing the New York Water Supply Commission and transferring the duties of this bureau to the Department of Water Supply, Gas and Electricity were greatly diminished after a hearing on the bill before the Cromwell New York City Affairs Committee. Opponents of the measure made the point at this hearing that the saving to be effected by such a transfer would be negligible. The judgment of the more influential members of the committee is that the bill will not pass.

After a conference with Mr. Dowling and Mr. McGuire, Senator Brown declared that he knew the financial condition of the City of New York and the effect of this condition upon real estate. He promised his hearty co-operation and support in the effort the Real Estate Board is making to secure the enactment of the bill limiting the realty tax rate to \$1.75.

Unless something is done to check the extravagance in city government, Senator Brown was advised, New York City will lose its greatest asset. They pointed out that the middle class, constituting the real property owners, and the men and women who have savings accounts and equities in insurance policies or other evidences of thrift and saving, is sustaining a burden which will at the present expenditure of municipal moneys soon become unbearable.

Mr. Doyle's announcement of an organization of a middle class to protect itself against municipal extravagance has had a distinct effect here in Albany, and the visit of Mr. Dowling and Mr. McGuire is regarded here as one of the most effective strokes the realty interests have made at this session of the Legislature.

After the adoption of the Brown resolution calling for a Commission to examine into the merits of Municipal Ownership the following Legislative commission was named: Argetsinger of Rochester, G. F. Thompson of Niagara, Cromwell of Richmond, Slater of Westchester, Ottinger of New York, Republicans; Walker and Sheridan of New York, Democrats.

A second resolution offered by Senator Brown carrying an appropriation of \$5,000 with which to defray the expenses of the inquiry was beaten. It received only 25 votes, one short of the required number.

The creation of the Brown Committee is regarded as the death knell of municipal ownership at this session. It was buried some time ago, but the advocates of the Wagner-Donohue measure succeeded in reviving it. As the matter now stands the only means of resuscitating Municipal Ownership would be by a motion to discharge the committee from consideration of the bill, but such a plan would not accomplish much in view of the vote on the first Brown resolution.

Among the important bills introduced in the past week are these:

Assemblyman Welsh, providing that motion picture entertainments may be held on Sunday afternoon after two o'clock in cities where there are no local ordinances prohibiting such entertainments. Sunday "movies" under this bill are made a matter of home rule for the various cities, towns and villages.

Senator Gilchrist, providing that the Board of Revision of Assessments in New York City may review awards for damages made by the boards of assessors and its confirmation of such awards will be final.

Senator Walker, authorizing the Board of Estimate of New York in its discretion to direct that all or any part of the cost of opening, widening or extending a street to be used for rapid transit subway purposes shall be borne by the city at large. This applies to streets heretofore opened or improved and used for such purpose, as well as those hereafter opened or extended, and notwithstanding any previous action taken by the board in connection therewith. Corporate stock may be issued to pay the cost.

REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate, Building Construction and Building

Management in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President

W. D. HADSELL, Vice-President

J. W. FRANK, Secretary-Treasurer

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

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ANNOUNCEMENT.

The Record and Guide, in starting its second half-century, is pleased to announce the association with it of Mr. Frank E. Perley, who is taking up his duties as President of the Record and Guide Company with this issue.

The retiring President, Mr. F. T. Miller, retains his financial interest and will continue his personal interest in the development of the property as President of the F. W. Dodge Company and affiliated organizations, with which this publication is co-ordinated.

STARTING THE SECOND HALF CENTURY.

With this issue the Real Estate Record and Builders Guide starts its second half century.

For any publication to attain the age of fifty years is an event worthy of comment, and the comments and compliments which have reached this office attest the general interest of real estate men and builders in the continued success of the Record and Guide.

During its first half century of existence this publication has striven to make itself useful to its large circle of readers, and there is ample evidence that these efforts have been successful. Otherwise the attainment of a fiftieth anniversary would not have been possible.

The field of usefulness of the Record and Guide has been constantly expanding during these fifty years, and that field never has been so broad as today. With the start of its second half century this publication aims at further and greater usefulness to the real estate and building interests of the metropolis. These interests, tremendous as they are, must expand with the years, and they will find the Record and Guide working earnestly and constantly to promote all that is best and most helpful for the future welfare of the metropolis.

AN ISSUE WHICH MUST BE MET.

Standing out conspicuously in the discussion of the day is the proposition to increase from five to six cents the fares on the city transportation lines.

At some other time and under some other circumstances this proposal might be viewed at another angle from that it now presents. But when it is considered

in the light of present-day circumstances, no broad-minded citizen should be willing to view it other than as a condition which cannot be disposed of by theory.

What are the facts of the matter?

In order to give its readers a sane basis for judgment, the Record and Guide presents in this number the vital facts gathered from several sources. Real estate in the metropolis already is carrying such a heavy burden of taxation as to give grave concern to all well-informed students of the situation. No tangible evidence of relief is in sight, and none of the suggested remedies are likely to be effected in the near future. Even if there were no world war, even if times were normal, the perplexities of taxation would still exist, and the millennium of economical government and reasonable taxation, equitably distributed, would continue to be only an optimistic hope.

The outstanding fact in the proposal for a six-cent fare is this: The interest on the city's investment in the Dual System must be paid from one of two sources. Either it must be paid by those who ride on the city's transportation lines or else it must be paid in additional taxes. There is no alternative.

Men best qualified to speak assert that if the five-cent fare is continued the city must face an annual deficit of from \$11,000,000 to \$15,000,000, and President Shonts of the Interborough intimates in his statement elsewhere in this number that, owing to war conditions and the uncertainty of the times, the city's deficit may run up to \$20,000,000 annually.

But, even if the lowest estimates are accurate, the property owners of the metropolis are confronted with the danger of another increase of five per cent. in their taxes. Such a development would be a staggering blow to every landlord and to every owner of a business building, a hotel or a private dwelling.

In his statement printed elsewhere in this issue of the Record and Guide Mr. Laurence McGuire, President of the Real Estate Board of New York, points out, with reference to the threatened increase in taxes due to the deficit, that it "will not be possible for land owners to pass this increased burden to the rent payers. Rentals cannot be advanced with the rapidity at which taxes are mounting. Of one thing we can feel quite sure and that is the owners of vacant or unproductive property cannot pass this burden on to others."

President Shonts, in his statement for the Record and Guide, says frankly that the interest of his company in the matter is to secure the current payment of its preferential and to insure sufficient earnings to keep the surface lines out of bankruptcy, but he also emphasizes the fact that every owner of real estate and every rent payer has a vital interest in the proposition.

Commissioner Whitney, of the Public Service Commission, makes no attempt to minimize the seriousness of the situation. He believes the time has come when consideration should be given to the financial problems in relation to the dual contracts.

"When the average monthly deficit goes from \$100,000 to \$250,000," Commissioner Whitney declares, "the public should understand the criticism that an increase in operating expenses comes out of the pockets of the company is spoken in complete ignorance of the financial obligation of the city to carry the deficits of a rapid transit system in return for the public benefits received from such an enlarged system."

As great office buildings maintain their elevator service at the expense of their tenants, but free for the use of all visitors, so New York might go a step farther and give free rides for everybody on the subway at the expense of its taxpayers. This might so improve the business of the city that the taxpayers would be warranted in assuming the expense, but such progressive measures have never yet been demonstrated by practical experience and the principle which has been verified by successful precedent is that water service and other public utilities should be paid for by the users and not be a direct expense upon the taxpayers. New York always has several hundred thousand transients who might well contribute to this expense.

It should be borne in mind that, owing to general conditions, the authorities in Washington have found it imperative to increase passenger and freight rates on many railroads. While it is true that different problems are presented by the trunk lines, yet many of the general conditions which have increased the cost of

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Department of
TAXES AND ASSESSMENTS
Borough of Manhattan
Municipal Building

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Richard H. Williams
Arthur H. Murphy
George Henry Payne
Joseph F. O'Grady
James P. Sinnott
Lewis M. Swasey
C. Rockland Tyng, Secretary

March 29, 1918.

Publishers Record and Guide:

I congratulate the Record and Guide on its 50th Anniversary Number. It is not only artistic in appearance but it is a most admirable issue, containing information valuable to this department and to realty interests generally.

Truly yours,

JACOB A. CANTOR,
President.

operating outside railroads apply also to the city transportation lines.

To the people of the metropolis, however, a concrete problem is presented. A deficit is at hand which must be paid.

The city can pay it by adding many millions annually to the tax burdens of the realty owners and rent payers or

The burden can be distributed among all who use the transportation lines, including the hundreds of thousands from outside the city who use these facilities daily.

One or the other of these alternatives offers the only solution.

MEASURES AFFECTING REAL ESTATE.

(Continued from page 378)

Wagner. Whatever may be the economic merits of the doctrine of municipal ownership of public utilities the present crisis in the affairs of our people renders impracticable radical legislation of any kind, and particularly a measure which may so greatly involve the city's finances as is contemplated by the pending measure. This is no time for self-seeking politicians to promote legislation likely to cause business upheavals, colossal municipal expenditures and conflicts between municipalities and public service corporations. It is imperative that we have peace at home so that our own efforts in the war abroad may have full force and effect. The Thompson bill and all kindred legislation should be vigorously opposed at this time.

Senate Int. 870, Pr. 1047, Carson. (Same as Assembly Int. 1065, Pr. 1246, Bewley). To amend the Labor Law,

LAWYERS MORTGAGE COMPANY
59 Liberty Street
New York

March 28, 1918.

Publishers Record and Guide:

Please allow me to congratulate you upon the appearance of your Fiftieth Anniversary Number. We have become accustomed to the dependable information and records maintained continuously in the Record and Guide during its long existence, and find it of valuable assistance in the conduct of our business, which necessitates a thorough knowledge of real estate conditions.

With assurances of my best wishes for your continued success, I am

Yours sincerely,

RICHARD M. HURD,
President
Lawyers Mortgage Co.

HORACE S. ELY & COMPANY
21 Liberty Street
New York

March 28, 1918.

Publishers Record and Guide:

I am writing to express my hearty congratulations to the Record and Guide on its Fiftieth Anniversary. It has rendered great service to the real estate fraternity, and to builders, investors and mortgage lenders, and all others interested in real estate. This service has been characterized, in the main, by a progressive outlook—that is, your publication has intelligently grappled with the problems connected with our business, and you have successfully attempted to help in the solution of these problems.

I think I am expressing the opinion of most real estate men when I say that we would feel quite lost without the weekly visit of your interesting and important publication, and that never in its history has it rendered a better service to those engaged in our business and kindred callings than it is today.

ALFRED E. MARLING,
President Horace S. Ely & Company.

in relation to responsibility for observance of certain provisions of the Labor Law, and defining the term "owner" in relation to such provisions.

This bill is disapproved. It relates to the enforcement of article 12 of the Labor Law applying to the employment of women and children in mercantile establishments. It proposes to add the vicious definition of "owner" contained in section 94 of the Labor Law. Out of this definition, which the Real Estate Board is trying in another bill (Senate Int. 444, Pr. 488, Boylan) to rectify, has grown some of the most serious troubles coming out of the Labor Law, and has placed upon agents wholly unable to carry out the requirements of the law, responsibility and penalties which belong to owners. The bill should not be permitted to pass.

Assembly Int. 1140, Pr. 1347, Blakely. To amend the Labor Law, generally, and making an appropriation for additional mercantile inspectors.

This bill is disapproved. It proposes a number of amendments to the Labor Law, some of which are salutary, but it also provides for substantial salary increases for a large number of employees of the Labor Department and creates a number of new inspectors, etc. Specifically it employs the language "there shall not be less than," changing the existing language of "more than." As a result of this no limit whatever is placed upon the number of inspectors that might be employed under the act. If such measures as this are not vigorously opposed by taxpayers they have no right to complain of direct taxation by the state. The bill should be opposed as imposing additional and unnecessary burdens upon taxpayers.

TURNER CONSTRUCTION COMPANY
244 Madison Avenue
New York

March 27, 1918.

Publishers Record and Guide:

Your Fiftieth Anniversary Number is a noteworthy issue and does you great credit. Both in text and in advertising pages the material printed is of sufficiently live interest and reference value to make the number worth preserving.

Yours very truly,

CONTRACT DEPARTMENT,
J. P. H. PERRY,
Manager.

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REAL ESTATE NEWS OF THE WEEK

Real Estate Men To Commence Drive For Third Liberty Loan—Important Bids Opened

LAST Thursday, at the Downtown Club, was held the first meeting of the Real Estate Division of the Third Liberty Loan Committee, and a campaign was organized to obtain subscriptions from all those identified with the real estate market. The Real Estate Board is in hearty cooperation with the movement. Alfred E. Marling was elected chairman, Charles S. Brown vice-chairman and Aaron Rabinowitz secretary. The committee consists of the following:

F. R. Wood, Albert B. Ashforth, George R. Read, Joseph P. Day, William H. Wheelock, Robert E. Simon, Charles F. Noyes, Harris Mandelbaum, Douglas L. Elliman, Franklin T. Miller, Dr. Charles V. Paterno, Charles F. Lyons, Robert E. Dowling, Livingston Wetmore, William P. Rae, Thomas Hoven-den, Jacob Leitner, Clement H. Smith, George F. Ryan and Cornelius G. Kolff. Teams have been formed under the captaincy of the foregoing members, and assistants will be appointed, who will aid them in covering those names assigned.

During the campaigns inaugurated for the previous Liberty Loan drives it was discovered that many failed to subscribe because they were not properly canvassed, and it is to overcome this condition that the present plan has been adopted at the suggestion of the Liberty Loan Committee, which is behind the drive.

Property owners are interested in the opening of bids by President Dowling for the repaving of fifteen important thoroughfares in Manhattan. The streets under consideration were Battery Place, Broadway to West street; First avenue, 95th to 106th street; Lexington avenue, 53d to 86th street; Broadway, 122d to Manhattan street; 155th street,

west of Broadway to Riverside Drive; Madison avenue, 42d to 46th street; Broadway, 17th to 22d street, and to 22d street and Broadway, from 24th to 27th street; Broadway, 121st to 122d street; Oliver street, Cherry to Madison street; Monroe street, Pike to Jackson street; 48th street, First to Lexington avenue; 52d street, 8th to 11th avenue, and 155th street, Broadway, extending west 140 feet.

The total of the low bids was \$699,570.33. In all sixty-six bids were received. President Dowling expects to make the awards next week.

Bids for concrete foundation for granite block pavement for Battery Place, Broadway, Lexington and Seventh avenues ranged from \$3.50 to \$10.50 per cubic yard, and for the granite itself from \$4.92 to \$5.88 per square yard. Prices a year ago for concrete foundation averaged \$6.88 per yard, while the average on the bids just received was \$9 a yard. For granite block last year the prices averaged \$4.22 per square yard and the average on yesterday's bids was \$5.70. The average price for sheet asphalt last year was \$1.72 a square yard, and yesterday the average bid was \$2.60 per square yard.

The process of law is sometimes slow, but property owners will be gratified to learn that after eleven years have elapsed between the appointment of the commission and confirmation of the report of the commission in the matter of the acquisition of an easement in the 43d Sewer District a decision has been handed down. The district embraces the property within the boundaries east of Bronx River to Westchester Creek, along Hutchinson Creek to the northern lines of the river, and includes between 23,000 and 24,000 pieces of land. This is what is known as the Annex District, lower Bronx.

Relief to Mortgage Market.

Editor of the RECORD AND GUIDE:

I want to call the attention of real estate owners and agents to the bill now pending in the Legislature, introduced by Senator Gilchrist (Int. No. 71), which makes certificates of participation, in first mortgages on real estate, legal investments for trustees, when the mortgages themselves cover unencumbered real property worth fifty per cent. more than the amount loaned thereon.

These certificates are issued in denominations of \$100 and up, pay interest at the rate of five or five and one-half per cent. and are usually issued by title or mortgage companies with their guaranty of payment. They find a ready sale among small investors, the title and mortgage companies of New York City having at present outstanding more than \$19,000,000 in such certificates.

It has already become difficult to finance the larger real estate operations by reason of the fact that the number of investors and institutions with facilities for making large loans is limited. During the continuance of the war, on account of the scarcity of capital seeking investment outside of that absorbed in Government loans, it will become increasingly difficult to finance these operations, unless loans are made in such form that the mortgage may be adapted for subdivision.

In order to take up the largest possible amount of these certificates, therefore, it is necessary that the market be extended. It is well known that trustees and others holding fiduciary positions have funds which are available for such investments. They cannot, under the present law, however, purchase mortgage participation certificates, for the reason that the mortgage so subdivided is not delivered to any certificate-holder, but is retained by a title or trust company for the benefit of all certificate-holders.

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. 312.—Do war stamps have to be placed on the renewal of mortgages?

OWNER.

Answer No. 312.—By "renewal" it is assumed "extension" is meant. Agreements extending the time of payment of bonds secured by mortgages must be stamped like the original bonds. The stamp on the original bond would be 5 cents per \$100.

Question No. 313.—Can I draw up a lease, bill of sale, deed, mortgage, etc., and charge for same as a notary? I do not claim to be a lawyer and tell people I am not, if asked. Does this decision (Brooklyn Bar Association vs. Title Guarantee & Trust Company) mean that no one but a lawyer can draw up a lease, etc.? I do not want to violate the law.

Answer No. 313.—The decision in question related solely to the practice of law by a corporation. Doing the things you mention might be construed as practicing law. Probably the filling in of forms prepared by an attorney would not be practicing law. The question is a very much involved one.

Because it has heretofore been the custom, when a trustee invested money on bond and mortgage, to acquire the whole mortgage and therefore the actual custody of the instruments, many attorneys believe that no other form of mortgage investment by trustees should be permitted. This objection is based on an arbitrary and unreasonable view of the situation. The law permits investments by trustees in railroad bonds, where the custody of the mortgage is retained by a trustee for the benefit of all the bondholders. Investments in first mortgage participation certificates are similar in character.

At a meeting held at the Real Estate Board Rooms on January 29, 1918, the bill was approved and its passage urged by presidents and other representatives of the following institutions: The Equitable Life Assurance Society of the United States, New York Life Insurance Company, Metropolitan Life Insurance Company, Guardian Life Insurance Company, Bowery Savings Bank, Emigrant Industrial Savings Bank, New York Savings Bank, City Investing Company, United States Realty and Improvement Company, Realty Company of America, Real Estate Board of New York, Horace S. Ely & Company, Union Mortgage Company, Lawyers' Mortgage Company, New York Title and Mortgage Company, Lawyers' Title and Trust Company, and the Title Guarantee and Trust Company.

It is particularly important, in my opinion, that the Gilchrist Bill should pass this year, in order that the loan market may be extended at a time when the relief which the bill will afford is most urgently needed.

CYRIL H. BURDETT.

United States—Canada.

Editor of the RECORD AND GUIDE:

The astounding trade conditions, as just reported, between the United States and the European Allies since July, 1914, may be appreciated in the statement that from the day war was declared until now this country has sold \$10,000,000,000 of goods abroad in excess of goods purchased. In other words, on direct trade balance the Allies would owe this country the amount above mentioned.

The actual figures by countries for the fiscal years 1915, 1916 and 1917 and seven months of the current fiscal year are as follows: United Kingdom, \$4,602,268,640; Canada, \$1,030,996,058; France, \$2,183,459,786; Russia, \$1,039,717,194; Italy, \$790,978,967, and Belgium, \$80,203,574, making a total of \$9,727,624,219. The estimate for February is \$300,000,000.

In payment of this debt there has been exported to the United States from Great Britain, France and Canada approximately \$1,500,000,000 gold and \$2,000,000,000 in American securities.

The United States Government has taken to date \$4,440,000,000 of the obligations of these foreign countries, out of the proceeds of which bills contracted for supplies bought here have been paid. There is an additional item of about \$2,000,000,000, represented in loans of the United Kingdom, France, Canada and Russia, and now held by American private investors and institutions. These loans, while providing commercial credits, must eventually be liquidated.

Naturally one is led to ask how these enormous balances are to be liquidated, and may it not be within the bounds of possibility that so far as Great Britain is concerned—of course, with the consent and approval of her Canadian subjects—she would be willing to cede Canada to the United States in payment of the whole or a substantial portion of her vast indebtedness to us, and under conditions whereby the present enormous Canadian debt would be liquidated at Washington.

The suggestion is no doubt a startling one, but more radical things have happened as the outgrowth of a world's war like that which is now devastating Europe.

Long ago armed fortresses were eliminated along the whole of the three thousand miles of boundary between

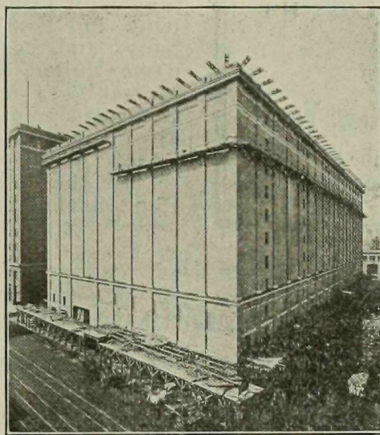
this country and Canada, and I am of the opinion that we will soon see an elimination of custom houses as well, greatly to the benefit of both countries. Canada possesses vast natural resources, the surface of which has hardly as yet been scratched; while we are possessed of a financial wealth never before equaled by any other country, so far as I know. Under such circumstances can there be any doubt that the relations between the two countries should be harmonious and that trade restrictions should be entirely eradicated?

This country and Canada are sisters, and are the offspring of the mother country—Great Britain—and why should they not combine their fortunes and, united, present the greatest living power that the world has even seen? And why should they not, so united, go down into time as the greatest influence for the betterment of mankind and the protection and extension of civilization?

The Canadian people are strong, hardy and highly intelligent, and their form of government, while substantially similar to our own, is better in some respects. Their educational system is probably the best in the world. They are law-abiding, debt-paying and intensely loyal. With these characteristics their nine millions of population would be a splendid asset, and their influences would largely offset much that has recently come into this country and not yet been assimilated or digested.

Their grain fields are among the most remarkable in the world, and their resources in the way of timber and minerals almost beyond one's comprehension. They have natural wealth to a stupendous degree, and we have that which they most need—viz., capital to develop it.

The growth of Canada has not been rapid, but it has been along absolutely safe lines. That there are advantages in this country, however, the more than



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The Merchants' Refrigerating Company may be relied upon to have selected the most efficient and reliable source of electricity. United Electric Service has been the choice of the engineers.

It is looked upon as indispensable by men who know the high standard at which we aim.

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a million native-born Canadians now here will almost unanimously testify.

A union such as I have suggested could be accomplished without difficulty or friction were the parties favorable to it. I mean by this that there are no discordant elements that could not be readily assimilated.

True it is that there have been differences between the two countries that have led to much hard feeling, but the present war is rapidly obliterating them. There is now certainly no ill feeling in this country against Canada, and I think I may say that our doors are open to her when she wills to come, if ever. If not then let all of us do our best to increase the good neighborhood that now exists, and so far as we can increase it to our mutual advantage.

WILLIAM B. ELLISON.

Title Company in New Home.

The United States Title Guaranty Company is now in possession of its new home in the twenty-two story office building at Court and Remsen streets, Brooklyn. The company was organized in September, 1902, by a merger of the People's Guaranty & Indemnity Company and the Long Island Title Company, and began business under the name United States Title Guaranty & Indemnity Company, with George J. Grossman as president. In March, 1911, the company was reorganized and George A. Fleury was elected president. In 1912 the company moved to the Old Dime Savings Bank Building at Court

and Remsen streets, the site upon which its present home has been erected. During the construction of the new building the company moved to temporary quarters at 176 and 180 Montague street. Branch offices are located at 346 Fulton street, Jamaica, and Riverhead, L. I.

Burglar Insurance Rates Increased.

An increase in burglary insurance rates as affecting tenement houses went into effect this week, through the action taken by the Burglary Insurance Underwriters' Association. The increase amounts to twenty per cent, and new policies will be at the rate of \$19.80 a thousand, instead of \$16.50 a thousand, as heretofore. Elevator houses are placed on a par with non-elevator houses, though the latter class have been always considered more hazardous, due to the fact that ingress is easily accomplished. Samuel B. Brewster, the retiring secretary of the association, stated that the number of robberies in elevator houses had materially increased, which was the cause in the advance in the rates. Insurance companies are asking the cooperation of owners and superintendents of tenement houses in guarding against thefts through the exercising of more care in the hiring of help. Tenants are also being requested to use vigilance in the investigation of servants' references.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 27 as against 30 last week and 34 a year ago.

The number of sales south of 59th street was 12 as compared with 13 last week and 9 a year ago.

The sales north of 59th street aggregate 15 as compared with 17 last week and 25 a year ago.

From the Bronx 11 sales at private contract were reported as against 14 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 391 of this issue.

Crimmins House in Trade.

The residence of the late John D. Crimmins, at 40 East 68th street, has been sold to Alfred S. Rossin, of the firm of S. Rossin & Sons, tobacco merchants. The building is one of the finest of the older residences in the East Side colony, and was erected by day's work some years ago under the direct supervision of the late Mr. Crimmins, who occupied it up to the time of his death. The house has a frontage of 45 feet, and the west half extends back the full depth of the lot, 100.5 feet. The building is four stories high, with a facade of white stone. In the immediate vicinity are the homes of Hugh S. Auchincloss, Herbert Scoville, Clarence S. Day, William H. Porter, Anson McCook Beard, J. William Clark and Mrs. Edward W. Sparrow. At the Park avenue corner is the new residence of Percy Pyne. In exchange Mr. Rossin gave his four-story residence, on a lot 20.6 x 100 feet, at 15 East 62d street. William B. May & Company were the brokers. The Rossin house adjoins the home of Charles Steele, of J. P. Morgan & Company, and immediately opposite are the newly constructed homes of Ambrose Monell, Charles H. Savin and Malcolm Sloane. Other owners in the block include Edmund L. Baylies, Roy A. Rainey, Mrs. William A. Read and Mrs. John R. Drexel.

Buyer for Old Waldo House.

The two residences formerly owned by Mrs. Gertrude Rhinelander Waldo at the southeast corner of Madison avenue and 72d street have been sold to Samuel E. Herzog, the builder. The houses have a frontage of 102.2 feet on the avenue and 58 feet in the street. On the immediate corner is a five-story structure, 40 x 102.2, which Mr. Herzog acquired from the Dime Savings Bank of Brooklyn. Adjoining is a five-story building, 18 x 102.2 feet, which he bought

BLISS TALKS

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Tenants positively will not tolerate the vermin pest in any form—as James Kyle & Sons realized when they wrote us as quoted above and contracted for our service. To become our clients is one of the most important steps that owner or agent can take towards getting and keeping better tenants and improving sanitary conditions. No money in advance—free demonstration. "Bliss Service Satisfies."



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We both sell and rent sub-meters, and specialize in an inspection service with periodical reports, from which you can bill your tenants and avoid loss. Let us examine your meters and advise you of their need. This service is absolutely free.

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55 Liberty St., New York

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

from the County Holding Company, William C. Adams, president. The city assessed the properties at \$253,000 last year. The corner building passed into the possession of a bank in 1912 as the result of a foreclosure action, and the adjoining building was obtained by the seller in the present deal in a similar manner during the same year. Both properties were restricted against apartment houses until recently. These

restrictions interfered with several prospective deals in the past.

West Side Apartment House Sold.

Earl & Calhoun sold for Jacob Axelrod, builder, the nine-story elevator apartment house, known as La Jacquette, at 166 to 172 West 87th street, 108x100.11 feet. The property is held at \$550,000, and shows an annual rent roll of about \$57,000. Although there was a small ele-

ment of trade involved, the deal was practically an all-cash transaction. Mr. Axelrod bought the site from the Alliance Realty Company, and made the improvement at a cost of about \$200,000, the designs having been prepared by George F. Pelham, architect. The property was part of the large holdings of the D. Willis James family in that vicinity. In 1912 the Alliance Company bought twenty-two dwellings in 86th and 87th streets from the James Estate, and disposed of the property in large units to builders. The remainder of the 87th street frontage was improved by the Princeton Construction Company, which disposed of 160, adjoining the property just sold, about a year ago, to the Economy Real Property Company. Mrs. Adelaide M. Megeath is the purchaser.

Alien Property Acquired.

A. Mitchell Palmer, as alien property custodian, acquired title from Anton Birkle to the five-story apartment house at 806 and 808 Westchester avenue, facing the junction of Union avenue and 158th street, known as the Regina apartment house. The structure measures 50 x 122 feet, and was transferred subject to mortgages aggregating \$56,000. This is the first recorded seizure of alien property in the Metropolitan district.

Brady Estate Sells.

The executors of the estate of James Buchanan (Diamond Jim) Brady sold the four-story residence at 7 West 86th street, on a lot 25 x 100 feet. The late Mr. Brady expended nearly \$100,000 on interior decorating and furnishings for the house. Pease & Elliman were the brokers.

Estate Sells in Worth Street.

James F. White & Company, Inc., a new corporation succeeding the firm of James White & Company, purchased, from the White Estate of Dundee, Scotland, 54 and 56 Worth street and 39 and 41 Thomas street, leasehold owned by the New York Hospital Society. This lease, which still has a number of years to run, has also been purchased by the same buyer. The land and buildings measure 34 x 184 feet, and are assessed by the city at \$225,000. Daniel Birdsall & Company were the brokers. The building will be remodeled and the upper portion rented in separate floors. Negotiations are now pending for the leasing of this space. The owners of the building will occupy the ground floor.

Sale in Pearl Street.

Geo. R. Read & Company sold for the Sixty-Seven Pearl Street Corporation, to Charles Otis, owner of the financial publications known as The Daily Bond Buyer and the American Banker, 67 Pearl street, through to 32 and 32½ Stone street, a one four-story building, and two three-story buildings, having frontages of 20.4 feet in Pearl street, and 26.11 feet in Stone street. The publications will occupy the Pearl street building to house the printing establishment. The Stone street property will be held as an investment, with the prospect that its ultimate use may be to provide additional space for the publications.

Receivers Receive Offer.

Henry Brady and Robert C. Knapp, as receivers for Clarence Payne, received from Max Lowenthal, an offer to buy the twelve-story apartment house at 383 to 387 Park avenue, near 53d street. The bid, which is reported to be \$500,000, has been submitted to the United States District Court for ratification. There is a first mortgage of \$350,000 on the property, held by the Mutual Life Insurance Company, and also a second mortgage of \$47,500. Mr. Lowenthal recently acquired the Sonoma apartment house, at the northeast corner of Broadway and 55th street, on the day when it was to have been sold at foreclosure. Mr. Lowenthal held a third mortgage on that property and bid \$10,500 for the stock of the Derwent Realty Company, the owning corporation.

Real Estate at Public Auction

SPECIAL SALES DAY

Thursday, April 11th

AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY

EXECUTORS' SALES

ESTATE of CYRILLE CARREAU, Dec'd
61 West 98th Street

(Bet. Columbus Avenue and Central Park West)

A 5-story brick flat, two apartments of six rooms and bath on each floor. Size 26x100.11.

206 St. Nicholas Ave.

(Bet. West 120th and 121st Streets)

A 5-story brick apartment house, 3 apartments of 4 rooms and bath each floor.

Size 29.4x118.11½x103.7½.

RICHARD B. KELLY, Esq., Atty., 233 Broadway, N. Y. City

LOUIS CARREAU, Esq., Agent, 796 Sixth Avenue, N. Y. City

463 Central Park West

(Bet. West 106th and 107th Streets)

A 5-story brick apartment house, 2 apartments of 7 rooms and bath each floor. Size 32x100.

ESTATE of LOUIS AUERBACH, Dec'd
FAR ROCKAWAY, N. Y.

Both to Be Sold Furnished

2345 Wave Crest Avenue
(Known as Colonial Mansion)

A 3-story frame Colonial mansion, containing 14 rooms and 4 baths. Size 121.93x187.95x133x227.85.

IRVIN H. AUERBACH, Esq., 842 Broadway, N. Y. City

2397 Wave Crest Ave.
(Known as Red Top Residence)

A 3-story stucco mansion with Italian red tile roof, containing 12 rooms and 2 baths; 2-story garage, capacity 4 cars. Size 143.6x152.75x220.6x125.5.

To close the
ESTATE of ESTELLE F. TAYLOR, Dec'd

S. W. Cor. First Avenue
and 27th Street

(Known as 457-461 First Avenue)

A 4-story brick factory building. Size 74.1x95.

FRED. S. RAUBER, Esq., Atty., 145 Nassau Street, N. Y. City

To close the
ESTATE of EDWARD WELLENKAMP, Dec'd

791 Greenwich Street

(Bet. 11th and 12th Streets)

A 4-story brick tenement. Size 34.6x55.5x66.5x irreg.

COMMITTEE'S SALE

ESTATE of HENRY P. HAVENS, Dec'd
SHELTER ISLAND—Suffolk County, N. Y.

(Near Greenport, L. I.)

A gentleman's estate of approximately 50 acres, containing main building and outbuildings.

MACKLIN, BROWN & PURDY, Esqs., Attys., 17 Battery Place, N. Y. City

SPECIAL SALES

ESTATE of DOUGLAS W. BURNHAM, Dec'd
BEACON-ON-HUDSON, Dutchess County, N. Y.

TO BE SOLD FURNISHED

Magnificent country estate of approximately 28 acres, together with 2½-story stone mansion, greenhouse and other outbuildings.

JOLINE, LARKIN & RATHBONE, Esqs., Attys., 54 Wall Street, N. Y. City

S. W. Cor. Main St. and
Washington Ave.
FLUSHING, L. I.

A vacant plot. Size 43.23x75x33.76x115.

E. B. RENWICK, Esq., Atty.,
19 Park Place, N. Y. City

HASBROUCK HEIGHTS

Bergen County, N. J.

162 WALTER AVENUE

(Near Grand Boulevard)

A 2-story frame cottage, 8 rooms and bath.
Size 75x100.

BRONX BUILDING PLOT

Southerly Junction of Grand Boulevard and Concourse and Weeks Aves.

A large vacant plot. Size 80.18x164.81x irreg.

BURLOCK E. RABELL, Esq., Atty., 38 Park Row, N. Y. City

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to submit high-grade improved property which may be leased or purchased at attractive prices.

Bronx Apartment Resold.

Frederick Brown resold to Louis M. Ebling, the brewer, 314 East Tremont avenue, near Anthony avenue, a five-story, forty-family apartment, with stores, on plot 66 x 87 x 100 feet. The property is rented for more than \$13,000, and is held at \$110,000. In part payment Mr. Ebling gave the southwest corner of Trinity avenue and 149th street, a five-story apartment, on lot 26 x 100 feet. Mr. Brown recently acquired the Tremont avenue house, together with a similar property at the southwest corner of Anthony avenue and 136th street, from the Antremont Realty Company, Theodore C. Wood.

Manhattan.**South—of 59th Street.**

CANAL ST.—Kurz & Uren, Inc., sold for Anthony Avenue Realty Co., Inc., to Ruhl Investing Co., Inc., the 5-story loft building at 346 Canal st, southwest corner Church st, on plot 25x50.

VANDAM ST.—Mary T. Brosnan sold to Alice Loughran, through Pepe & Brother, 30 Vandam st, a 3-sty dwelling near Varick st, owned for many years by the Brosnan family.

42D ST.—William Volk purchased from Edward B. Renwick 148 and 150 East 42d st, a 5-story building, on plot 41x8x98.9, near 8d av.

45TH ST.—Worthington Whitehouse, Inc., sold for Robert V. V. Sewell and Constance C. Sewell 68 West 45th st, a 4-story building, on plot 20x100.5, to Alexander R. Boyd, of Philadelphia, Pa.

49TH ST.—Frank B. Taylor sold for the Trustees of Columbia University the 4-story residence at 27 West 49th st, on lot 20x100.5, a Columbia leasehold. The present ground lease has ten years more to run, with the privilege of two 21-year renewals.

BOWERY.—Emma H. Ellsworth, of Rahway, N. J., through David Lyon and S. Soraci sold to Charles Salamone 12 Bowery, near Chatham sq, a 4-story building, with store, on lot 22x101x irreg., between Pell and Doyers sts. The property was sold in foreclosure last November to the rectors of Grace Church, plaintiff in a foreclosure action, and title subsequently passed to the present seller.

LEXINGTON AV.—Mrs. Hilborne L. Roosevelt sold to Robert W. Goelet the 4-story residence at 301 Lexington av, on plot 26x75, 48 ft. north of 37th st.

MADISON AV.—Benjamin F. Romaine purchased, through A. H. Mathews, from Lawyers Title and Trust Co., 160 Madison av, a 4-story dwelling, on lot 24.7x95, between 32d and 33d sts. The property was taken over in foreclosure proceedings by the seller in 1916, and held at about \$90,000. It will be remodeled by the buyer into stores and apartments.

3D AV, Susan Mount estate sold to Thomas H. O'Brien the 4-story tenements, on plot 25x107 each, at 858 3d av, northwest corner 52d st, and at 860 3d av, to Walter Sass. Both purchasers are tenants of the stores in their respective properties.

North—of 59th Street.

61ST ST.—Harold Matthews bought the 4-story dwelling, on plot 19x100.5, at 50 East 61st st.

70TH ST.—Mrs. Ellen Schugrue purchased from Mrs. William L. Hall the 4-story residence at 114 West 70th st, on lot 18.6x100.5. The house is 20 ft. west of the Hotel Walton, which occupies the Columbus av corner.

75TH ST.—Mrs. George C. Heck sold to a client of William B. May & Co., for occupancy, the residence at 13 East 75th st, on lot 17x 102.2, built about four years ago for the seller. The house, which is assessed at \$74,000, was sold for cash.

88TH ST.—West Side Savings Bank sold to Vywest Building Corp., William Sinnott, president, 68 and 70 West 88th st, two 5-story flats, on plot 40x100.8, adjoining the southeast corner of Columbus av. The bank acquired the houses last September from Francis X. Deering.

92D ST.—Mrs. Charles T. Root sold, through Slawson & Hobbs, the 5-story dwelling at 309 West 92d st, covering a frontage of 50 ft. The house was built to order about eight years ago for the seller in the present transaction, and has been held at \$100,000.

118TH ST.—James H. Cruikshank, through David T. Gerstenfeld, purchased from Bertha Q. Middendorf the 5-story triple flat at 311 West 118th st, on plot 25x100, between 8th and Manhattan avs. Mr. Cruikshank resold the property to John McKee.

119TH ST.—Leo Freedman purchased through Goodwin & Goodwin from I. Ollendorf 135 West 119th st, a 3-story private dwelling, on lot 20x100.

126TH ST.—James H. Cruikshank sold through Louis F. Bernholz to John F. Cockerill the 3-story residence at 51 East 126th st, between Madison and Park avs, on lot 25x100.

131ST ST.—New York Trust Co. sold 16 East 131st st, a 3-story dwelling, on lot 18.2x100, near Madison av.

138TH ST.—Chauncey O. Middlebrook sold the 3-story dwelling at 245 West 138th st, on lot 17x99.11, between 7th and 8th avs.

140TH ST.—Benenson Realty Co. sold 203 West 140th st, a 5-story double flat, on lot 28x 100, at the northwest corner of 7th av.

Bronx.

ECHO PL.—Supreme Court Justice Richard H. Mitchell, through Richard Dickson and J. G. Breunich purchased from Percy Brigham the dwelling at the northwest corner of Echo pl and Grand Blvd and Concourse, on plot 78x59.

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FAIRMOUNT PL.—Nicholas Lopard, brokers, sold for Bennesen Realty Co. the 5-sty 25-1am. apartment house at 892 Fairmount pl.

HOME ST.—Peter J. Stumpf sold 910 Home st, southeast corner of Fox st, a 2-sty frame dwelling, on plot 21.3x77.11, to Louis Herman.

CEDAR AV.—James H. Cruikshank through William J. Rosen sold to Ida Denis the 2-sty brick dwelling at 1965 Cedar av, 16.8x100.

FRANKLIN AV.—Nicholas Lopard sold for Dr. Gustave Starke the 3-sty 1-1am. house at 1393 Franklin av to Rev. Mayer Kopfstein.

HAVEN AV.—Frederick Brown resold to a client of H. T. Wood 98 and 100 Haven av, opposite 171st st, a 5-sty, 24-1am. apartment house, on plot 50x103. The property was held at \$85,000 and rents for more than \$10,000. The purchaser gave in part payment the 5-sty apartment house with stores, on plot 25x75, at the southeast corner of Columbus av and 101st st, held at \$45,000.

SOUTHERN BLVD.—G. A. Pförtner sold for Util Realty Corp. the two 5-sty apartment houses and taxpayer at 1879, 1881 and 1883 Southern blvd, 54 ft. north of 176th st, to Benenson Realty Co. The property has a frontage of 123 ft. by irreg., and was held at \$120,000.

TIEBOUT AV.—Cahn & Pittman through George E. and Charles Buckbee sold the 3-sty frame dwelling at 2414 Tiebout av to Elizabeth Lynch.

WHITLOCK AV.—Henry Morgenthau Co. sold through Sussman Goldreyer and Isaac Levine for cash to Joseph Pearlfinder 812 Whitlock av, a 5-sty apartment house, on lot 100x55.

Brooklyn.

CARROLL ST.—Charles E. Rickerson sold 799 Carroll st, between 7th and 8th avs, a 3-sty dwelling, on plot 20x45x100, for Agnes E. O'Donnell.

DECATUR ST.—Realty Associates sold the dwelling at 327 Decatur st to Mrs. Sarah Kaplan through Frank Kretetz.

QUINCY ST.—Realty Associates, through H. A. Crosby, sold the 4-sty double brick apartment at 101 Quincy st.

STANHOPE ST.—R. A. Schlesing sold for Margaretha Prokob the 6-1am. house at 223 Stanhope st to Frederick H. Deppenbrock.

8TH ST.—Samuel Galitzka sold for Miller & Berge the 3-sty cottage, with garage, on plot 40x100, at 1093 East 8th st.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold to Samuel Chienetz the 1-1am. semi-detached dwelling at 1514 43d st.

48TH ST.—N. Leavy sold for Renman Building Corp. the dwelling at 1675 48th st, on plot 40x100.

50TH ST.—Tutino & Cerny sold to William Z. Wilbeck the 2-sty dwelling at 545 50th st.

50TH ST.—Realty Associates sold the dwellings at 1157 50th st to Mrs. Katherine Glackin and at 1149 50th st to William Atanaiso.

71ST ST.—Frank A. Seaver & Co. sold the 2-1am. brick house at 272 71st st, Bay Ridge, for Henry Meyer.

76TH ST.—Frank H. Malone, as broker, sold for Paul Wanders the 1-1am. dwelling, with garage, at 152 76th st, on plot 60x109. The property was held at \$15,500.

81ST ST.—James Watters sold for Thomas P. Breslin the 1-1am. dwelling at 433 81st st.

81ST ST.—Harry Silverman bought from K. & G. Realty Co. 1948 81st st, and Isidor Silverman bought 1952 81st st, adjoining, through Joseph Gans.

BAY RIDGE AV.—Realty Associates sold the dwelling at 217 Bay Ridge av to Edward Fox.

CLASSON AV.—H. A. Crosby sold for James Russell the double brick apartment at 273 Classon av, and for William Brady similar property at 275 Classon av.

CLASSIFIED ADVERTISEMENTS

EVERGREEN AV.—Friday & Lehmann sold 623 Evergreen av, a 3-sty 3-1am flat for Charles Hackenjos.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold to Joseph Shavelson for occupancy the 3-sty business and apartment building on the west side of Flatbush av, 37.6 ft. north of Regent pl, on lot 21x90.

FRANKLIN AV.—H. A. Crosby sold for Estella Fachenbach the frame dwelling at 228 Franklin av to Felomina Distefano.

GLENWOOD RD.—H. A. Crosby sold for John Pullman estate to Robert M. Saxton the frame dwelling at 1114 Glenwood rd.

LEXINGTON AV.—H. A. Crosby sold for Laura L. Walker to Nelson Holt the brick dwelling at 83 Lexington av.

5TH AV.—McInerney Klinck Realty Co. sold the 3-sty store and apartment building on the west side of 5th av, 20 ft. north of Union st, on plot 20x90.

17TH AV.—Meister Builders, Inc., sold 8415 17th av, a 3-sty cottage, on plot 19x75.

Queens.

BELLE HARBOR.—William P. Anderson through Hatch-Gazan Co. bought from Albert Veldhausen the 2-sty frame dwelling and the adjoining two lots on the west side of Winthrop av and the Ocean front.

EDGEWARE.—Meister Builders, Inc., sold a 2-sty cottage, completely furnished, on plot 33x 84, with garage, on Columbus av.

FLUSHING.—P. J. Bang sold to R. A. Watson a plot 100x125 on the west side of Linden av, 535 ft. south of Myrtle av.

FLUSHING.—J. Albert Johntra sold for George L. Kelly the dwelling at 102 Congress av, on lot 25x125.

FOREST HILLS.—F. L. Rummey sold to M. E. Otegrove the dwelling on the northeast side of Greenway North, 99 ft. southeast of Puritan av.

GLENDALE.—R. A. Schlesing sold for Barbara Franck the 2-1am. brick house at 20 Edison pl, Glendale.

JAMAICA.—A. G. Thompson & Co. sold for Herbert A. O'Brien a 6-room cottage at 250 Union Hall st, on plot 26x100.

JAMAICA.—E. L. Richards sold to D. Rosenbluth, who immediately conveyed it to Duhal Farm Co., Inc., a plot of 12 acres on the north side of the Flank rd, adjacent to the Ryder property.

JAMAICA.—A. A. Gehweiler sold to A. S. Bailey the dwelling and plot, 40x100, on the west side of Brooklyn av, 80 ft. north of Brown pl.

JAMAICA.—Degnon Co. sold a dwelling at the southeast corner of Kingston and Putney rds, Hillcrest Park, to James I. Hunt, of Brooklyn, for his home, for about \$13,500.

JAMAICA.—Queens-Nassau Mortgage Co. sold to F. E. Kauth the dwelling in the south side of Pacific st, 160 ft. west of Vine st.

JAMAICA.—A. Caso sold to M. Scafiro a plot, 50x105, in the southeast side of Catherine st.

NEPONSET BEACH.—Neponsit Realty Co. sold to M. C. McGuire 100x144 ft. at the west corner of Ocean park and Dakota st.

NEWTON.—Van Brunt Realty Corp. sold to M. Metzger, who in turn conveyed it to A. Stiehl, the plot, 75x77, at the southeast corner of Windom st and Lott av.

RICHMOND HILL.—E. S. Allen sold to G. T. Parker a plot, 70x110, on the north side of Division av, 100 ft. east of Walnut st.

RICHMOND HILL.—Merchants Land Co. sold the two buildings at 4341 and 4353 Jamaica av, near Waterbury av, to Mrs. Louis Jung, of Brooklyn, and George Muller, of Woodhaven.

RIDGEWOOD.—C. C. Bevin sold to Locust Grove Corp. a plot, 200x500, at the southwest corner of Covert av and Grove st.

RIDGEWOOD.—J. Michel sold to C. Hein the dwelling at the west corner of Forest av and Norman st.

ROCKAWAY.—H. Richter & Co. sold for D. J. Menton a cottage on Dennison av.

SPRINGFIELD.—A. M. Le Bihan sold to W. C. Cowen a plot, 59x196, at the west corner of Merrick Plank rd and Compton pl.

Richmond.

TOMPKINSVILLE.—Moffatt & Schwab sold for Mrs. M. D. J. Harding the dwelling 3 Bay View pl, Pavilion Hill, to Edward D. Aspinwall.

WESTERLEIGH.—Moffatt & Schwab sold for Wilfred F. Funk, of Montclair, N. J., to Miss Alva E. Forssell a plot, 40x90, on College av, Westerleigh.

Nassau.

WOODMERE.—W. K. Macdonald sold for Ernest Brooks his property on West Broadway and Woodmere blvd, containing about one acre and improved with a dwelling and garage, to Anne H. Milburn.

Westchester.

HARTSDALE.—Scarsdale Estates, Robert E. Farley, president, sold "Clovally," at Greenacres, to Malcolm Curry, of Holyoke, Mass.

HARTSDALE.—David Wallace sold for William M. Campbell, president of the American Savings Bank, his residence on Greenacres av to H. G. Tobey, of this city. Part of the purchase price was paid in Liberty bonds.

MT. VERNON.—Hugo Wabst sold two dwellings on the east side of 7th av, about 300 ft. west of 5th st, to Morris & Saunders.

NEW ROCHELLE.—Adams-Diefendorf Realty Co., through James D. McCann, sold at Siwanoy Park to W. H. Buckley, of Pelham, a house on about an acre plot, held at \$16,000.

PELHAM HEIGHTS.—F. Y. Robertson through Fish & Marvin purchased from Joseph Schanz his country estate on Loring av, Pelham Heights, held at \$35,000.

RYE.—Blakeman Quintard Meyer rented for Mrs. Joseph Shattuck her property on Locust av to George V. Hagerty; also the property of Miss Irene Shea in Oakland Gardens to Louis L. Stockton.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold a plot in the Greenacres section to Ernest S. Hessels, of White Plains.

SCARSDALE.—Scarsdale Estates, Robert E. Farley, president, sold two plots in the Greenacres section, to George M. Brown, of White Plains.

SCARSDALE.—Loring J. Whiteside, president of the Community Chautauqua, purchased through Harvey W. Caw from Clarence O. Baring his home on Brayton rd, in the Greenacres section.

YONKERS.—W. A. Broderick sold for Mrs. Anna L. Cornish her dwelling house on Locust Hill av, corner of Lafayette pl, to Elsa Schulze, of this city.

WHITE PLAINS.—Robert E. Farley Organization sold a house at Battle Hill Park to Herman Brookman, of this city.

Out of Town.

ARDSLEY, N. Y.—Rex Beach, the writer, purchased the large country home of Samuel A. Megeath at South Mountain for occupancy. The property consists of 10 acres, with a 16-room dwelling, a garage, greenhouse and other outbuildings. Fox Realty Co. negotiated the sale. Myron Harris represented the seller as attorney, B. H. Stern acting for the buyer.

CLIFTON, N. J.—Clifton Milling Co. purchased a plot of about 40 city lots along the Erie Railroad main line at the foot of Olympia st from Henry Doherty Silk Co, and will erect a 4-sty concrete factory.

JERSEY CITY.—Harry J. Max bought from Louis S. and William S. Reed 74 Fairview av, a dwelling, on plot 50x132, for a 4-sty brick apartment site.

JERSEY CITY.—Peter Stillwell sold 2250 Boulevard, a dwelling on plot 24x94, to Samuel Turteltaub.

JERSEY CITY.—Jacob C. Eberle sold a 3-sty frame store building, on plot 25x100, at 118 Monticello av, to Tillie Ruskin for \$20,000.

MORRIS PLAINS, N. J.—Alfred R. Conkling estate at Morris Plains, N. J., has been purchased by C. Grayson Martin. The property consists of about 10 acres, which cost the original developer of the property about \$60,000. Pease & Elliman negotiated the sale.

MT. LAKE, N. J.—G. W. Green, of this city, purchased from Mountain Lakes, Inc., a small villa located on Morris av. The plot has 150 ft. frontage on Morris av, and was held at \$7,500.

NEWARK.—William T. Jennings sold to Zingard & Schworer for two dwelling sites 100x100 ft. on Goldsmith av, near Elizabeth av, Weequahie Park.

PLAINFIELD, N. J.—Chan & Pittman sold to E. S. Pope a 20-acre farm known as Beachwood Farm, together with a 3-sty dwelling and outbuildings.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for the First Reformed Church of Ridgewood, N. J., to Frederick Gilbert, of Brooklyn, the dwelling at 110 Prospect st.

WEEHAWKEN.—John Eisele sold to William H. Stallings, dwelling on plot 50x100, at 783 Boulevard.

WESTFIELD, N. J.—Joseph P. Day sold to F. G. Smith a 10-room frame private residence, on plot 75x200.

RECENT LEASES.

Tiffany Studios Corporation Leases.

The Tiffany Studios Corporation leased the new six-story, fireproof building recently erected for them at 13 West 57th street, 32 x 100 feet, to Stein & Blaine for twenty years from May 1. The same tenants also acquired the adjoining property at 15 from Helen M. Schurman for a like term. Carmichael, the dressmaker, now occupies the building, and this lease was also purchased by Stein & Blaine in order to obtain possession of the property. Both buildings will be extensively altered from plans by Renwick, Aspinwall & Tucker, who were the architects for the Tiffany Studio building. The new lessees are now at 6 and 8 West 36th street. Frank D. Veiller and L. & J. L. Robertson were the brokers.

Lease with Option to Buy.

Murray & Hill Company leased to the Martin-Rockwell Company its large factory in the East Bronx. The deal includes the option to purchase. The lessors are large manufacturers of house trim, and its plant, a five-story, modern brick structure, occupies an entire block, bounded by Southern Boulevard, Wales avenue, 143d and 144th streets. The leasing company operates a chain of six factories at or near Norwich and New Haven, Conn., and Philadelphia, and is engaged in the manufacture of radiators, machine guns, bearings, etc. It is understood that the Bronx plant will be used exclusively for the manufacture of radiators.

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Lease in Montgomery Street.

Charles F. Noyes Co. leased for David Dows, president of the Biltwell Building Co., to James and Daniel Keardon the balance of the company's holding at Montgomery street, from South to Water streets. The lease just negotiated by the Noyes Co. is the plot at the northwest corner of South and Montgomery streets, with a frontage of 185 feet in South street and 71 feet in Montgomery street. The lease was for twenty-one years on a net rental basis. A portion of the property is improved with a nine-story and basement warehouse, and the balance (vacant) will be immediately improved with a two-story fireproof building. The tenant is James and Daniel Keardon, represented by D. & W. Mullins. Several years ago the Charles F. Noyes Co. leased for the same owners a new six-story fireproof building to Lustberg, Nast & Co., covering a plot of the same size. The owners were represented in the negotiation by Middlebrook & Boland, attorneys, and the tenant by Max Sheinart, attorney.

Lease on Fourth Avenue.

Brett & Goode Company leased to Max Auster, president of the Standard Lunch Company, for the Misses Mary T. and Elizabeth D. Cockcroft the two five-story buildings, 467 and 469 Fourth avenue, between 31st and 32d streets, measuring 46 x 100 feet, for a term of years at a gross rental approximating \$235,000.

Manhattan.

BASTINE & CO., as agents, leased the 5th and 6th floors at 152 Wooster st to L. B. Simonds & Co.; 3d floor to J. Rosenberg & Co., 2d floor to Astra Electric Novelty works, Inc.; this completes the renting of the building; also the 12th floor at 45 West 27th st to I. & L. Chauser; 11th floor to Friedman Bros. & Rothenberg; store and basement to Edgar Lehman; this completes the renting of the building; also the 7th floor at 34 East 12th st to Morris Shakhut; 9th floor at 114 East 13th st to M. Pollack; this completes the renting of the building; and for M. & L. Hess the 5th floor at 7 and 9 West 18th st to David Kupierberg.

DANIEL BIRDSALL & CO. leased the building at 26 Barclay st for 7 years to Royal Ribbon and Carbon Co.

VASA K. BRACHER leased for Farmers' Loan & Trust Co., as trustees for estate of William A. Scott, the 4-sty dwelling at 121 West 79th st, to Julius J. Stanfield, of Flushing, L. I.

CUSHMAN & WAKEFIELD, INC., leased offices in the new Equitable Trust Building to J. C. & M. G. Mayer, Inc., and additional space in the same building to Gasolene Engine & Equipment Co.; offices at 21 East 40th st to J. E. Foote; and with Herbert Gulick Co. for Harry Parker his furnished apartment at 31 East 48th st to Captain Raymond H. Michel, of the French Army, who is connected with the French Purchasing Commission in this city.

JOSEPH P. DAY secured for United Cigar Stores Co. a renewal of the lease of their store at 107 East 125th st, with a frontage of 25.6, between Park and Lexington ays.

MRS. H. DINGLEMAN rented furnished apartments at 839 West End av to William Knabe; 414 West 120th st, I. R. Bachrach; 236 West 70th st, Charles A. Singer; 400 West 160th st, Paul E. Cabaret; 195 Claremont av, M. T. Griffin; 229 West 78th st, B. Levy; 610 West 111th st, George Bond; 115 West 16th st, Jean Pendleton; 3810 Broadway, E. F. Black; 2 West 86th st, Joseph Clark; 116 Riverside dr, Jose M. Saurez; 3 West 108th st, C. E. Gaston, 258 Riverside dr, Frank Mainetty; 548 Riverside dr, Alice M. Barclay, and 105 West 53d st, Irving F. Wechsler; also dwelling at 159 West 73d st to John Reidenback.

DUFF & CONGER, INC., leased an apartment at 1326 Madison av to David G. Carmichael.

DUFF & BROWN Co. leased dwellings for Rev. D. J. Curley to Mme. Annette Colombot at 556 West 150th st; and for the Barney estate at 43 Hamilton ter.

DUROSS CO. leased for Mrs. Sarah Gleason to Empire Forwarding Co. the 3-sty building at 10 Ganessvoort st.

DOUGLAS L. ELLIMAN & CO. leased 126 East 64th st, a 4-sty house, on lot 20x100, for Mrs. J. Dodge Peters to Adrian H. Larkin.

DOUGLAS L. ELLIMAN & CO. leased an apartment containing 15 rooms and 4 baths at 550 Park av to Mrs. Frank E. Hagemeyer; at 32 East 64th st, an apartment of 14 rooms and 4 baths to William A. Spies, and have renewed the following leases: at 777 Madison av to Mrs. J. B. Mott; at 901 Lexington av to Arlington T. Scott and at 68 East 86th st to Dr. William L. Case.

DOUGLAS L. ELLIMAN & CO. leased the following apartments: at 340 Park av for A. L. Mordecai & Son to John R. DeWitt; at 399 Park av for William Ziegler, Jr., to Malcolm S. Wilson; at 525 Park av for William Ziegler, Jr., to N. J. Booker; at 45 East 62d st to O. J. Salisbury; at 68 East 86th st for W. Emlen Roosevelt to Mrs. D. F. McMahon; for Cushman & Wakefield, agents for August Heckscher, the premises at 9 West 56th st to Charles P. Beiling; for L. K. Comstock & Co. to Prentice

Sanger offices at 21 East 40th st; dwelling at 37 East 49th st, on lot 20x100.5, for Charles P. Latting to Richard Ewart; and have renewed leases for Emily Redmond at 66 to 70 Park pl with Whitehall, Tatum & Co., and at 65 Barclay st with Vogt & Dose.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 14 rooms and 4 baths at 270 Park av for Vanderbilt Avenue Realty Co. to Joseph Gerli, of E. Gerli & Co.; also an apartment at 122 East 76th st for John I. Downey to Frank H. Otis and another to George W. Carpenter; also an apartment at 122 East 82d st for Capt. David Dows to Newman E. Montross; also a large apartment at 340 Park av, corner 52d st, for Jacob B. Breese to Mrs. R. W. Sherwin; also at 416 Madison av an apartment for Kenneth Dows to Frederic McKay; and have renewed the following leases from next October: at 830 Park av, corner 76th st, a duplex apartment to Mrs. A. D. Mittendorf; and at 777 Madison av, corner 66th st, an apartment to Major F. L. V. Hoppin.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 16 rooms and 4 baths at 420 Park av, at the northwest corner of 55th st, for Mrs. Gardiner W. Sherman to Walter B. Duryea; and have renewed the following leases from October 1: at 830 Park av, corner 76th st, to Joseph H. Allen and E. E. Meacham; at 68 East 86th st to Harry S. Manges.

HORACE S. ELY & CO. rented the store at 161 Maiden la, corner of South st, to Sorenson & Nielson, successors to the export and import business of Crossman & Sielcken.

J. ARTHUR FISCHER leased to Max Biedermann the 3-sty dwelling at 143 East 55th st.

J. ARTHUR FISCHER leased for D. J. & H. J. McDermott an office at 729 6th av, southwest corner of 42d st, to Irene Toilet Specialties Co.; also to Max Biedermann the 3-sty dwelling at 143 East 55th st.

FORBES & CO., INC., leased a floor in the new Sherman National Bank Building, at 5th

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SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATESav and 32d st, to Schmidt & Deery, stock
brokers, as an uptown office.GOODWIN & GOODWIN rented for Louis
Schrag to M. Heilman the 3-sty private dwell-
ing at 54 East 124th st.GOODWIN & GOODWIN leased for 10 years
for Newat Realty Co., Inc., Phillip Wattenberg,
president, to Hyman Goldberg and Isaac Clar,
the garage to be erected on lot 100x100 in 134th
st, 85 ft, east of Madison av.M. & L. HESS, INC., leased for Methodist
Book Concern the southerly store in its build-
ing at the southwest corner of 5th av and 20th
st, to Merrell Soule & Co.; also the 5th floor at
135 5th av, northeast corner of 20th st, to Woon-
socket Knitting Co.M. & L. HESS, INC., leased to S. Golde &
Sons, who now occupy the 8th, 9th and 10th
floors at 71 5th av, southeast corner 15th st,
the 6th and 11th floors in the same building,
giving them a total of about 75,000 sq. ft.M. & L. HESS, INC., leased the 9th floor at
40 and 42 East 19th st to Dorris Brothers; also
the 3d floor at 41 East 21st st to Washington
Pleating & Binding Co.HEIL & STERN leased a floor at 99 and 101
Madison av to Mensch-Reich Co.HENRY HOF leased for the estate of Han-
schen Rothschild the store at 581 3d av to Frank
Puglia; also for Robert E. Kelly the 3d loft at
240 East 37th st to Guss Couloufacos.HOUGHTON CO. leased for Anna L. French
the 5-sty dwelling at 252 West 105th st to Eliza-
beth Rosenberg.HOUGHTON CO. leased for Henry Malbrunn
estate represented by Samuel Block the 3-sty
dwelling at 110 West 78th st to Nan Wester.C. ROYCE HUBERT rented for Pattie Ham-
mond Jarman the 4-sty dwelling at 54 West
76th st to Kathryn B. Duggan.WILLIAM PIERRE JOCKIN as broker leased
for Frank A. Munsey Co. to Cameron, Michel &
Co., a copper mining engineering firm, the 10th
floor at 8 West 40th st.CHARLES G. KELLER rented to Cammeyers
3d loft at 225 West 36th st.LAKIN & DINKELSPIEL leased for Walter
J. Salmon the store at 829 6th av to Albert
Fraggi; also for Walter J. Salmon an office at
101 West 42d st to Dr. Max Besas.LAKIN & DINKELSPIEL leased for Edna
Scott Tull the apartment house at 238 and 240
West 56th st to Joseph Bernardi. The building
has accommodations for 23 families and is
fully rented.DAVID LAMB leased to Angelo C. Bedell the
dwelling at 514 East 58th st.MANNING & ARUNK leased to Mathushek &
Son Piano Co. the store and basement at 37
West 37th st from Seventh Avenue Security
Corp., Leslie R. Palmer, Pres.WILLIAM H. McDONALD leased the store in
the Times Square Hotel at 206 West 43d st to
Oscar Lustgarten and Samuel Schulman to be
occupied as an oriental restaurant.GEORGE V. McNALLY leased for Mrs. Gertie
A. Gorman the store at 24 Spruce st to H.
Schneider & Co. The new rental represents an
increase of 50 per cent. over the amount paid by
the previous tenants.CHARLES F. NOYES CO. leased a suite of
offices in the Lorsch Building, at 37 and 39
Maiden la, for Albert Lorsch to Francisco Llado
Farrell; offices at 373 5th av for Joseph Phays &
Co. to J. M. Nash, and offices at 160 Broadway
to Henry Altenbrand and to Parcel Post Farm
Products Co.CHARLES F. NOYES CO. leased the store
and basement at 72 Cliff st for Meliton Cross
to Bernard Weiner; a suite of offices and
ground floor space at 130 and 132 Pearl st to
Alfred Kramer & Co.; a floor at 57 Ann st to
Poole Press Association, and space at 61 Beek-
man st for John J. Burton to George W. Friel
and Gaston F. Balme.PEASE & ELLIMAN leased for Church of
the Ascension to Mrs. L. M. McCreery the 3-
sty dwelling at 10 West 11th st, adjoining the
5th av corner.PEPE & BRO. leased for Otto Fisher to Mrs.
Paul Bartlett his residence at 140 West 13th
st, on plot 23.9x103.3.PEPE & BROTHER leased for Catherine H.
and Charles K. Loughlin and Julia L. Hibbs 3
Van Nest pl, a 3-sty house. This house has been
occupied by the same owners for 40 years and
owned by the family for about 60 years. The
property has been leased with the privilege of
purchase to Miss Marion H. Murray.JOHN PETERS leased for Lockwood Con-
struction Co. to Public Service Commission the
2d floor at 241 East 14th st, to be used as an
office in connection with the construction of the
14th st subway.L. J. PHILLIPS & CO. leased for a term of
years for the Manhattan Leasing Co. 44 West
86th st, a 5-sty American basement dwelling,
with elevator, on lot 25x102.L. J. PHILLIPS & CO. leased for Mrs. Bettie
Rothfeld for a term of years 163 West 72d st, a
4-sty dwelling, on lot 20x102, to the Conserva-
tory of Music of New York.GEO. R. READ & CO. and Wm. H. Whiting
& Co. rented the store and basement at 120
Fulton st to Rolf & Granger.GEORGE R. READ & CO. rented a suite of
offices at 135 Broadway to Miss Lucille Pugh.PEASE & ELLIMAN leased a large apart-
ment at 410 Park av to W. A. Nash; also to
Mr. Nash's son, Warren B. Nash; also apart-
ments at 144 West 57th st to Miss Marie
Coates and Mrs. B. F. Gatchings, and at 100
West 59th st to Thomas E. Adams and Mrs.
Margaret Berner.SHAW & CO. leased for Freybell Realty Co.
a 1-sty garage to be erected on the block front
on the west side of 7th av, running from 150th
to 151st st, on plot 200x100, for 21 years to
Heaton Garage Co.

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SHAW & CO. leased for Mrs. Mary B. Hopper, the dwelling at 121 West 123d st on plot 18.5x100 to George Kleinmeier.

SLAWSON & HOBBS rented the 3-sty dwelling at 125 West 73d st for A. L. Mordecai to M. J. Stratford.

SLAWSON & HOBBS rented the 3-sty dwelling at 252 West 14th st for Carolyn E. Gargon to Dora I. Kelsey; also the 3-sty dwelling at 136 West 88th st to William L. Cahn for Mary T. Foote.

LOTON H. SLAWSON CO. leased space at 171 Madison av to Bamberger, Stern & Co.; space at 410 4th av to A. S. Barnes Co., publishers; and space at 200 5th av to A. H. Lam-born Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., leased apartments at 130 to 14 East 67th st to Daniel C. Adams, and 137 East 66th st to Mrs. W. D. Sargent.

SPEAR & CO. rented, with Douglas Robinson, Charles S. Brown Co., the store and basement at 42 and 44 Bond st to Henry Lindenmeyer & Sons; for estate of John H. Taylor the 4th loft at 20 to 26 West 22d st to L. Bachmann & Co.; for Eugatnom Realty & Construction Co. the 2d loft at 143 and 145 West 20th st to Odets Printing Co.

OFFICE OF THE LATE JAMES VAN DYCK CARD leased for Margaretta Card to Clover Farms Co. the store at 311 Columbus av.

CHARLES B. VAN VALEN, INC., rented stores at 48 Roosevelt st to Katsavos Andreaskos; at 446 West 19th st to Albert Ernesbo; at 82 and 84 New Chambers st to James Kelley, and at 341 Bleecker st to Nancy Suss Co.

CHARLES B. VAN VALEN, INC., leased to American Agency Bulletin for Crum & Forster space at 95 William st for editorial offices. The Bulletin is an insurance paper published by the National Association of Insurance Agents for its members.

E. K. VAN WINKLE leased the following apartments: for the Furham Realty Corp. at 490 West End av to Dr. H. B. Schoenberg and R. C. Elliott; for Mrs. M. T. Burritt at 547 Riverside dr to Jos. Holbrook; for estate of B. Crystal & Son 454 Riverside dr to Dr. F. C. Terry; for Mrs. Mary D. Wheeler at 606 West 115th st to Laurence D. Smith.

WM. A. WHITE & SONS leased offices at 68 William st to Continuous Transit Securities Co.; at 21 Maiden la to R. R. Fogel, jeweler; and at 48 West 27th st to Greenfield & Stein, cloaks.

REAL ESTATE NOTES.

THOMAS J. O'REILLY has been appointed agent at 458 Broome st.

LOTON H. SLAWSON CO. has been appointed managing agents of the building at 10 East 33d st.

LOTON H. SLAWSON CO. has been appointed managing agents of the Godde Building, at 99 to 103 Madison av.

HARLEM PROPERTY OWNERS' Association, Inc. held its regular meeting on Thursday evening. Reports of various committees were submitted.

L'ECLUSE, WASHBURN & CO. has removed to the 2d floor at 1 West 34th st, opposite the Waldorf-Astoria, where they will have improved facilities.

NEW YORK BUILDING MANAGERS' ASSOCIATION is arranging to send a delegation to the convention of the National Association in Chicago, June 20 to 23.

JACOB A. CANTOR, president of the Board of Tax Commissioners, will be the principal speaker and guest at the April meeting of the West End Association in the Hotel Ansonia next Monday night.

MCDOWELL & McMAHON have moved their offices to 1438 St Nicholas av, corner of 182d st. The firm was located at 182d st and St. Nicholas av for 5 years, but increased business necessitated larger quarters.

LOUIS LEVINE, formerly publisher of The Mortgage Advisor, is now associated with The Factory Exchange, as manager of the renting department, where he is specializing in the selling and leasing of industrial properties.

F. BEVILL CHAMPION has been elected a director and secretary of Payson McL. Merrill Co., Inc. Other officers elected are: Payson McL. Merrill, president; George Page Ely, vice-president, and Ellis Adams, treasurer.

G. A. PFORTNER negotiated the recent sale for Util Realty Corp. of the two 5-sty apartment houses and taxpayer at 1879 to 1883 Southern blvd., near 116th st, to Benenson Realty Co. The property was held at \$120,000.

DANIEL J. LYONS has resigned from the real estate department of United Cigar Stores Co. and will engage in the practice of law at 9 East 40th st. Mr. Lyons was formerly with Title Guarantee & Trust Co. in their Brooklyn office. He will make a specialty of real estate.

HARRY W. CRAW has resigned as vice-president of the Robert E. Farley Organization and Secretary of the Scarsdale Estates, and will engage in a general real estate business, specializing in Westchester County residential properties. He will open offices in White Plains and New York City.

ANNUAL DINNER of the Westchester County Realty Board was held last Monday evening at the Republican Club. About one hundred and fifty members and their guests were entertained with interesting talks by Charles Field Griffen, who presided; Joseph P. Day, William R. Bull, J. Clarence Davies, L. Ward Prince and Charles Moleschini.

Edgar H. Cook, who recently purchased through Nassoit & Lanning from the Essawea Co. the 12-sty apartment house at 302 to 308 West 86th st, adjoining the southwest corner of West End av, in trade for his 32-acre estate at Little Neck, L. I.; also gave in trade Montrose Court, a 6-sty apartment house, 120x100.11,

north side of 115th st, 125 ft. east of Manhattan av, subject to a mortgage of \$165,000.

FOURTH WARD REALTY BROKERS EXCHANGE of the Borough of Queens has adopted a new scale of brokerage fees which will obtain hereafter throughout the sections covered by the organization. For city property, which will include all the territory in the greater city, the fee will remain 2½ per cent. The fee for the sale of good will and chattels will be 10 per cent., with the minimum fee \$100. For rentals the charge will be 2½ per cent. of the first year rental, 2 per cent. on the second year and 1 per cent. on succeeding years. For collection and management 5 per cent. on the gross rentals, with 2½ per cent. additional for effecting the rentals.

BOARD OF APPEALS, at its meeting Tuesday, had a calendar of thirteen cases. Following a resolution adopted at a previous meeting to dismiss all appeals where the appellant failed to put in an appearance, two cases were dismissed, four were withdrawn, six granted and one denied. Included in these appeals was No. 664, February 21, 1918, by Alfred L. Kehoe & Co., architects on behalf of Anna K. Finch, owner, from a decision of the Superintendent of Buildings requiring in a new garage building the installation of a standpipe and sprinkling system, and requiring girders to be covered with fire resisting material, at 142 to 154 East 120th st and 153 and 155 East 119th st, Manhattan. This appeal was granted.

JAMES S. ANDERSON withdraws today as director and vice-president of the Ruland & Whiting-Benjamin Corporation, and will open an office at 291 Broadway on April 1, with Henry N. Fernald as special partner, under the firm name of James S. Anderson & Company, for the transaction of a general real estate and insurance business. Mr. Anderson's experience in the real estate business dates from 1888 when he, in early life, entered the employ of Ruland & Whiting. For the past thirty consecutive years he has been with this company and its successors, and has made a special study of the management of property, in which field he has been conspicuously successful. The new firm which Mr. Anderson has organized will continue to give special attention to the department of real estate management.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	136	147
Assessed Value.	\$5,159,100	\$15,506,500
No. with consideration.	20	18
Consideration.	\$457,100	\$1,016,780
Assessed Value.	\$547,500	\$1,089,500
	Jan 1 to Mar. 28	Jan 1 to Mar. 29
Total No.	1,430	1,904
Assessed Value.	\$73,587,080	\$127,271,100
No. with Consideration	232	249
Consideration.	\$9,924,506	\$13,777,087
Assessed Value.	\$10,896,200	\$21,171,800

Mortgages.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	38	72
Amount.	\$733,650	\$2,760,367
To Banks & Ins. Cos.	9	16
Amount.	\$153,800	\$1,812,000
No. at 6%.	14	24
Amount.	\$123,800	\$374,700
No. at 5½%.	1	2
Amount.	\$34,000	\$23,500
No. at 5%.	13	20
Amount.	\$365,350	\$1,347,300
No. at 4½%.	3	3
Amount.	.....	\$735,000
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	.....	1
Amount.	.....	\$167
Interest not given.	10	22
Amount.	\$210,500	\$279,700
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
Total No.	548	935
Amount.	\$15,842,045	\$35,093,666
To Banks & Ins. Cos.	104	196
Amount.	\$8,376,543	\$18,535,006

Mortgage Extensions.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	8	51
Amount.	\$305,000	\$3,945,350
To Banks & Ins. Cos.	1	38
Amount.	\$13,500	\$3,707,850
	Jan 1 to Mar. 28	Jan 1 to Mar. 29
Total No.	315	578
Amount.	\$19,343,282	\$34,873,900
To Banks & Ins. Cos.	113	291
Amount.	\$13,478,350	\$26,453,775

Building Permits.

	1918 Mar. 23 to 29	1917 Mar. 24 to 30
New Buildings.	3	9
Cost.	\$45,700	\$3,058,500
Alterations.	\$107,505	\$280,775

	Jan. 1 to Mar. 29	Jan. 1 to Mar. 30
New Buildings.	46	104
Cost.	\$3,913,200	\$17,277,800
Alterations.	\$1,949,715	\$3,331,999

BROOKLYN.

Conveyances.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	90	119
No. with consideration.	8	11
Consideration.	\$131,000	\$93,800
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
Total No.	1,070	1,362
No. with consideration.	183	156
Consideration.	\$1,819,083	\$1,661,061

Mortgages.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	29	43
Amount.	\$206,738	\$282,650
To Banks & Ins. Cos.	.....	7
Amount.	.....	\$53,700
No. at 6%.	18	26
Amount.	\$100,725	\$147,250
No. at 5½%.	2	2
Amount.	\$4,700	\$13,500
No. at 5%.	1	5
Amount.	\$4,000	\$23,000
No. at 4½%.	.....	.....
Amount.	.....	.....
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	8	10
Amount.	\$97,313	\$98,900
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
Total No.	482	622
Amount.	\$2,628,702	\$4,206,617
To Banks & Ins. Cos.	16	56
Amount.	\$297,700	\$902,650

Mortgage Extensions.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
Total No.	7	10
Amount.	\$210,500	\$231,350
To Banks & Ins. Cos.	2	3
Amount.	\$155,000	\$133,000
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
Total No.	85	200
Amount.	\$2,131,887	\$3,946,749
To Banks & Ins. Cos.	23	53
Amount.	\$785,250	\$1,326,200

Building Permits.

	1918 Mar. 21 to 28	1917 Mar. 23 to 29
New Buildings.	10	12
Cost.	\$203,400	\$467,500
Alterations.	\$16,750	\$12,150
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
New Buildings.	63	131
Cost.	\$3,727,400	\$2,569,625
Alterations.	\$887,021	\$256,450

BROOKLYN.

Conveyances.

	1918 Mar. 21 to 27	1917 Mar. 22 to 28
Total No.	372	424
No. with consideration.	24	31
Consideration.	\$164,763	\$491,562
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.	4,162	5,293
No. with consideration.	335	543
Consideration.	\$2,395,586	\$7,057,050

Mortgages.

	1918 Mar. 21 to 27	1917 Mar. 22 to 28
Total No.	238	251
Amount.	\$829,926	\$1,515,083
To Banks & Ins. Cos.	28	55
Amount.	\$178,100	\$610,400
No. at 6%.	150	136
Amount.	\$405,577	\$642,857
No. at 5½%.	56	49
Amount.	\$322,800	\$237,550
No. at 5%.	9	24
Amount.	\$26,750	\$490,400
Unusual rates.	.....	2
Amount.	.....	\$1,750
Interest not given.	23	40
Amount.	\$74,799	\$142,026
	Jan. 1 to Mar. 27	Jan. 1 to Mar. 28
Total No.	2,207	3,608
Amount.	\$8,068,275	\$17,110,727
To Banks & Ins. Cos.	295	708
Amount.	\$1,657,425	\$5,953,250

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings.	91	55
Cost.	\$1,013,825	\$445,250
Alterations.	\$82,966	\$573,127
	Jan. 1 to Mar. 28	Jan. 1 to Mar. 29
New Buildings.	412	991
Cost.	\$4,216,455	\$9,126,150
Alterations.	\$785,410	\$1,390,564

QUEENS.

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings.	65	116
Cost.	\$287,382	\$295,975
Alterations.	\$35,885	\$38,984
	Jan 1 to Mar. 28	Jan 1 to Mar. 29
New Buildings.	396	869
Cost.	\$1,442,980	\$3,313,302
Alterations.	\$260,991	\$261,000

RICHMOND.

Building Permits.

	1918 Mar. 22 to 28	1917 Mar. 23 to 29
New Buildings.	10	17
Cost.	\$8,675	\$10,035
Alterations.	\$30,440	\$11,650
	Jan. 1 to Mar. 28	Jan 1 to Mar. 29
New Buildings.	73	133
Cost.	\$231,926	\$522,363
Alterations.	\$101,805	\$142,608

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH a number of contracts of considerable magnitude have been placed during the past week and working plans have been commenced for many entirely new building projects, factors of prime importance to the future of the industry have come up that may possibly interfere seriously with the progress of this work. The bulk of the new construction is located in the outlying boroughs of the city and in adjacent towns and consists of industrial building and housing operations with occasional jobs of a public or semi-public character. Within the confines of the Borough of Manhattan the operations are comparatively small and consist largely of alterations and additions to existing structures, modernizing them for new occupancies.

Locally the building situation is quiet. The strike of the building laborers remains unsettled and from all accounts there is slight possibility of arriving at a definite conclusion for some time. The laborers are holding out for their full demands and there is no disposition on

the part of the employers to accede. This strike is effectually holding up what little work was in progress in this city.

The suburban activity, both in the construction of one and two family houses and also in apartment house building has been one of the most hopeful factors in the building situation. Quite a number of new projects of this nature have recently been started and they were badly needed as the demand for living accommodations was considerably in excess of the supply. It is to be hoped that under the new conditions some method of permitting these operations to proceed may be evolved, otherwise actual hardship is likely to result.

In general the building material markets have been quiet, with only a moderate volume of new orders and inquiries comparatively scarce. There has been no price movement during the week of any consequence and there is a firm feeling that the new levels recently announced for certain commodities are likely to remain stationary for some time to come.

Common Brick.—The Hudson River common brick market passed through a quiet week, and although a number of sales were recorded the price remained unchanged. The market is firm at the \$10 to \$10.25 a thousand level, and there seems to be no disposition to revise these figures at this time. The river is now fully open to navigation; a tow of five barges having come down during the week from Haverstraw and two barges came in from Kingston. According to the present outlook the brick manufacturing season along the Hudson will certainly not be a busy one. Up to the present absolutely no work has been accomplished toward getting the plants ready to manufacture and there are grave doubts as to whether a start will be made in a number of instances. The labor and fuel situation, coupled with the steady decline in the number of active building operations has influenced the producers against manufacturing during the coming season, and if production is commenced the season will be only a limited one. One of the prominent manufacturers of common brick has recently stated that the yards along the river still contain sufficient brick to last more than half the season at the present rate of demand and many of the plants have considerable unburned brick in their kilns that will be held as a reserve. There is no change in the Raritan situation. Brick from this section are out of the market and no quotations are being made.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 29, 1918: Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$10 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 7; sales, 3. Distribution: Manhattan, 1; Brooklyn, 1; New Jersey points, 1.

Structural Steel.—The announcement by the President that the existing scale of basic steel prices would be continued for the next three months settles many questions that have been responsible for withholding a number of important structural operations from an early start. There was much hope that the price for steel would be reduced and in anticipation of this reduction prospective builders were holding their work from the market. In the local market there has been practically no activity. A number of projects have been out for estimates, but there is no seeming disposition on the part of the owners to place their contracts at this time. Government work dominates the market in almost all departments and will be likely to for some time in the future.

Portland Cement.—Aside from the demand from Government sources the cement market has experienced but slight activity during the past week. The predicted advance in price was made effective last Saturday and the present market price is \$2.55 a barrel in lots of 1,000 barrels or more. The base price is now \$1.90 to dealers and \$2 to consumers, less bags. There is very little private demand and the outlook from this source is not of the best, but the Government requirements are steadily growing and much is anticipated from this character of building during the summer and autumn. Manufacturers are having increasing difficulty in obtaining labor to operate their plants and also in obtaining the necessary fuel. At some points production is likely to be seriously curtailed owing to the lack of these essentials. There is practically no reserve, the plants adjacent to the Metropolitan district being about cleaned out.

Lumber.—There are no salient features to the lumber situation in the Metropolitan district. The market is quiet with only a slight demand from building sources other than that naturally coming from the enlarged program of Federal construction. This phase of building endeavor is rapidly being extended and each day brings announcements of additional structures necessary at the cantonments and base hospitals or for the work over in France. There is considerable of a demand from manufacturing consumers who have contracts for military equipment and supplies. The requirements for materials to be used in suburban building projects are fairly large and at the present time this phase of building activity is most encouraging. Local dealers are experiencing extreme difficulties in obtaining stock. The reserves on hand are broken and large orders take considerable time to fill. Although there has been a slight improvement in the transportation situation there is still great congestion.

Lime.—The market for this commodity is inactive and although there are small orders occasionally the situation is far from satisfactory. Since the increase in price on March 1, there has been no change and the present figure will undoubtedly maintain for quite some time. Only a slight quantity of lime is being used in Government construction work, so this phase of structural activity has not affected the lime market to any degree. There is no scarcity of lime in this market, although transportation

difficulties and embargoes have considerably curtailed the arrival of new supplies.

Sand and Gravel.—The market for sand has picked up somewhat and there is a slightly better demand. Price is unchanged at \$1.25 a cubic yard to dealers. Navigation is fully open to sand scows and sufficient quantities are coming in to supply all demands. The only difficulty is in obtaining adequate labor at production points. There is but little life to the gravel situation. Although some quotations are being made on definite orders at \$2 a yard, deliveries are not guaranteed and supplies are only available after the immediate Government requirements are filled. From all accounts but little gravel will be obtainable for the balance of this year.

Rosendale Cement.—The market for this material is quiet, and no increased volume of business is possible until there is a general resumption of structural activity throughout the Metropolitan district. Some weeks ago the increased number of inquiries indicated an improved market condition, but these have not resulted in definite orders so far, and the prospects for immediate business are not particularly bright. Rosendale cement prices remain unchanged.

Wire Products.—The demand for wire and wire nails from the general trade is quiet and what business is current mostly comes from Federal sources. The Government has taken bids and will soon award contracts for 30,000 kegs of wire nails wanted by the Army Department. It is understood that this order is for shipment to France. The War Industries Board has reaffirmed prices on all wire products until June 30, and quotations will be made according to the old schedule till then.

Cut Nails.—The War Industries Board has reaffirmed the price of \$4 per keg base, f. o. b. Pittsburgh, on carload lots of cut nails, until June 30. There is only a moderate demand and the jobbers are able to obtain better deliveries from the mills than have been possible for some time.

Window Glass.—The situation is quiet and both manufacturers and jobbers are not looking for an increase in activity for some time. There is but little business emanating from private building sources and practically the only current orders of any consequence are for the requirements of Government construction work. The schedule of manufacturers' discounts remains unchanged.

White and Red Lead.—Although there has been no substantial change in the price of these materials during the past two weeks, there is a firmer tone to the market, due no doubt to the advent of the spring season and the consequent increase in the demand for outside paints. No advance in prices is likely unless raw material costs are considerably increased.

Face Brick.—Although there are a number of high class operations current that will utilize a large number of face brick, the manufacturers are suffering increasing difficulties in obtaining labor and fuel, and from these factors no relief is in sight. Transportation matters are also hindering the producers, for they are forced to wait for cars even when production is possible.

Cast Iron Pipe.—Business in this market is very light, both public and private buying having fallen off considerably. There have been some recent inquiries of importance, but up to the present writing orders have not materialized. Government control prices continue to rule all quotations.

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

Raritan 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, 1½ in. (nominal).....\$1.25@ \$1.35

Trap rock, ¾ 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. along

side dock N. Y., wholesale):

1½ in. (nominal).....No quotation

¾ in. (nominal).....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 car-

goes, 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, return-

able 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, ¼ in. x 8 ft......12½

Boards, ¾ in. x 8 ft......15½

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@ —

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%

SURVEY OF BUILDING MATERIALS

Building Industries of New York Send
Data to Washington to Aid Government

THE Building Industries of New York has made a survey of the building material market in New York City for the purpose of providing first-hand, reliable and concise information regarding the quantities of basic materials on hand in New York City and vicinity available for construction work essential to the war program. The following is a digest of the condition of the market as applied to some of the products:

Asphaltum—The largest distributors, the Standard Oil Company and the Barber Asphalt Company, are not selling any Mexican asphaltum to the trade, and have none on hand. The latter company is selling a substitute—Dulcanite—for road and paving work. This product has to be used with a flux. The wholesale price of Mexican asphaltum, as of March 1, 1918, is \$25 a ton as against a normal base, New York, of \$15 a ton. Spot base price Dulcanite, as of March 16, 1918, carload lots, \$20; less than carload lots, \$22. Flux, carload lots, March 16, 1918, \$30; less than carload lots, \$32.

Brick—Hudson River common brick, not contracted for, in shed between Haverstraw and Mechanicsville, N. Y., totals between 300,000,000 and 400,000,000. The normal supply at this time of the year is about 700,000,000. There was on hand in dealers' yards, New York City, March 15, 1918, about 28,000,000 brick, sufficient to care for the New York building situation.

There is about 225,000,000 Raritan River common brick on hand. The normal for this year is about 400,000,000 brick. These plants can manufacture all the year round if labor can be obtained.

About 100,000,000 Long Island common brick is available. This commodity can be shipped to Manhattan if the price goes to about \$11.75 a thousand wholesale.

Hackensack, N. J., common brick on hand totals about 75,000,000. The emergency construction work at Port Newark, N. J., has used up large quantities of material. Manufacture this year will be as near the maximum as labor and fuel supplies will permit. About 50,000,000 Staten Island brick is on hand, but of this 80 per cent. is contracted for or is being held in reserve for Government needs. Fuel shortage has practically closed down Portland cement manufacturing plants in the two eastern zones supplying New York. On March 15 free cement in Lehigh and Hudson districts indicated a shortage, based on shipments, and curtailed production of 2,000,000 barrels on April 1. On February 1, 1918, in Zone 1, there was on hand 3,000,000 barrels; on February 1, 1917, 3,510,000 barrels, and on February 1, 1916, 4,500,000 barrels.

Stocks on hand of Portland cement throughout the country on February 1, 1918, were only 63 per cent. of what they were in February, 1917. The cost of production in 1917 a barrel in the two eastern zones was about \$1, while today the price is almost \$2. The increasing cost of cooperage in cotton bags will force this price up to \$2.25 during the summer.

Copper is being held for Government requirements. List prices as fixed by the Federal authorities govern the entire market, but deliveries are uncertain. The production for the first three months of this year was about 75,000,000 pounds a month.

Window and plate glass are being produced at about 25 per cent. of normal capacity, and the continuation is uncertain. At times during the present "fire" the industry has been about 80 per cent. closed down. Small window panes especially are hard to get, as cantonment work and Halifax reconstruction work has sapped the supply.

There were on hand at various plants owned by members of the Face Brick

Association on February 1, 1918, the following quantities, over and above brick sold on accepted orders: Red shades, 12,000,000; flashed or iron spot shades, 13,000,000, and gray or buff shades, 18,000,000.

The gravel supplies in New York Harbor have been held under Government option. The authorities have taken options on the outputs of two large producing companies after an attempt was made to bring prices down to the upset level set by the navy. The quantity on hand is about 2,000,000 yards, less 500,000 yards taken out of the market by the Government. Of the 1,500,000 remaining about 900,000 are under contract.

Practically all the local output of hollow tile is being held for Government requirements. The supply is about 55 per cent. short, according to manufacturers. Labor and fuel shortage is affecting the output.

About 2,000,000 barrels of lime are available for the Government's use in the market. In the matter of mortar in any possible shortage of cement, lime can be used for non-bearing walls in many sections.

Lumber stocks vary. Shortage of ships and cars has made stocks very meagre. There is sufficient on hand, however, to meet all requirements.

While lath and reinforcing material, as reported by the association compiling this data, is in ample supply for any emergency that may develop through Government requirements, there is in stock at present between 300,000 and 400,000 square yards of wire lath; also a large quantity of sheets available.

Wire nails, like some other products, is under Government price control. There is no question about an adequate supply being on hand for both Government and private demands. The price today is 3.5c. a pound; cut nails, 4c., and fence wire, Pittsburgh, 3.25c. Plaster, which has large possibilities for emergency construction work, has not yet been called upon for Government work. Its use largely releases cement, lumber and expanded metal for use in quick housing, and is to a certain extent fireproof.

Sand, a by-product of gravel, mined simultaneously with gravel and grits, is scarce. Eastern plants bordering upon New York Harbor are in a position to supply Government work with any quantity of sand desired. Private work, however, is not taking large quantities.

Favoring weather has helped in the last few weeks the increasing of the production of pig iron, but the steel shell tonnage of 2,500,000 for the second half of the year as against 1,500,000 for the first half plainly indicates that structural work is secondary in importance at producing centers. The Government is about to place the first of 150,000 cars and 2,500 locomotives in its program, which will probably result in further replacement of construction orders.

Small lots of steel available for immediate construction work are on hand in many New York plants. One concern reports 1,600 tons of standard and Bethlehem shapes, plates and also a large stock of bolts, nuts, rivets, etc.

Theatre Contract Let.

A general contract has been awarded to the Longacre Construction Company, 185 Madison avenue, for the erection of a six-story fireproof theatre and office building at 1649 Broadway, south-east corner of 51st street. The owner of this operation is the Wendell Estate, 175 Broadway, and the lessee, the More-dall Realty Company, 233 Broadway. The plans and specifications were prepared by Thomas W. Lamb, architect, 644 Eighth avenue. This structure will have facades of face brick, limestone and terra cotta and will have ground dimensions of 100x288x137 feet.

Geo. A. Fuller Company

Fireproof Building Construction

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Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

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Contract for Large Warehouse.

Levering & Garrigues, 552 West 23d street, Manhattan, have obtained a general contract for the construction of a one and two-story brick and reinforced concrete warehouse on the north side of Hunterspoint avenue, 100 feet east of Hayward street, Long Island City. The name of the owner of this operation is withheld for the present, but the building will be occupied on a long-term lease by the Pittsburgh Plate Glass Company, 322 Hudson street, Manhattan. The structure will have ground dimensions of 280x264 feet, with the dimensions of the two-story portion approximately 200x200 feet. The plans and specifications for this operation were prepared by Clinton & Russell, architects, 32 Liberty street, Manhattan. The cost will be in the neighborhood of \$400,000.

Plans for New Church.

Francis J. Berlenbach, architect, 260 Graham avenue, Brooklyn, has started the plans for a one-story brick and limestone church to be erected on the north side of Catalpa avenue, 150 feet east of Onderdonk avenue, Ridgewood, L. I. This edifice is being planned for St. Mathias Roman Catholic Church, Rev. Father Nicholas M. Wagner, pastor, 1861 Catalpa avenue. The building will have a frontage of 66 feet and will be about 175 feet in depth. The cost is approximately estimated at \$150,000. Bids will be called for in about two weeks.

Whitney Co. Obtains Contract.

A general contract has been awarded to the Whitney Co., 101 Park avenue, Manhattan, for the construction of a handsome country residence at Lakeville, Great Neck, L. I., for L. H. Shearman, owner. The building will be two and one-half stories in height, constructed of brick, hollow tile and stucco and will have ground dimensions of 32x110 feet, with wing, 24x60 feet. The plans were prepared by James W. O'Connor, architect, 3 West 29th street, Manhattan. This house will be located on a plot containing approximately thirty acres of ground, that will be extensively landscaped under the direction of Paul R. Smith, landscape engineer, 89 State street, Boston, Mass. This operation will cost in the neighborhood of \$100,000.

Contract for Plant Addition.

The Austin Company, Bulletin Building, Philadelphia, Pa., has obtained the general contract for the construction of a one-story brick factory at Elizabethport, N. J., for the Singer Manufacturing Company, owners, on premises. The structure will have ground dimensions of 200x600 feet and will cost approximately \$300,000. Plans for this structure were prepared privately.

Estimates for Large Factory.

Ballinger & Perrot, architects and engineers, 1328 Broadway and Philadelphia, Pa., are taking estimates on general contract, to close April 4, for the construction of a six-story reinforced concrete factory building, 80 x 488 feet, on Jackson avenue, between Hulst and Harold avenues, Long Island City. This building will be owned and occupied by S. Karpen & Brother, manufacturers of upholstered furniture. The operation will represent an expenditure of more than \$350,000.

PERSONAL AND TRADE NOTES.

L. K. Comstock & Company, contracting engineers, have recently moved their offices from 30 Church street to 21 East 40th street.

W. G. Boales, of the New York office of the Hoffman Specialty, has been appointed inspector of shells, located at Jefferson Barracks, St. Louis, Mo.

Arthur B. Daniels, formerly treasurer of the Knickerbocker Portland Cement

Co., was recently elected president of that concern, succeeding H. Struckman. A. D. Naylor was elected treasurer.

August M. Kleemann, architect, formerly located at 741 Broad street, Newark, N. J., has discontinued his office and will conduct the practice of his profession at his residence, 908 Grove street, Irvington, N. J.

Lewis F. Pilcher, State Architect, has been elected chairman of the Committee on Prison Architecture of the American Prison Association. This is the first time that a New York State authority on architectural affairs has been selected for this important post.

The Association of Dealers in Masons' Building Materials, at its recent annual meeting, elected the following officers for the ensuing year: Francis N. Howland, president; Frank E. Wise, vice-president; Nathan Peck, treasurer. The directors elected included: Francis N. Howland, Frank E. Wise, Nathan Peck, John H. Mahnken, William K. Hammond, William H. Barnes, Ernst Braun, John Wilson, Wright D. Goss, John C. McNamara, Andrew J. Brislin, Stephen V. Duffy, Graham Murtha, C. A. McGuire and Joseph Philbrick. The meeting was preceded by a luncheon, served by Delmonico's.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Westinghouse-Church-Kerr Co., 37 Wall st, Manhattan, has the general contract for a steel power plant bldg, 80x48, and 20 ft high, for the U. S. Government, C. W. Parks, Chief of Bureau of Yards and Docks, and Bureau of Supplies and Accounts, Navy Yard, Washington, D. C., owner, from privately prepared plans.

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 bldg, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 42d st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer. The following are figuring the general contract: R. H. Carman Co., 150 Nassau st; Geo. A. Fuller Co., Munsey Bldg., Washington, D. C.; Rapid Transit-Subway Construction Co., 105 Broadway, and the O'Rourke Eng. Construction Co., 17 Battery pl.

SOUTH SCENECTADY, N. Y.—Feeney & Sheehan Construction Co., 164 Montgomery st, Albany, N. Y., has the general contract for a hollow tile and concrete storehouse for the U. S. Government, Col. R. C. Marshall, Jr., Cantonment Div., 7th and B sts, N. W., Washington, D. C., owner, from plans by Major F. B. Wheaton, advisory architect, and Lieut. Col. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C. Cost, \$2,000,000.

NO ARCHITECTS SELECTED.

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

SARATOGA SPRINGS, N. Y.—William H. Lane, 106 Caroline st, Saratoga Springs, owner, contemplates rebuilding the storage warehouse at 30 Woodlawn av. No architect has been selected.

WATKINS, N. Y.—Watkins Realty Co., Watkins, N. Y., and Ben Record, c/o Record Brewing Co., Elmira, N. Y., owners, contemplate rebuilding the brick business block, probably 2 stys, for which no architect has been retained.

AMSTERDAM, N. Y.—The State Legislature has granted the city authorities permission to issue bonds for a brick fire house for the City of Amsterdam, Seeley Conover, Mayor, City Hall, Amsterdam, owner. No site or architect has yet been selected. Cost, \$65,000.

CLIFTON, N. J.—Clifton Milling Co. (now forming), owner, c/o New Jersey Flour Co., Clifton, N. J., contemplates erecting a 5-sty reinforced concrete flour mill, 50x75, at the foot of Olympia st, at Erie Railroad. No architect has been selected.

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—William Higginson, 21 Park Row, Manhattan, architect, is taking bids on the general contract, to close April 2, for a 1-sty brick factory, 100x60, on the west side of Kent av 117 ft north of De Kalb av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner. P. J. Carlin Const. Co., 1133 Broadway; Faribault Bldg Corp., 15 Park Row, and Caye-Hosford Co., 299 Broadway, all of Manhattan, are figuring the general contract. Cost, \$30,000.

HOSPITALS AND ASYLUMS.

BRIDGEPORT, CONN. — Niewenhouse Brothers, 163d st and Park av, Manhattan, are figuring on the erection and completion of the Isolation Hospital, located between Jewett and Englewood avs, for the City of Bridgeport, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects, who desire sub-bids on all work in connection with this operation.

ORANGE, N. J.—York & Sawyer, 50 East 41st st, Manhattan, architects, are taking bids on the general contract, to close April 10, for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, and a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital and Dispensary of New Jersey, 148 Scotland st, Orange, owner, and George Graves, 43 Berkeley av, Orange, chairman of Building Commission. W. L. Crow Const. Co., 103 Park av; Edward Corning Co., 52 Vanderbilt av, both of Manhattan, and Rogers & Blydenburgh, Babylon, L. I., are figuring the general contract and the latter desires bids on all subs.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—Hughes & Horton, 31 Clinton st, Newark, architects, are taking bids on the general contract, to close April 2, for a 3-sty office bldg, 60x135, at 4th and Middlesex sts, for the Driver-Harris Co., Middlesex st and Railroad av, Harrison, owner. Wm. G. Sharwell & Co., 377 N. 5th st; Edward M. Waldron, 665 Broad st; E. M. Waldron & Co., 84 S. 6th st; Oshwald & Schmidt, 845 Broad st; E. C. Levy, 18 Walnut st; Eustice Bros., 40 Clinton st; David Henry Building Co., 207 Market st, all of Newark, N. J., and DeRiso Bros., 17 Bergenline av, Town of Union, N. J., are figuring the general contract, and the latter desires estimates on all subs at once. Cost, \$100,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
78TH ST.—Randolph H. Almirot, 200 5th av, completed plans for alterations to the 7-sty brick tenement, 40x98, at 201 West 78th st, and 200 West 79th st, for M. Bayard Brown, owner, care J. A. Murray, 46 Wall st. Architect will take bids about April 8. Cost \$4,000.

50TH ST.—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 25x100, at 5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Architect will take bids on the general contract about April 15. Cost, \$10,000.

DWELLINGS.

WATTS ST.—J. M. Felson, 1133 Broadway, has revised plans in progress for a 2-sty brick dwelling and garage, 42x85, at 52-4 Watts st, for Stephen H. Jackson, 106 Lexington av, owner, and Howard H. Loque, 472 Canal st, lessee. T. J. Fanning, 19 East 127th st, has the general contract. Cost, \$15,000.

36TH ST.—Goodwin, Bullard & Woolsey, 4 East 39th st, have plans in progress for alterations to the brown stone dwelling at 30 East 36th st, for Junius S. Morgan, Constitution Hill, Princeton, N. J., owner. Marc Eldlitz & Son, 30 East 42d st, have the general contract.

FACTORIES AND WAREHOUSES.

135TH ST.—Charles H. Richter, 39 Cortlandt st, will draw plans for alterations to the 1, 2 and 6-sty brick warehouse, on a plot 100x199, at 8-12 East 135th st, through to 5-9 East 134th st, for the Estate of James Everard, owner, c/o Farmers' Loan & Trust Co., 22 William st, owner, and Andrew Davey, 350 Greenwich st, lessee.

44TH ST.—New York Manufacturers' Real Estate Co., 607 West 43d st, owner, has had plans completed privately for

rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st. H. H. Vought & Co., Grand Central Terminal, has the general contract; is taking estimates on all subs, and will do the carpentry work. Cost, \$12,000.

HALLS AND CLUBS.

124TH ST.—L. E. Jallade, 37 Liberty st, is revising plans for an 8-sty brick and stucco Y. W. C. A. bldg, 150x75, irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

5TH AV.—Jardine, Hill & Murdock, 50 East 42d st, have plans in progress for alterations to the club at the northeast cor of 5th av and 40th st, for the Uptown Club, James W. Gerard, pres., on premises, lessee.

HOTELS.

65TH ST.—Werner & Windolph, 25 West 33d st, completed plans for alterations to the 4-sty brick lodging house, 40x40, at 323-5 East 65th st, for the Kleinschmidt Magnesia Co., 323 East 65th st, owner. Cost, \$6,500.

MUNICIPAL.

LEXINGTON AV.—Crow, Lewis & Wickenhoefer, 200 5th av, completed plans for the alteration of the 5-sty brick college at the cor of Lexington av and 23d st, into a Municipal Museum, for the City of New York, Trustees of City College, 135th st and Amsterdam av, owner.

STABLES AND GARAGES.

MANGIN ST.—Bruno W. Berger & Son, 121 Bible House, completed plans for a 2-sty brick garage, 60x100, at 66-70 Mangin st, for P. F. Harpers Hansen, 43 Tompkins st, owner. Cost, \$15,000.

20TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 2-sty brick garage, 91x92, in the north side of East 20th st, bet. 2d and 3d avs. Cost, \$10,000.

177TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 1-sty brick garage, 25x100, in the north side of East 117th st, bet. 2d and 3d avs. Cost, \$5,000.

7TH AV.—J. M. Felson, 1133 Broadway, completed plans for a 1-sty brick garage, 200x200, on the west side of 7th av, bet. 150th and 151st sts, for the Healtan Gar-

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age Co., 3536 Broadway, owner. Cost, \$35,000.

25TH ST.—V. Hugo Koehler, 2 Columbus Circle, completed plans for a 2-sty brick garage, 58x98, at 242-246 East 25th st, for Robert T. Green, 2 Columbus Circle, owner. Cost, \$9,500.

STORES, OFFICES AND LOFTS.

6TH AV.—Frank A. Rooke, 489 5th av, completed plans for alterations to the two 2-sty brick stores at 666 6th av, for J. A. Fischer, 690 6th av, owner. Cost, \$3,000.

BROADWAY.—Frederick P. Platt, 1123 Broadway, has plans in progress for alterations to the 5-sty brick store and offices, 25x100, at 177 Broadway, for Crouch & Fitzgerald, on premises, owners. Cost, \$15,000.

FRONT ST.—Theodore A. Meyer, 114 East 28th st, completed plans for alterations to the 5-sty brick office bldg, 50x80, at 132-4 Front st, for A. H. Lamborn Co., 98 Wall st, owner. Cost, \$19,500.

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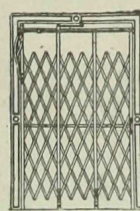
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23D ST.—M. Joseph Harrison, World Bldg, completed plans for alterations to the brick restaurant, at 26 East 23d st, for the C. & M. Lunch Co., on premises, owner. M. Reikes, 891 East 172d st, has the general contract. Cost, \$3,000.

28TH ST.—M. Joseph Harrison, World Bldg, completed plans for alterations to the 3-sty brick store and offices, 20x40, at 35 East 28th st, for Samuel Shapiro, 348 4th av, owner. Cost, \$7,000.

JOHN ST.—Townsend, Steinle & Haskell, 1328 Broadway, completed plans for alterations to the 12-sty store and office bldg, 55x55, at 12-16 John st, for the 14 John Street Realty Co., William H. Clarke, pres., on premises, owner. Architects will take bids about April 2. Cost, \$5,000.

THEATRES.

BROADWAY.—W. G. Massarene, 15 East 40th st, will draw plans for alterations to the brick and stone moving picture theatre and restaurant at the southwest cor of Broadway and 95th st, for Thomas Healy, Columbus av and 66th st, owner. Consists of changing part of restaurant for moving pictures.

MISCELLANEOUS.

74TH ST.—George H. Pegram, 165 Broadway, completed plans for a 1 and 3-sty brick transformer house, 40x41, at 503 East 74th st, for the Manhattan Railway Co., 165 Broadway, owner, and the Interborough Rapid Transit Co., lessee. Cost, \$12,000.

Bronx.

DWELLINGS.

RIVERDALE.—M. Del Gaudio, 401 Tremont av, completed plans for a 2½-sty frame dwelling, 28x35, at Riverdale-on-Hudson, for Mrs. Bethalin Osgood, Riverdale-on-Hudson, N. Y., owner. J. Zilli, 270 West 261st st, has the general contract and is taking bids on all subs. Cost, \$5,000.

SCHOOLS AND COLLEGES.

RIVERDALE AV.—I. E. Ditmars, 111 5th av, completed plans for alterations to the 4-sty brick Mt. St. Vincent Academy, on Riverdale av, Randolph's lane, Hudson River and City line, for the Sisters of Charity, on premises, owner. Cost, \$8,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—Robert T. Schaefer, 1526 Flatbush av, Brooklyn, completed plans for two 1-sty brick garages and stores, 20x50, on the west side of Southern blvd, 200 ft south of 180th st, for William Harris, 329 Washington st, Manhattan, owner. Cost, \$12,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BEDFORD AV.—Max Hirsch, 215 Montague st, completed plans for alterations to the 4-sty brick tenement, with three stores, 22x86, at the northeast cor of Bedford av and South 4th st, for Samuel Goldinger, 60 Graham av, owner. Cost, \$2,000.

POWELL ST.—Slee & Bryson, 154 Montague st, completed plans for four 3-sty brick and stone tenements, 25x100, in the west side of Powell st, 100 ft north of Hegeman av, for Henry Salant, 200 Broadway, Manhattan, owner and builder. Total cost, \$45,000.

FRANKLIN AV.—W. T. McCarthy, 16 Court st, has plans in progress for the alteration of the 4-sty brick and stone dwelling, 21x42, at the northeast cor of Franklin av and Brevoort pl, into bachelor apartments, for the 39 Sidney Place Corp., 39 Sidney pl, owner and builder. Cost, \$10,000.

CHURCHES.

HOWARD AV.—Cohn Brothers, 361 Stone av, completed plans for a 3-sty brick and stone synagogue and school, 60x90, on the east side of Howard av, 75 ft south of St. Marks av, for Talmud Torah Tisaras Agnaron Assn, August Braverman, pres., owner. Will contain balcony, 12 classrooms, 12x18 ft each, and auditorium with a seating capacity of 1,500. Cost, \$35,000.

DWELLINGS.

MERMAID AV.—Albert A. Von Lehn & Son, 2701 Glenwood rd, owners, have had plans completed privately for four 2-sty frame dwellings, 16x37, on the west side of Mermaid av, 100 ft east of Seagate av. Total cost, \$10,000.

47TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 2½-sty frame dwellings, 18x50, in the south side of 47th st, 100 ft west of 15th av, for John W. Connolly, 5107 New Utrecht av, owner and builder. Total cost, \$10,000.

EAST 12TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for eight 2-sty brick dwellings, 17x54, in the east side of East 12th st, 327 ft south of Av I, for the East Midwood Corp., 614 West st, owner and builder. Total cost, \$32,000.

79TH ST.—C. A. Olsen, 1201 75th st, completed plans for four 2-sty brick dwellings, 16x40, in the north side of 79th st, 160 ft east of 10th av, for the Lufja Holding Co., 37 75th st, owner and builder. Total cost, \$12,000.

GRAND AV.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for three 2-sty frame dwellings, 22x35, on the east side of Grand av, 80 ft south of Hillcrest av, for Sim & Greig, Inc., 2d st, Union Course, L. I., owner and builder. Total cost, \$16,500.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2½-sty frame dwellings, 17x41, in the east side of East 37th st, 137 ft north of Ave J, for John E. Reynolds, 1674 Flatbush av, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

GOLD ST.—G. L. Knight, 13 Willoughby st, completed plans for interior alterations to the 1-sty brick power house in the west side of Gold st, at the intersection of East River bulkhead, for the Edison Electric Co., 360 Pearl st, owner. Cost, \$6,000.

KENT AV.—W. B. Wills, 1181 Myrtle av, has plans in progress for a 4-sty addition to the brick and steel factory, 92x116, at Kent av and South 8th st. Cost, \$90,000.

WAVERLY AV.—John Clausnitzer, 215 Montague st, has plans in progress for a 2-sty addition to the 1-sty brick factory, 42x102, on the east side of Waverly av, 132 ft north of Park av, for Rockwood & Co., 88 Washington av, owner. William Kennedy Construction Co., 215 Montague st, has the general contract and will also do the mason and carpentry work. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 363 Stone av, have revised plans nearing completion for a 3-sty brick hospital, 40x80, to contain a roof garden, at the southwest cor of Howard and Dumont avs, for the Maternity Hospital Society, 1540 Union st, owner. Cost, \$80,000.

SCHOOLS AND COLLEGES.

4TH AV.—The Church of Our Lady of Angels, 4th av and 74th st, Bklyn, Rev. Father Matthew J. Flynn, pastor, contemplates erecting a brick and stone parochial school, on plot 200x100, at 4th av and 74th st, adjoining the church. Name of architect and other details will be available later.

STABLES AND GARAGES.

MONTROSE AV.—H. M. Entlich, 432 South 5th st, completed plans for a brick garage, 25x100, on the north side of Montrose av, 100 ft west of Lorimer st, for Beckie and Annie Zellner, 435 Lorimer st, owner. Cost, \$4,500.

BARRETT ST.—Tobias Goldstone, 50 Graham av, has plans in progress for a 2-sty brick public garage and lodge room, 25x100, in the north side of Barrett st, east of Graham av. Cost, \$10,000.

NEWKIRK AV.—M. A. Cantor, 371 Fulton st, completed plans for a 2-sty brick public garage, 73x120, at the southeast cor of Newkirk av and Rugby rd, for Nettie Hyman, 44 Court st, owner. Cost, \$40,000.

18TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 1-sty brick public garage, 80x100, at 18th av and Ocean Parkway, for Reuben Cantor, 218 Rutledge st, owner and builder. Owner will do the carpentry work. Cost, \$5,000.

VERNON AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a garage on the south side of Vernon av, 100 ft east of Marcy av, for the Silberman Dairy Co., owner.

WEST 28TH ST.—George H. Suess, 2966 West 29th st, completed plans for a 1-sty brick and concrete block public garage, 50x100, in the east side of West 28th st, 181 ft west of Surf av, for Miss A. Ward, 2901 West 28th st, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Walter B. Wills, 1181 Myrtle av, has plans nearing completion for a 6-sty reinforced concrete laundry, 100x100, at the southeast cor of Atlantic av and Perry st, for Frederick Weiss, 862 De Kalb av, owner. Cost, \$65,000.

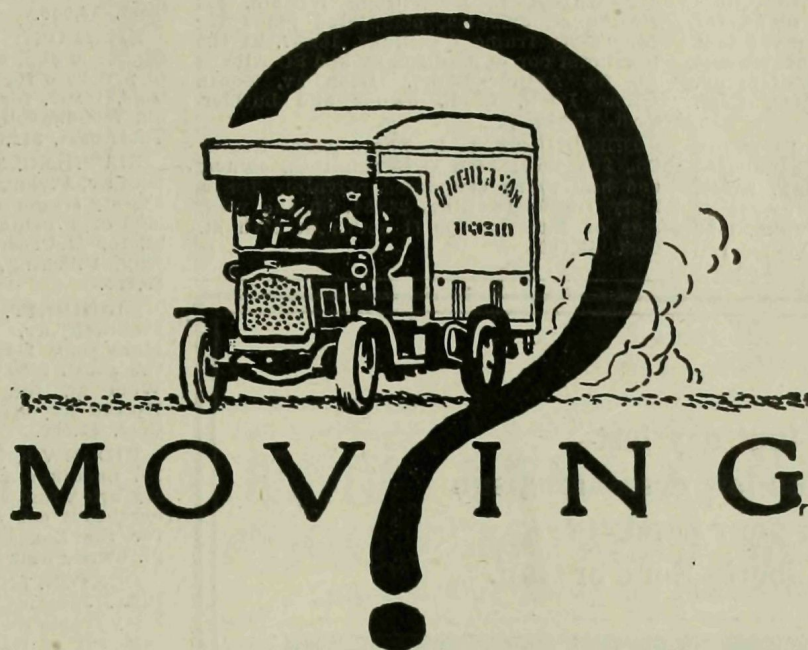
Queens.

BANKS.

RIDGEWOOD, L. I.—Morrell Smith, Bank Bldg, Far Rockaway, L. I., has plans in progress for a 2-sty brick and terra cotta bank bldg, 27x100, on Covert av, for the Bank of Long Island, Fulton st, Jamaica, L. I., owner. Cost, \$50,000.

CHURCHES.

BAYSIDE, L. I.—Joseph Josinsky, Bayside, L. I., completed plans for a 1-sty frame church, 25x45, on the north side of Prince av, 195 ft west of Bell av, for St. George's Greek Orthodox Church, Bayside, owner.



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DWELLINGS.

RICHMOND HILL, L. I.—Richmond Hill Security Co., 73 Bennington st, Woodhaven, owner, has had plans completed privately for two 2½-sty frame dwellings, 17x36, on the west side of Waterbury av, 205 ft west of Emerson st. Cost, \$8,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on Jackson av, 80 ft south of Perry st, for P. A. Thompson, 1222 Heifeld av, Dunton, L. I., owner and builder. Cost, \$4,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on the east side of Creed av, 220 ft south of Walnut st, for P. A. Thompson, 1222 Heifeld av, Dunton, L. I., owner and builder. Cost, \$4,000.

FLUSHING HEIGHTS, L. I.—Frank Braun, 585 9th av, L. I. City, completed plans for a 2-sty brick dwelling, 20x45, on the south side of Norwood av, 40 ft west of 26th st, for Stanley Krupka, 1362 Av A, owner. Cost, \$4,500.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for four 2-sty frame dwellings, 16x46, at the northwest cor of Greenwood and Grand avs, for Phoebus Kaplan, 424 Guion av, Richmond Hill, owner and builder. Total cost, \$20,000.

BEECHURST, L. I.—Harold Paddon, 120 Broadway, Manhattan, completed plans for a 2½-sty frame dwelling, 36x25, in the west side of 28th st, 260 ft east of 6th av, for Harry A. Benson, 229 West 109th st, Manhattan, owner. Cost, \$7,500.

JAMAICA, L. I.—William Woodin, 363 Fulton st, Jamaica, completed plans for four 2-sty frame dwellings, 16x37, at the northeast cor of Madison av and St. Albans pl, for Arthur Short, Helen av, South Ozone Park, L. I., owner and builder. Cost, \$6,000.

BEECHURST, L. I.—Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 24x34, on the west side of 15th av, 500 ft south of 27th st. Cost, \$5,000.

BAYSIDE, L. I.—Charles F. Winkelman, 103 Park av, Manhattan, completed plans for remodeling the 2½-sty wooden dwelling for Charles H. Conant, Bradish av, Bayside, owner. Eugene Griffing, 3d st, Bayside, has the general contract. Cost, \$10,000.

HOWARD BEACH ESTATES, L. I.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for a 1½-sty frame bungalow, 30x47, at the southeast cor of Thatford st and Flynn av, for George J. Koch, Howard Beach Estates, L. I., owner and builder. Owner will take bids on subs. Cost, \$3,500.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for three 2½-sty frame dwellings, 16x40, for Eierman Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$12,000.

FLUSHING, L. I.—F. Johnson, 46 Prospect av, Flushing, completed plans for two 2½-sty frame dwellings, 25x34, in the east side of Flushing pl, 100 ft north of State st, for McCreery Estates, Inc., 440 Broadway, Flushing, owner and builder. Cost, \$9,000.

ELMHURST, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, completed plans for a 2-sty frame dwelling, 16x38, in the south side of Lewis st, 162 ft east of Wood st, for William J. Schwarz, 407 Herald av, Richmond Hill, L. I., owner. Cost, \$3,000.

RIDGEWOOD, L. I.—Morris Rothstein, 197 Snediker av, completed plans for a 2-sty brick and stone dwelling, 19x55, at the northeast cor of Hanson and Myrtle avs, for the Lex Holding Corp., 1475 Lincoln pl, owner and builder. Cost, \$5,500.

DUNTON, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for two 2-sty frame dwellings, 16x32, at the southeast cor of Garden st and Baker av, for T. A. Thompson, 1222 Atfield av, Dunton, owner and builder. Cost, \$3,500 each.

HOTELS.

FOREST HILLS, L. I.—Sage Foundation Homes Co., 27 Greenway ter, Forest Hills, owner, is having plans prepared privately for the alteration of the brick store and tenement at the southwest cor of Continental av and Burns st, into a hotel and offices. Cost, \$40,000.

STABLES AND GARAGES.

LONG ISLAND CITY—B. W. Timoney, Jackson av, L. I. City, completed plans for a 1-sty brick garage, 40x50, in the east side of Prospect st, 60 ft north of Wilbur av, for Frank Sipp, on premises, owner and builder. Cost, \$3,000.

Nassau.

MISCELLANEOUS.

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has plans nearing completion for frame and stucco farm bldgs and supt's cottage, for L. H. Sherman, owner. Will include various farm and dairy bldgs.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, completed plans for a 2½-sty frame and stucco dwelling and garage, 28x38, on Colonial Ridge, for George E. Foster, Suffern, N. Y., owner.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has plans in progress for a 2½-sty frame and shingle dwelling, 32x38, on Colonial Ridge, for Ernest Parker, 238 North Regent st, Portchester, owner.

ELMSFORD, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, has revised plans in progress for a dwelling, 34x44, 1st sty to be of cement blocks and above frame and shingle, for Anthony Corrado, Elmsford, owner.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—City of Mt. Vernon, J. E. Denton, clerk, City Hall, Mt. Vernon, owner, is having plans prepared privately for a 2-sty frame storehouse, 51 x100. Details are undecided. Cost, \$9,000.

New Jersey.

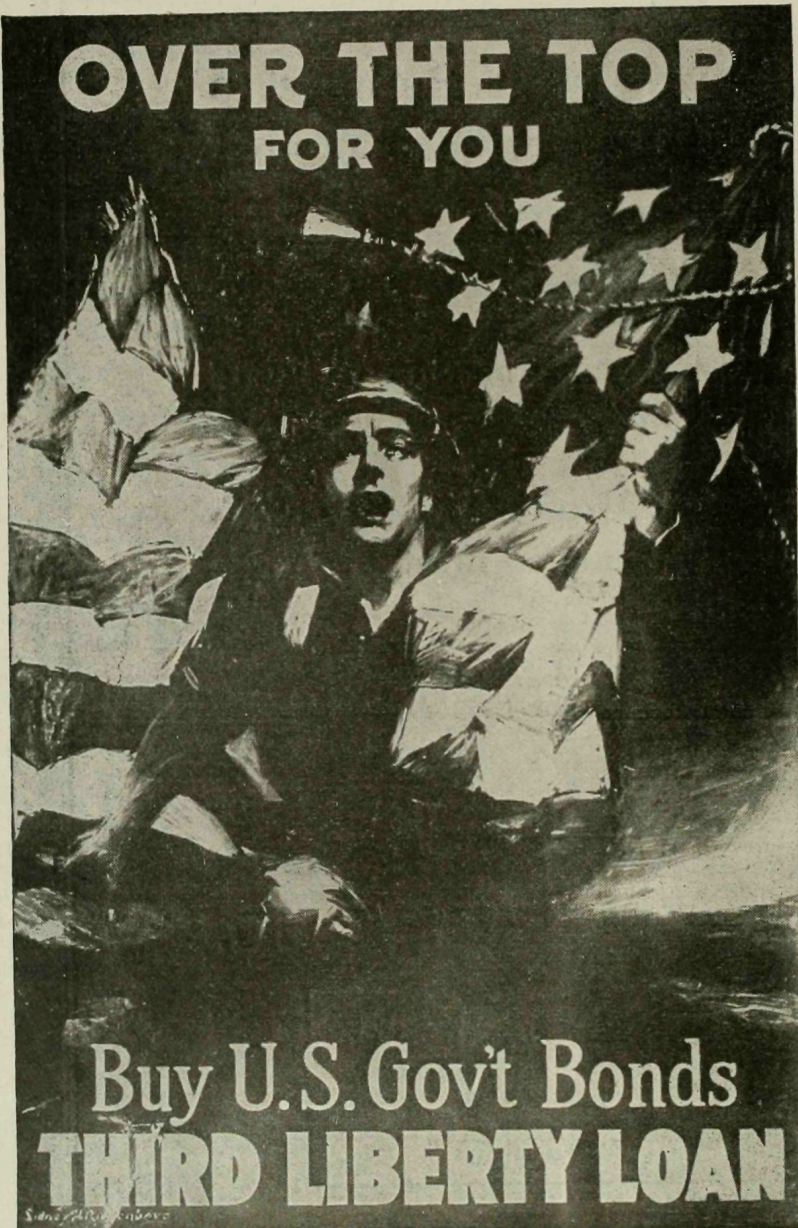
APARTMENTS, FLATS & TENEMENTS.

EAST RUTHERFORD, N. J.—Anton Vegliante, 42 Passaic av, Garfield, has plans in progress for a 2-sty brick flat and two stores, 34x54, on Paterson av, for Tony Cennamo, East Rutherford, N. J., owner. Cost, \$10,000.

JERSEY CITY, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment, 55x83, at 2684-6 Hudson blvd, for Charles Zerman, 17 Oak st, Weehawken, owner and builder. Cost, \$50,000.

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OVER THE TOP
FOR YOU



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Over the Top to the Third Line Trenches.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for a 4-sty brick and stone apartment, 76x114, at the southeast cor of Orchard and Pennington sts, for Kruvant-Mayzel Co., 188 Bloomfield av, Newark, owner. Owner will do the mason, carpentry and plastering work. Cost, \$100,000.

BLOOMFIELD, N. J.—William E. Garbrants, 564 Main st, East Orange, completed plans for a 4-sty brick, stone and terra cotta apartment house, 52x34, at 10 Park av, for the Penn Building Co., southwest cor of Bloomfield and Glenwood avs, Bloomfield, owner and builder. Cost, \$45,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment, 50x100, at 74 and 76 Fairview av, for Harry J. Max, 9 Orient av, Jersey City, owner and builder. Owner will award subs. Cost, \$50,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, completed plans for a 4-sty brick and stone apartment, 100x127, on Roseville av, bet. Park and 6th avs, for Charles Herbert Walker, Union Bldg, Newark, owner. Cost, \$150,000.

DWELLINGS.

HIGHLAND PARK, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing preliminary plans for a 2½-sty hollow tile dwelling, 25x52, on 4th av, for W. Henderson, 115 North 4th av, Highland Park, owner. Cost, \$15,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av., Bloomfield, completed plans for three 2½-sty frame dwellings, 22x30, on Florence av, for Harry Hendricks, 71 Florence av, Bloomfield, owner. Owner is taking bids on subs. Total cost, \$8,000.

IRVINGTON, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for a 2-sty frame semi-bungalow, 24x34, on Stuyvesant av, for John Bauer, 1157 Stuyvesant av, Irvington, owner. Cost, \$4,500.

Factories and Warehouses.

RAHWAY, N. J.—National Pneumatic Co., of West Virginia, 50 Church st, Manhattan, owner, is having plans prepared privately for a 1 and 2-sty brick, concrete and steel factory and machine shop, 200x363, at New Brunswick av, Albert, Iva and South Broad sts. John N. Gill & Co., 112 South 16th st, Philadelphia, Pa., has the general contract and will take bids on separate contracts.

OLD BRIDGE, N. J.—Gilbert C. Higby, 207 Market st, Newark, has plans in progress for a 1-sty frame manufacturing plant at Old Bridge, near South River, for which owner's name will be announced later.

NEWARK, N. J.—Butterworth-Judson Corp., 61 Broadway, Manhattan, and William L. Finne, on premises, Supt. in charge, contemplates rebuilding the manufacturing plant, consisting of four 1-sty hollow tile bldgs, on the Meadows, at Av R, from privately prepared plans.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, completed plans for a 3-sty brick, steel and terra cotta School No. 6, 181x200, at St. Paul's, Central, Hopkins and Oakland avs, for the Board of Education of Jersey City, Thomas Loughlin, pres., City Hall, Jersey City, owner.

VERONA, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have plans in progress for a 1-sty brick public school, 140x40, at the cor of Lanning av and Elmwood rd, for the Borough of Verona, Board of Education, Arthur M. Griffen, 49 Fairview av, Verona, owner. Will contain four classrooms. Cost, \$30,000.

SOUTH AMBOY, N. J.—Lowinson & Schubert, 366 5th av, Manhattan, have plans in progress for alterations to the 2-sty brick Public School No. 1, in John st, bet. Clinton pl and Stevens av, for the City of Perth Amboy, Board of Education, Richard Mack, pres., South Amboy, N. J., owner. Cost, \$15,000.

SOUTH AMBOY, N. J.—Lowinson & Schubert, 366 5th av, Manhattan, have plans in progress for a 3-sty brick and terra cotta junior high school, 88x150, in John st, bet. Clinton pl and Stevens av, for the City of South Amboy, Board of Education, Richard Mack, pres., South Amboy, N. J., owner. Cost, \$90,000.

STABLES AND GARAGES.

NEWARK, N. J.—Brockie Realty Co., 8 Railroad pl, Newark, owner, has had plans completed privately for fourteen 1-sty brick individual garages, 50x129, at 31 Broad st. C. Willard Wands, 907 DeGraw av, Newark, is the supt. in charge. Cost, \$7,000.

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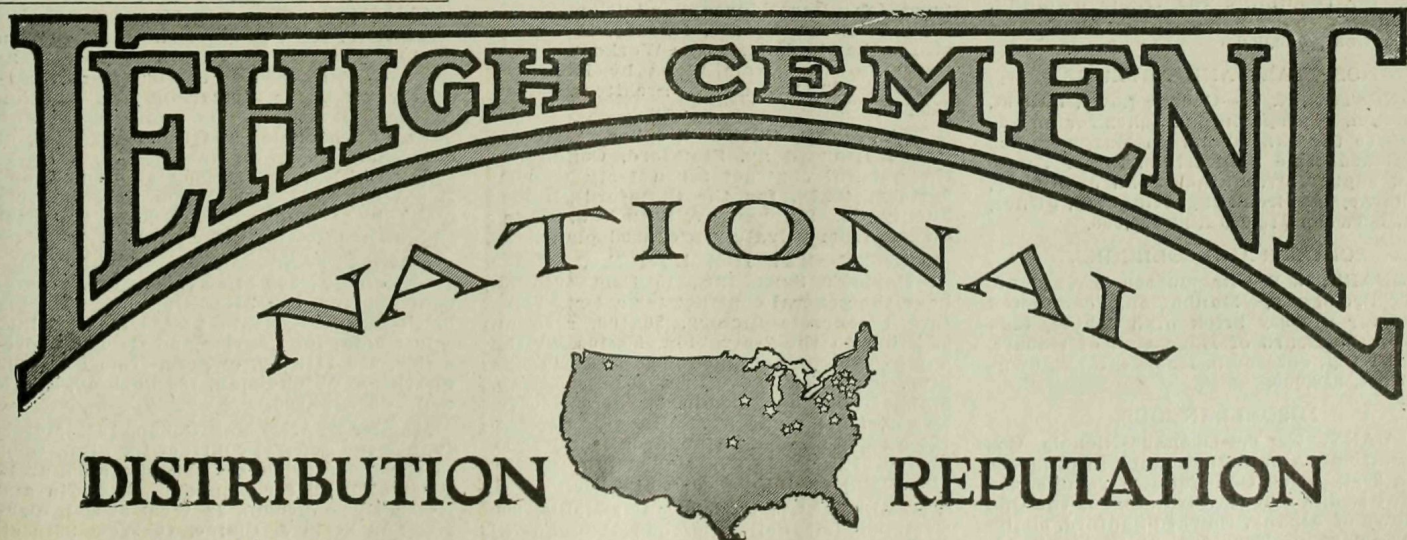
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NEW YORK



MORRIS PLAINS, N. J.—F. H. Bent, State House, Trenton, N. J., has plans in progress for a 1-sty brick garage, 40x40, for the New Jersey State Hospital, owner, c/o C. M. Bowen, on premises.

NEWARK, N. J.—John B. Cella, 185 Market st, Newark, completed plans for a 1-sty cement block and brick and stone trim public garage, 50x100, at 88-90 Jackson st, for Pasquale Saldutti, 92 Jackson st, Newark, owner. Owner will take bids on the general contract. Cost, \$7,000.

HACKENSACK, N. J.—Wesley S. Bossell, 56 West 45th st, Manhattan, will draw plans for a 2½-sty hollow tile and stucco garage, gardener's cottage and tool house, at 290 Clinton pl, for F. Fisher, on premises, owner.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Benjamin Cirilincione, 263 Fairmount av, Newark, completed plans for a 1-sty brick tailor shop, 25x100, at 324 South 7th st, for Angelo and America Giacobbe, 303 South 6th st, Newark, owners. Cost, \$8,000.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, completed plans for a 2-sty brick store and apartment, 50x50, at Hale st and Troop av, for K. T. & A. Maroon, 143 Troop av, New Brunswick, owners. Cost, \$15,000.

THEATRES.

JAMESBURY, N. J.—F. H. Bent, State House, Trenton, has plans in progress for a 1-sty brick and steel theatre and assembly hall, 60x120, for the New Jersey State Home for Boys, owner, c/o C. H. Edmunds, on premises, owner. Cost, \$40,000.

MISCELLANEOUS.

NEWARK, N. J.—Ring & Gray, 280 North Broad st, Elizabeth, owners, have had plans completed privately for a 2-sty brick laboratory, 36x49, on Frelinghuysen av. Cost, \$12,000.

Other Cities.

APARTMENTS, FLATS & TENEMENTS.

BATAVIA, N. Y.—Agne, Rushmer & Jenison, Arcade Bldg., Utica, N. Y., will draw plans for a 3-sty brick apartment house, for the Modern Apartment Co., McCarthy Bldg, Syracuse, N. Y., owner. No site has been selected. Cost, \$100,000.

BANKS.

CORNING, N. Y.—Mowbray & Uffinger, 56 Liberty st, Manhattan, completed plans for remodeling the 3-sty brick store at the southeast cor of Market and Pine sts, into a bank and office bldg, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner. Cost, \$40,000.

ELMIRA, N. Y.—Dennison & Hiron, 475 5th av, Manhattan, have plans in progress for a 2-sty brick and granite bank bldg, 45x100, at the northeast cor of State and Water sts, for the Chemung Canal Trust Co., Elmira, N. Y., owner. E. E. Buchanan, Robinson Bldg, Elmira, N. Y., is the consulting engineer.

DWELLINGS.

GREENWICH, CONN.—Warren & Wetmore, 16 East 47th st, Manhattan, will draw plans for rebuilding the dwelling, probably hollow tile, 2½-stys, in King st, for John McE. Bowman, Hotel Biltmore, Madison av and 43d st, Manhattan, owner. Details will be available later.

GREENWICH, CONN.—F. E. Newman, 1123 Broadway, Manhattan, will draw plans for rebuilding the frame dwelling, for which owner's name will be announced later. Cost, \$30,000.

HOSPITALS AND ASYLUMS.

KINGSTON, N. Y.—George Lowe, Fair st, Kingston, is preparing sketches for an addition to the sanitarium on Marys av for the Benedictine Sanitarium, Sister Anastacia, supt.; Rev. Father John J. Hickey, in charge, 159 Broadway, Kingston, owner. Cost, between \$15,000 and \$20,000.

SCHOOLS AND COLLEGES.

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. Cost, \$50,000.

MISCELLANEOUS.

ALBANY, N. Y.—Obenaus-Nichols Co., 119 State st, Albany, has plans in progress for a 2-sty brick Odd Fellows Temple, 60x120, at Lodge and Howard sts, for the Odd Fellows of Albany, Edward Sanford, chairman, Board of Trustees, 71 State st, Albany, owner. Cost, \$100,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J. (SUB).—Frank Rosen, on premises, has the mason contract for the 4-sty brick and stone apartment, 54x91x70, in the north side of William st, 90 ft west of Grove st, for the Bertrose Realty Co., 65 Glenwood av, East Orange, owner, from plans by E. V. Warren, 31 Clinton st, Newark, architect. Cost, \$60,000.

YONKERS, N. Y.—Louis Johnson, 261 McLean av, Yonkers, has the general contract for two 5-sty brick and stone apartment houses, 50x45 ft each, at Hawthorne av and Valentine lane, for Van Ness Bros., 502 South Broadway, Yonkers, owners, from plans by William Heapy, 288 Hawthorne av, Yonkers, architect. General contractor will also do the mason and carpentry work. Cost, \$60,000.

CHURCHES.

BERGENFIELD, N. J.—Howard C. Lithgow, 79 King st, Manhattan, has the general contract for an extension and alterations to the All Saints P. E. Church, Arthur S. Cookman, 85 Wall st, Manhattan, owner, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$15,000.

DWELLINGS.

BROOKLYN (SUB).—McGough & Hoey, 16 Court st, have the mason and carpentry contracts for the 3-sty brick and stone convent, 37x70, at Av O and 13th st, for St. Brendan's R. C. Church, Rev. Father T. A. Hickey, 1525 East 12th st, owner, from plans by Elliott P. Lynch, 345 5th av, Manhattan, architect. Cost, \$25,000.

NEWARK, N. J. (SUBS).—Pellegrino Pellecchia, 21 Mt. Prospect av, Newark, has the mason and carpentry contracts for the 2½-sty brick and stone dwelling, 29x43, with a 1-sty hollow tile block garage, 12x20, at 81 St. Pauls av, for Anthony Jacobitti, 66 Boylan st, Newark, owner, from plans by J. B. Accella, Union Bldg, Newark, architect. Cost, \$10,000.

BLOOMFIELD, N. J.—George Butterworth, 47 Grace st, Bloomfield, has the general contract for a frame and stucco dwelling and store at 556 Bloomfield av, for Charles A. Keyler, on premises, owner, from plans by Frederick L. Pierson, Bloomfield av, Bloomfield, architect. Cost, \$4,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—H. H. Vought & Co., Grand Central Terminal, has the general contract for rebuilding the 4-sty brick warehouse, 120x100, at 644-654 West 44th st, for the New York Manufacturers' Real Estate Co., Frank E. Allen, general manager, 607 West 43d st, owner.

MANHATTAN.—Louis Weber Building Co., 171 Madison av, has the general contract for alterations to the 7-sty brick storage bldg, 66x110, at 166-8 Charles st, for the Beadleston & Woerz Brewing Co., 291 West 10th st, owner, from plans by Alexander Baylies, 33-4 Bible House, architect. Cost, \$20,000.

BROOKLYN, N. Y.—Samuel Perlman, 307 Floyd st, has the general contract for a 1-sty brick factory, 31x40, in the north side of Ellery st, 68 ft west of Tompkins av, for A. Schwartz, 31½ Tompkins av, owner, from plans by H. J. Nurick, 305 Broadway, architect. Cost, \$6,500.

BROOKLYN, N. Y.—Anso Construction Co., 927 Broadway, has the general contract for alterations and addition to the 2-sty brick warehouse, 100x150, in Greene st, for the Manhattan Dye Works, 856 Fulton st, owner, from plans by Henry J. Nurick, 957 Broadway, architect. Cost, \$50,000.

STAMFORD, CONN.—Stephen A. Gregory, 2 Leonard av, Stamford, Conn., has the general contract for a 1-sty wooden factory, 40x50, for the Stamford Rubber Supply Co., Shippin av, Stamford, Conn., owner, from privately prepared plans.

JERSEY CITY HEIGHTS, N. J.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, have the general contract for a 4-sty reinforced concrete factory, 50x100, also an addition to the 2-sty bldg, 50x100, at the northwest cor of Lincoln st and Hudson blvd, for E. Heller & Bro., 892 Broadway, Manhattan, and Lincoln st, Jersey City, owner, from plans by DeRosa & Pereira, 150 Nassau st, Manhattan, architects. E. E. Seelye, 101 Park av, Manhattan, is the structural engineer. Cost, \$100,000.

BELLEVILLE, N. J.—Daniel Mellis, 309 Cortlandt st, Belleville, has the general contract for a 1-sty brick factory in the west side of Cortlandt st, for Charles W.

Dickinson, Jr., Belleville, owner, from privately prepared plans. Cost, \$4,000.

HOSPITALS AND ASYLUMS.

CAMP MERRITT, N. J.—William Crawford, 7 East 42d st, Manhattan, has the general contract for a 2-sty frame convalescent hospital and Red Cross bldg, 100 x100, for the American National Red Cross, 389 5th av, Manhattan, owner, and Major F. G. Landon, in charge, Camp Merritt, N. J., from privately prepared plans.

SCHOOLS AND COLLEGES.

PORT DICKINSON, N. Y.—James O'Neill, 213 Water st, Binghamton, has the general contract for a 2-sty brick high school, 79x85, to contain eight classrooms, in Chenango st, opposite Phelps st, for the Port Dickinson & Ogden School Districts, Earl Bockwith, clerk, R. F. D. No. 4, Binghamton, N. Y., owner, from plans by Jewel & Umbrecht, Press Bldg, Binghamton, architects.

STABLES AND GARAGES.

MANHATTAN.—Friedman Construction Co., 144th st and Bradhurst av, has the general contract for alterations to the 3-sty brick garage, 60x94, at 154-8 West 127th st, for Abe Morris, on premises, owner, from plans by Louis Sheinart, 194 Bowery, architect. Cost, \$15,000.

BRONX (SUBS).—A. D'Angelo, 749 East 216th st, has the contract for the foundation work, and M. Glick, 507 East 139th st, has the mason contract for the 1-sty brick garage, 96x100, in the north side of 148th st, 250 ft east of Bergen av, for the Arkay Garage Co., 712 East 136th st, owner, from plans by Charles Schaefer, Jr., 529 Courtlandt av, architect. Cost, \$20,000.

BROOKLYN, N. Y.—Calendo & Cordi, 1470 67th st, have the general contract for a 2-sty brick and concrete garage and dance hall, 72x100, in the south side of 60th st, 99 ft west of New Utrecht av, for Frank Jancarlo, 1470 67th st, owner, from plans by Ferdinand Savignano, 6005 14th av, architect. Cost, \$50,000.

BROOKLYN, N. Y.—Henderson & Polly, 30 East 42d st, Manhattan, have the general contract for an extension to the brick garage in the south side of Pacific st, 25 ft west of Flatbush av, for the McDermott Realty Co., 315 West 92d st, Manhattan, owner, from plans by the Franklin Engineering Co., S. D. Mack, in charge, 346 Broadway, Manhattan. Cost, \$25,000.

NEWARK, N. J.—Feinsod & Stieler, 402 Hunterdon st, Newark, have the general contract for a 1-sty cement block garage, 50x100, at 22-24 Cherry st, for Nathan B. Goldsmith, 3 Cherry st, Newark, owner, from plans by Henry Baechlin, 665 Broad st, Newark, architect. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Jordan Christie, 984 Lexington av, has the general contract 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, from plans by Theodore C. Visscher, 299 Madison av, architect. Cost, \$4,500.

MANHATTAN.—L. Barth & Son, 32 Cooper sq, have the general contract for alterations to the 4-sty brick and stone restaurant and bakery, 25x70, at 119 West 42d st, through to 118-120 West 43d st, for Mary C. Fowler, 311 West 95th st, owner of 119 West 42d st; Charles J. Folmer, 5th av and 17th st, owner of 118 West 43d st, and Miss M. MacLean, White Plains, N. Y., owner of 120 West 43d st. Drake's Restaurant, Inc., 111 West 42d st, is the lessee. Plans were prepared by Montgomery & Riggs, 105 West 40th st, architects. Cost, \$35,000.

MANHATTAN.—Frederick Construction Co., 17 West 42d st, has the general contract and will also do the mason and carpentry work for alterations and addition to the 5-sty brick and stone restaurant, store and bachelor apartments, 25x100, at 110 Madison av, for the Estate of Georgiana Oakley, 7 Harrison st, owner, and the Western Lunch Room, lessee, from plans by Wortmann & Braun, 116 East 28th st, architects. Cost, \$8,000.

MANHATTAN.—James J. Buckley Construction Co., 303 5th av, has the general contract for the alteration of the 2-sty brick tenement, 24x75, at 434 11th av, into a loft bldg, for Charles and George Shortmeier, 430 11th av, owners, from plans by Charles F. Winkelman, 103 Park av, architect. Cost, \$4,000.

MANHATTAN.—Max Cohen, 1048 Morris av, has the general contract for alterations to the 4-sty brick showroom, 57x95, at 13 West 57th st, for Euphenia S. Coffin and Helen M. Schurman, 22 West 52d st, owners, and Stein & Blaine, 10 West 36th st, lessees, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

BROOKLYN, N. Y.—George F. Driscoll, 550 Union st, has the general contract for a 1-sty brick shop, 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lillian Tickle, 556 4th st, owner, from plans by R. T. Short, 370 Macon st, architect. Cost, \$20,000.

ELMHURST, L. I.—Howard C. Lithgow, Elmhurst, L. I., and 79 King st, Manhattan, has the general contract for a 1-sty brick store, 46x30, on Queens blvd, at southeast cor of Dongan st, for Jacob P. Miller, 220 West 46th st, Manhattan, owner, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$5,000.

YONKERS, N. Y.—Hoyt & Miles, Roberts av, Yonkers, have the general contract for alterations to the 3-sty brick store, 60x40, at 117 Main st, for the Ethan Flagg Estate, Flagg Bldg, Yonkers, owner, from plans by J. A. Watson, 34 Warburton av, Yonkers, architect. Cost, \$7,000.

MISCELLANEOUS.

MANHATTAN.—Butler Co., 18 East 34th st, has the general contract for a rear addition to the 1-sty brick printing shop, 40 x20, at 116 East 41st st, for Jaques & Co., on premises, owner, from plans by A. G. C. Fletcher, 103 Park av, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

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

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 24 to 26. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

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—Staircases; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Reduce Quantities; *StSy—Storage System; T.H.O.—Tenement House Order.

*NOTE—The symbols A, FE, FP, Spr, St, Stp, Tel, WSS, FHSy, OS, StSy, 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 23.

Broadway, 628-30—John H. Mahony est, 872 Madison av.Ex(R)-ExS
Broadway, 1293-1311—Morewood Realty Holding Co, 61 Bway.Stp(R)
Broadway, 1293-1311—Saks & Co., 1305 Bway, Rec
Broadway, 1331-1349—Bway-35th St Realty Corp.Ex(R)
Church st 253-5—Schaeffer & Polakoff.DC
Church st 253-5—Messinger Automatic Sales Corp.El-FA-Rub
14 st, 30-2 E—Richter Bros.DC-Fa-Rec
8 st, 44 E—Lucien A. Dubernet, FP(R)-ExS-Ex(R)
4 av, 79—Isidor Cohen.WSS(R)
4 av, 116-8—Charles Connor, 135 E 43, Ex(R)-ExS-WSS(R)-FE(R)
Park Row, 184—Catherine E. Witts, care De Witt, Lockman & De Witt, 88 Nassau. TD-A
William st, 214—Berkley Press.O
William st, 214—Wm Edwin Rudge.O
23 st, 544-6 W—G Siedenberg & Co. Rec-Ex(R)
26 st, 141-3 W—Abraham Bloom, El-DC-Rec-Ex(R)-O
26 st, 141-3 W—Harry Goodman. El-Rec-Ex(R)
28 st, 49 W—Greater New York Fur Co. DC-Rec
28 st, 49 W—Lierler & Lierler.DC
28 st, 49 W—Louis Rosenberg.Rec
28 st, 49 W—Klein Hemstitching Co.Rec
30 st, 29-33 W—Wallack Const Co, 30 E 42. ExS
30 st, 29-33 W—Frederick Kaufman.Ex(R)
30 st, 29-33 W—Joseph Kreinik.Ex(R)
30 st, 29-33 W—Samuel A. Bass.Ex(R)
30 st, 29-33 W—Jacob Ettenson.Ex(R)
32 st, 100-2 W—Chas F Hoffman est, 258 Bway.Stp(R)-ExS-FE
36 st, 516-20 W—Vetor Silverman, Ex(R)-D&R-FA-Rec
Ann st, 59 (rear)—Contract & Improvement Co, 2 W 33.ExS-Ex-FE(R)-WSS
Beekman st, 46—Adelaide VanZandt, 435 Central Park W.GE-Ex(R)-ExS-FE(R)-FE
Bowery, 197—Alice Flynn, 9 Bowery.TD-A
23 st, 536-546 W—540 Realty Co. Ex(R)-FE(R)
181 st, 560 W—Palais DeGlace, Inc. FP(R)-FA
Bowery, 187—Arcade Mech Ams Co.FA-GE

BRONX ORDERS SERVED.

St Anns av, 343—Rudolf Flögel.DC
Southern blvd, 96-116—Jacob Doll & Sons, Ex(R)-O
Van Cortlandt Park—Farrell & Caesar, FA-Ex(R)
Hunters Island Inn—Pelham Park Hotel Co, Ex(R)

BROOKLYN ORDERS SERVED.

Av J & Coney Island av—Economy Oil & Gas Co, 1525 Cortelyou rd.CF-FA-D&R
Boerum pl, 27—J Zinkand.OS
Bushwick av, 594-8—Okerlend & Starkey.OS
Carroll st, 1223—Mrs Charles E Gay.FA-Rec
Carroll st, 1348—Jas McGowan.FA-Rec-NoS
Carroll st, 1350—C S Davison.El
Clarendon rd, 2184—Anthony J Sweeney. CF-OS
Cooper av, 1714—Cypress Garage & Repair Shop.OS
Carroll st, 1455—T J Schwartzman, El-FA-Rec-NoS
Cumberland st, 360-6—Cumberland Garage Co, CF-OS
Dupont st, 207-213—J C Rouse.FA
Flushing av, 152—Tomato Products Co, CO-FA-Rec-NoS
Guernsey st, 74-8—Walter A Scoville.CF
Jamaica av, 76—Samuel Kaufman.CF-OS
Linden st, 131—Otto F Eisenhut.NoS-FA-Rec
Middleton st, 124—E Greenfield's Sons.OS
North 4 st, 160—Thomas Pafazzo.FP
Norwood av, 56—S Berkman.FA-Rec-NoS
Pacific st, 341—Carl E Dahlquist.CF-OS
President st, 1458—Amen D Anderson, NoS-FA-Rec
Putnam av, 100—Third United Motor Car Co. OS
Sackett st, 573—Firneno Bros.FP
Sackett st, 689—Peter Roeder.FA-El-FP
2 st & Gowanus Canal—Shaw & Truesdale Co, NoS-FA
Starr st, 214-8—Edward Schuster, Jr.CF-OS
39 st & 4 av—Fischer & Fischer.CF
Union st, 23—Union Iron Wks.CF
Van Brunt st, 18-20—G D MacDonald, CF-El-D&R
Vanderbilt av, 327—H Connors.NoS-FA-Rec
Vernon av, 80—Silberman Dairy Co. NoS-FA-Rec

Wallabout st, 80—Leon Rosen, Inc.NoS-Rec
Waverly av, 429—Albert E Heise, CO-NoS-FA-Rec

Broadway & Bell av—Bayside Auto Co.CF
Hardenbrook av, 8—New York Telephone Co, 15 Dey, Manhattan.CF-OS
Jackson av, 192—Neptune Meter Co, StSys-El-FP

Jamaica av, 1546—Wm E Stahl.FA-Rec
Purvis st & Long Island R R—Manhattan Steam Bakery, Inc.NoS-FA-FP
Prospect st, 65—August Wm Schrieber.CF
Fulton st, 1213—Freda Schwlose.FP
Fulton st, 3138—Peter Vogric.DC
Lewis av, 209—Albert O Meyer.FP-Rub
Manhattan av, 14—Samuel Weegler.DC
Norwood av, 133—William O'Brien.DC
Powell st, 227—Milton & Co.D&R
Quincy st, 270—Havemeyer & Elder.Rub
Roebling st, 2842—Longman & Martinez, Rec-DC-WSS(R)-FP

Adams st, 335—N Langer & Sons.FE(R)
Dekalb av, 123—Ambrose Vandergaw, FE(R)-FP(R)-ExS-Rec

18 st, 62-8—R H Comey Co.ExS-Rec
9 st, 376—Wm A Middleton.FA
Rockaway av, 503-5—Waxman Bros.FA
Rockaway av, 503-5—Israel Beitz.FA-Rec
Rockaway av, 503-5—David Cohan.Rec-Ex
Rockaway av, 503-5—Jacob Zetomer.DC-Rec
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Rockaway av, 503-5—Bernstein & Wexler, GE-Rec

Rockaway av, 503-5—Michael Mazurekewitz, Ex-GE-DC-Rec

Rockaway av, 503-5—Beinstein & Roser, Ex-GE-FP(R)-Rec

Rockaway av, 503-5—Federal Mfg Co, Ex-GE-Rec

Grandview av, 575-593—Newtown Gas Co.GE

Grandview av, 575-593—Standard Knitting Mills Co, Rec-FD-FE-St-Ex(R)-ExS-Ex-O-WSS(R)

Suydam st, 134-8—Auguste Schurman.Rub

Atlantic av, 184—Charles Akberg.GE

DeKalb av, 1606-8—Oswald Mueller.O

15 st, 204—George Day.A-FD

5 av, 300—Herbert Litchfield.DC

Hudson av, 78-84—Bklyn Union Gas Co, 176 Remsen.GE

Hudson av, 78-84—Boerum Pease.FA

Middleton st, 133-5—Frank A Hannweber, WSS(R)-O-ExS-Ex-St

Powell st, 285-7—Joseph Schonerman.GE-Rec

Powell st, 285-7—Bklyn Union Gas Co, 176 Remsen.GE

Powell st, 285-7—Melton Realty Corp, ExS-O-FP(R)-Ex(R)-WSS(R)

Powell st, 285-7—Progressive Dress Co, GE-FP(R)-Rec

Powell st, 285-7—Schindler & Reiss.GE-Rec

Powell st, 285-7—John Cohen.FA

Powell st, 285-7—Cuiken & Wagner.FA

Richardson st, 70—Einstein Mfg Co.FE(k)

Rockaway av, 503-5—Arkaway Bros, ExS-O-FP(k)-Ex(R)

Rockaway av, 503-5—Jacob Perle.DC-Rec

Spencer st, 165-71—Willoughby Realty Corp, Ex-ExS-WSS(R)-FP(R)

Spencer st, 165-71—Bklyn Union Gas Co.GE

Stone av, 260-8—Chas Weiss.GE-DC

Varet st, 168—Hoch & Hyner.FP(R)

Division av, 202—Isabelle C Biglin.DC

Fulton st, 309—Heustis Est.A(R)

Monteith st, 59-67—S Liebman's Sons. Rub-Stp

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Hancock st, 90-96—Horn-Holland Co, WSS(R)-Rec

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