

Debt Limit Dooms Municipal Ownership

Senator Elon R. Brown Makes Public Figures Showing Actual Financial Condition of Principal Cities of New York State

(Special to the Record and Guide.)

ALBANY, May 8.—As a basis for the commencement of work by the Argetsinger Municipal Ownership Investigating Commission, which is to inquire into the whole question of municipal ownership and report to the next Legislature, Senator Elon R. Brown, president pro tem of the Senate, has turned over to the Commission an analysis of the financial conditions of the cities of the State. This analysis was prepared as a result of the demands of New York City and several up-state legislators for the enactment of municipal ownership laws at the last session of the Legislature. It is an effective reply to these demands, presenting the cold figures which in practically every instance indicate the absolute futility of municipalities attempting to take over public utilities.

The potential margin of debt-incurring capacity of New York City, according to this tabulation, which has just been made public, is \$102,958,766; of Buffalo,

\$29,793,442; of Niagara Falls, \$6,014,402; of Schenectady, \$5,753,870; of Troy \$3,441,583.

The cities whose debt incurring capacity is given below are centers where municipal ownership has become a matter of every-day agitation, communities represented by mayors and legislators who favored on the floor of the Legislature the adoption of a state-wide municipal ownership bill.

It has not been announced as yet when the Legislative Commission will formally commence its hearings. The belief is that the preliminary work will keep the experts busy until the summer months, at which time the Commission will be ready, the preliminaries having been disposed of, to inquire directly into the feasibility of the municipal ownership schemes laid before the Legislature by Senator Wagner of New York City and Senator Thompson of the Niagara-Orleans district.

The Brown analysis is here given in full:

STATEMENT OF FINANCIAL CONDITION OF THE CITIES OF THE STATE.

	1917 assessed value of real estate.	Ratio to full value at which real estate is assessed as determined by State Tax Dept.	Full value real estate.	Ten per cent. debt limit of assessed real estate.	Potential debt limit if property were assessed at full value.	Non-exempt indebtedness.	Margin of debt incurring capacity.	Potential margin of debt incurring capacity.	Tax rate.	Tax rate if property were assessed at full value.
Albany	\$106,887,460	80	\$133,609,325	\$10,688,746	\$13,360,932	\$7,292,558	\$3,396,188	\$6,068,374	.0288	.02304
Amsterdam	17,108,347	57	30,014,640	1,710,834	3,001,464	1,265,000	445,834	1,736,464	.03573	.02036
Auburn	21,457,693	75	28,610,257	2,145,769	2,861,025	1,011,398	1,134,371	1,849,627	.032	.024
Batavia	11,248,337	83	13,552,213	1,124,833	1,355,221	777,315	347,518	577,906	.01307	.010848
Beacon	6,758,144	75	9,010,857	675,814	901,085	421,460	254,354	479,625	.0281	.021075
Binghamton	41,422,483	77	53,795,432	4,142,248	5,379,543	2,500,927	1,641,321	2,878,616	.0411	.031647
Buffalo	507,043,025	91	557,190,137	50,704,302	55,719,013	25,925,571	24,778,731	29,793,442	.0261	.02375
Canandaigua	4,783,188	70	6,975,982	478,318	697,598	125,000	353,318	572,598	.02448	.017136
Cohoes	12,096,618	85	14,231,315	1,209,661	1,423,131	809,200	400,461	613,931	.0263	.022355
Corning	9,132,521	86	10,619,210	913,252	1,061,921	375,853	537,399	686,068	.0229	.019694
Cortland	8,923,409	73	12,223,847	892,340	1,222,384	478,822	413,518	743,562	.0218	.0159
Dunkirk	9,914,011	65	15,252,324	991,401	1,525,232	178,131	813,270	1,347,101	.0282	.01833
Elmira	31,575,247	85	37,147,349	3,157,524	3,714,734	2,671,500	486,024	1,043,234	.02655	.0225675
Fulton	6,631,112	55	12,056,567	663,111	1,205,656	514,557	148,554	691,099	.03965	.0218
Geneva	10,417,297	75	13,889,729	1,041,729	1,388,972	370,865	670,864	1,018,107	.0216	.0162
Glen Cove	7,947,439	60	13,245,731	794,743	1,324,573	303,000	491,743	1,021,573	.0387	.02322
Glens Falls	9,287,755	60	15,479,591	928,775	1,547,959	289,050	639,725	1,258,909	.0338	.02028
Gloversville	9,090,962	55	16,529,021	909,096	1,652,902	805,485	103,611	847,417	.0388	.02134
Hornell	7,442,500	75	9,923,333	744,250	992,333	376,850	367,400	615,483	.03214	.024105
Hudson	5,163,365	60	8,605,608	516,336	860,560	358,200	158,136	502,360	.0349	.02094
Ithaca	15,242,445	75	20,323,260	1,524,244	2,032,326	1,131,724	392,520	900,602	.0264	.0208
Jamestown	22,828,020	68	33,570,617	2,282,802	3,357,061	1,083,416	1,199,386	2,273,645	.03364	.022875
Johnstown	3,800,355	55	6,909,736	380,035	690,973	216,696	163,339	474,277	.0424	.02332
Kingston	15,589,597	75	20,786,129	1,558,959	2,078,612	1,047,500	511,459	1,031,112	.0384	.0288
Lackawanna	10,677,403	58	18,409,315	1,067,740	1,840,931	416,000	651,740	1,424,931	.04287	.02486
Little Falls	7,368,285	70	10,526,121	736,828	1,052,612	509,900	226,928	542,712	.0198	.01386
Lockport	11,188,957	61	18,342,552	1,118,895	1,834,255	842,487	276,408	991,768	.0369	.0225
Mechanicville	2,949,925	50	5,899,850	294,992	589,985	214,685	80,307	375,300	.04117	.020585
Middletown	8,565,475	50	17,130,950	856,547	1,713,095	233,484	623,063	1,479,611	.0358	.0179
Mount Vernon	42,345,304	72	58,812,922	4,234,530	5,881,292	4,012,016	222,514	1,869,276	.0275	.0198
Newburg	14,511,873	58	25,020,470	1,451,187	2,502,047	685,932	765,255	1,816,115	.0321	.0186
New Rochelle	66,968,777	97	69,039,976	6,696,877	6,903,997	2,827,966	3,868,911	4,076,031	.0229	.022213
New York, Greater	8,254,549,000	94	8,781,435,116	825,454,900	878,143,511	775,184,745	50,270,155	102,958,766	.0204	.019176
Niagara Falls	83,306,210	100	83,306,210	8,330,621	8,330,621	2,316,219	6,014,402	6,014,402	.01502	.01502
North Tonawanda	12,105,354	80	15,131,692	1,210,535	1,513,169	737,800	472,735	775,369	.02709	.021672
Norwich	3,514,250	53	6,630,660	351,425	663,066	228,298	123,127	434,768	.0398	.02109
Ogdensburg	5,693,215	70	8,133,165	569,321	813,316	220,300	349,021	593,016	.0319	.02233
Olean	10,435,870	62	17,154,629	1,043,587	1,715,462	512,554	531,033	1,202,908	.0285	.01767
Oneida	5,101,254	64	7,970,709	510,125	797,070	202,777	307,348	594,293	.035	.0224
Oneonta	5,631,875	60	9,386,458	563,187	938,645	243,220	319,967	695,425	.0323	.01938
Oswego	12,878,654	77	16,725,524	1,287,865	1,672,552	645,500	642,365	1,027,052	.0396	.03049
Plattsburg	3,600,060	50	7,200,120	360,006	720,012	306,500	53,506	413,512	.045	.0225
Poughkeepsie	27,190,314	80	33,987,892	2,719,031	3,398,789	2,308,390	410,641	1,090,399	.0238	.01904
Port Jervis	3,938,845	50	7,877,690	393,884	787,769	153,000	240,884	634,769	.052	.026
Rensselaer	5,989,905	75	7,986,540	598,990	798,654	512,005	86,985	286,649	.0375	.028125
Rochester	264,952,860	83	319,220,313	26,495,286	31,922,031	20,493,884	6,001,402	11,428,147	.0226	.018758
Rome	10,831,720	52	20,830,230	1,083,172	2,083,023	704,159	379,013	1,378,864	.0427	.0222
Salamanca	4,887,319	72	6,787,943	488,731	678,794	335,169	153,562	343,625	.0272	.019584
Saratoga Springs	9,408,487	81	11,615,416	940,848	1,161,541	440,500	500,348	721,041	.03625	.0293625
Schenectady	66,028,590	65	101,582,446	6,602,859	10,158,244	4,404,274	2,198,585	5,753,970	.0304	.01976
Sherrill	398,862	40	997,155	39,886	99,715	747	39,139	98,968	.0799	.03196
Syracuse	152,552,248	83	183,797,889	15,255,224	18,379,788	11,236,651	4,018,573	7,143,137	.026	.02158
Tonawanda	12,538,231	73	17,175,521	1,253,823	1,717,552	380,680	873,143	1,336,872	.0292	.0213
Troy	59,785,034	90	66,427,815	5,978,503	6,642,781	3,201,198	2,777,305	3,441,583	.0274	.02166
Utica	51,732,445	62	83,439,427	5,173,244	8,343,942	2,739,581	2,433,663	5,604,361	.0351	.02176
Watertown	16,126,315	62	26,010,185	1,612,631	2,601,018	1,372,707	239,924	1,228,311	.0333	.02646
Watervliet	5,754,952	85	6,770,531	575,495	677,053	355,202	220,293	321,851	.043	.03655
White Plains	24,274,080	60	40,456,800	2,427,408	4,045,680	2,501,494	.....	1,544,186	.0303	.01818
Yonkers	125,034,011	85	147,098,836	12,503,401	14,709,883	8,479,306	4,024,095	6,230,577	.0286	.02231

Mayor's Tax Committee Files Its Report

Nathan Hirsch, Chairman, Sends Proposals to Mayor Hylan for Providing Additional Revenue for the City

ELEVEN important recommendations designed to alleviate the present burden on real estate through the provision of additional sources of revenue and the institution of far-reaching reforms in the administration of the city government have been prepared by the Sub-Committee on Additional Sources of Revenue of the Mayor's Committee on Taxation and the Investigation of Mortgage Loans, Nathan Hirsch, Chairman.

These recommendations were decided upon as the result of a careful study of and were adopted at a recent meeting held at the call of Bryan L. Kennelly, who is Chairman of the Sub-Committee. The other members include Charles Partridge, William C. Bergen, George Adrian and William Randolph Hearst.

The proposed reforms were submitted to the Mayor purely as recommendations, with the suggestion that public hearings be held for general discussion on each specific recommendation at the earliest possible time.

The following recommendations were submitted to the Mayor:

1. That immediate steps be taken to abolish the present Court House Board; that instead of the erection of a Court House on the expensive site which has been purchased, two stories be added to the present Court House in City Hall Park, the interior modernized and the exterior of the building sandblasted, and a new building be erected on the site of the present old brown stone structure used by the City Court to conform architecturally with the present Court House.

2. That all unused property of the city be sold, if possible; if this is not possible at this time, that the ground be rented under long-term leases on a basis whereby taxes are to be paid by the lessee in addition to the rental. The new Court House site would be available for this purpose, inasmuch as there is no sales market for the property at the present time. This land should be rented on ten or twenty-one-year lease terms, with the privilege extended to the tenant of buying the property at a stipulated price at any time during the term.

3. That all professional and business men gaining their livelihood in New York City should be licensed and a moderate yearly license fee imposed.

4. That all City Dock rentals be investigated by a special Committee appointed by the Mayor and that all leases or rights of the city with regard to water front privileges be sold at public auction or through sealed bids.

5. That there be a consolidation of all City Departments effecting real estate; that the Fire Prevention and Tenement House Departments be merged with the Building Department, the Committee feeling that under present conditions the Building Department is capable of attending to all the work now being done by the Fire Prevention and Tenement House Department.

6. That the Building Department and Architectural Staff of the Board of Education be transferred to the supervision of the Building Department, provision being made, however, for the appointment of an inspector representing the Board of Education to see that all contracts and plans are properly carried out.

7. That push carts be removed from the streets of New York generally or that they be grouped in certain

localities so as not to interfere with the rentability of stores in the neighborhoods where they have been congregating.

8. That as a substitute for a personal tax which heretofore has not been satisfactorily collected the following income tax be imposed:

One-fourth of one per cent. on incomes of married persons, amounting to \$1,200 or more.

One-half of one per cent. on incomes of unmarried persons, amounting to \$1,200 or more.

One per cent. on incomes of persons, amounting to \$10,000 or more.

Two per cent. on incomes of persons, amounting to \$20,000 or more.

9. That a yearly license fee be collected on all horse and motor trucks and automobiles, the amount of fees to be determined by the weight of these vehicles.

10. That all city employees be residents of the City of New York.

11. That all church properties and real estate belonging to charitable institutions not used by them for church charitable purposes be liable for taxation.

Concrete results of the campaign that the Mayor's Committee on Taxation and the Investigation of Mortgage Loans has been carrying on in the interests of property owners, threatened with the calling of loans, are being reported by Nathan Hirsch, the Chairman, who stated yesterday that the efforts of the Committee along this line have been attended with success.

Mr. Hirsch made public the following letter from Chamberlain Alfred J. Johnson, as evidence of the changed feeling which is becoming apparent in the relations between lender and owner, as far as city and state-owned mortgages are concerned:

May 2, 1918.

Mr. Nathan Hirsch, Chairman,
Mayor's Committee on Taxation,
Municipal Building.

My dear Mr. Hirsch:

About two weeks ago you requested me to discontinue the action to foreclose the mortgage held by the Chamberlain as Trustee of Court & Trust Funds, on property located at _____, owned by _____, assigning as a reason therefor that as Chairman of the Mayor's Committee on Taxation, you had occasion from time to time officially to request mortgagees to refrain from foreclosing mortgages during the period of the war or at any rate until such time as money became more plentiful.

I directed the Deputy Chamberlain to take up the question of discontinuing this particular action with Mr. Stevens, a representative of the State Comptroller's office. As a result thereof the Deputy Chamberlain informed me that Mr. Stevens is inclined to your way of thinking.

I have given this matter serious consideration and have decided to discontinue the action, as you requested.

Very truly yours,

(Signed) A. J. JOHNSON, Chamberlain.

The Mayor's Committee on Taxation and the Investigation of Mortgage Loans was appointed early in Mayor Hylan's administration and the report now filed is the result of several months' investigations.

Torrens Title Bill Signed by Governor Whitman

Files Opinion Declaring That Sufficient Notice and Hearing Are Provided to Constitute Due Process of Law

(Special to the Record and Guide.)

ALBANY, May 9.—Governor Whitman has signed the Youker bill amending the Real Property Law in relation to the registration of titles to real property under the Torrens Law. In a memorandum accompanying his approval of the measure the Governor says:

"At a hearing which I held upon this bill, two of the principal arguments advanced against the bill were, first, that certain of its features were unconstitutional; and, second, that the official examiners of title were to be appointed by the registrars or county clerks, instead of by order of the Appellate Division of the Supreme Court:

"I have referred the bill to the Attorney General for his opinion on the constitutional questions, and he advises me:

"'Altogether in my opinion there is sufficient notice and hearing provided by the bill to constitute due process of law, at least the court and not myself where a minimum of notice is being approached should take the burden of deciding just the length of notice and nature of notice which divides adequate and reasonable notice from inadequate notice.'

"In regard to the second objection: The official examiners of title are to be appointed by the registrars or county clerks after they have been admitted as such according to the rules prescribed by the Court of Appeals; and if the Court of Appeals deems it advisable, it can require that the official examiners be appointed after obtaining an order from the Appellate Division showing their qualifications.

"The appointment of official examiners by the registrars or county clerks for the purpose of having a disinterested official examiner of titles, and not one retained by one of the parties.

"It is urged by those favoring the bill that the present system of registering land titles is cumbersome, and although this bill may contain some objectionable features, it will, if it is held constitutional by the Court of Appeals, give great relief to the owners of real estate.

"For these reasons the bill is approved.

"(Signed) CHARLES S. WHITMAN."

Explaining the provisions of the bill, Assemblyman Youker said:

"The passage of this bill is the consummation of a fight started four years ago by John J. Hopper, then Register of New York County, to secure a workable Torrens law. It is a distinct victory, for the bill gives New York State a better procedure for the registration of titles than any other State has. The procedure is modeled after the Massachusetts law, which was also the model for the U. S. Government acts.

"These amendments were passed over the united and persistent opposition of all the title companies of New York City, who succeeded in eliminating from the bill only one proposed amendment to the present law. This had to do with limiting the liability of the county with respect to the assurance fund. This is not essential to the success of the law. In all other jurisdictions the assurance fund has been more than ample. It has been a distinct asset to the community. The average payments from the fund has been less than one per cent. of the accumulations.

"The only purpose of the assurance fund is to protect unknown parties who might have some interest. The possibility of such claimants is extremely remote. The owner in his premium payment contributes to take care of any such claims.

"The owner is not interested in the fund because the Supreme Court by a judgment of the court grants him a certificate of title which no one can attach. There is no going back of the owner's certificate or title. This is the great advantage of a title registration over title company insurance.

"Under the bill as passed the initial registration can be had within thirty days, the ordinary time required for closing a title, whereas formerly it took three months or more.

"The official fees for the first registration will be about one-half the present cost of a title insurance policy. Subsequent transfers will cost only three dollars each, about what it costs to record a deed, while with a title company a property owner has to pay half rates over and over again whenever a new policy is issued.

"The Burlingame-Youker bill was introduced at the request of the Torrens Title League of the State. This league has a membership of eight hundred active property owners. Its officers are: J. Clarence Davies of Bronx County, President; John J. Hopper of New York County, Treasurer, and Walter Fairchild of New York County, Secretary and Counsel.

"The Registers and County Clerks of New York who were sponsors of the Sheridan-Coles bill are prepared to cooperate in the registering of titles as soon as the bill is signed by the Governor.

"This law will enable property owners in New York City to free themselves from the grip of the title companies, who will doubtless continue their opposition by attempting to defeat its use. The registering of titles is not only a public function, but also is now made practical. Every property owner will find it to his immediate advantage to avail himself of the benefits of this law."

Register James A. Donegan, who, in conjunction with the other recording officers of the counties in the City of New York, has urged the passage of the Youker bill, amending the land title registration of "Torrens" law, announces that his office is equipped for the transaction of business under the amended act, which has just been signed by Governor Whitman. Under the new law the registration of land titles can be made at moderate expense and in a short period of time, unless there is contested title.

In an ordinary case, there is no considerable expenditure necessary for the services of a privately employed attorney, who has only to prepare the initial petition to the court and attend to the formal entry of the order of registration. The official fees for the registration of a \$10,000 property, including the examination of title, the publication of notice, and the payment of insurance might not exceed \$60, unless there are minors interested, when the cost may be \$15 greater, or unless additional publication is required by the court.

Register Donegan hopes for a large increase in the number of applications for title registration under the new law.

Trustees May Invest Funds in First Mortgages

Governor Whitman Signs New Law Legalizing Investment in Certificates When They Cover Unencumbered Real

(Special to the Record and Guide.)

AL BANY, May 9.—The Gilchrist bill providing that trust funds may be invested in parts of mortgages held by trust companies and title guaranty corporations was approved by Governor Whitman. The purpose of the bill is explained in a memorandum filed with the Governor's approval of the bill. The memorandum follows:

"This bill amends Section 111 of the Decedent Estate Law and Section 21 of the Personal Property Law, the amendment to each act being identical.

"The sections amended provide for the investments which may be made by trustees and other fiduciaries. The amendment to each section is similar in form.

"The amendment provides that, in addition to the investments now authorized for fiduciaries, they may invest in shares or parts of bonds and mortgages which themselves are authorized investments for trustees, and that the shares in which such investments are made shall not be subordinate to any other shares, and shall not be subject to any prior interest therein. It is further provided that the bond and mortgage and the insurance policies, guaranties of payment and other instruments and evidences of title relating thereto, shall be held for the benefit of the persons interested in the security, by a trust company or title guaranty corporation organized under the laws of this State.

"Under the terms of this bill, it is required that the fiduciary who invests in these securities, receive the legal title to his part of the mortgage, and no trust or other interest can intervene between the legal title of the investor and the ownership of the security. It follows, therefore, that the person investing, under the terms of this bill, having legal title to his part of the security, can enforce it substantially as if he were owner of the entire security. If there be default, he can sue for foreclosure without the intervention of a trustee; he can invite the holders of the other interests to become co-plaintiffs with him; if they do not join him as plaintiffs he can, under the provisions of Section 448 of the Code of Civil Procedure, make them defendants; or, if they are numerous, under the same section of the code he can sue in his own name in his own behalf and of all others similarly situated. Thus, the

fiduciary who invests in this security is not impeded in enforcing it. If, upon a sale under foreclosure, the property be bought in by the plaintiff or any of the holders of the coordinate interests, they must, as matter of law, hold the property, not only for their own benefit, but also for the benefit of the other coordinate interests.

"The experience of the title insurance companies and mortgage guaranty companies is that trustees have sought this form of investment in mortgages. It frequently happens that trust funds are not large enough to take an entire mortgage on large units, which are the safest because they affect the most modern buildings and the best constructed buildings.

"At the same time, if trustees could make these investments, large sums of money would be available for mortgage investments which now are not so available. This would be very desirable.

"For the above reasons, the bill is approved.

"(Signed) CHARLES S. WHITMAN."

In the present condition of the investment market it has become difficult to finance the larger real estate operations because the number of investors and institutions able or willing to make large loans is very limited. During the continuance of the war and while Government requirements are so great it will become increasingly difficult to place large real estate mortgages.

The enactment of this new law creates the opportunity of dividing such mortgages into parts or shares that are legal investments for trust funds, thus considerably broadening the market for such mortgage certificates. Trust funds may now be invested promptly in guaranteed mortgage certificates in any amount without the usual delays and loss of interest incident to finding single mortgages for funds awaiting investment.

Several of the title and mortgage companies of this city have already introduced mortgage certificates with their guarantee of the payment of principal and interest, so that they are well known to the investment public. The New York Title and Mortgage Company is issuing a pamphlet giving full text of this new law.

New Liberty Bonds Sold on Stock Exchange.

THE first sale of the new 4¼ per cent. bonds of the Third Liberty Loan on the New York Stock Exchange yesterday morning was at a price nearly a point below par. About fifteen minutes after the opening, the first sales appeared on the ticker, \$307,000 bonds at 99.10, and \$100,000 at the same price. The bonds were admitted to the list yesterday after payment by the banks of the 5 per cent. initial instalment. Later they sold at 98.50.

By midday, the price had fallen to 98½, on transactions of nearly \$3,000,000. The decline continued in the later trading, falling to 98.40.

The Stock Exchange Committee on Securities has ruled that the bonds may be dealt in only "cash or regular way," that is, they must be paid for and delivered the same day or on the following day. All purchasers are instructed to demand delivery of the bonds, and to report to the Ex-

change any failure of a broker or brokerage house to make delivery.

This was the first time that an initial sale of war loan bonds on the Exchange had been below par, although the first loan, on the first day of trading last June, sold as low as 99.96. On that occasion the bonds were sold "when issued," which meant that the seller was not obliged to make immediate delivery, but might wait until he had received his bond from the Government. The Second Liberty Loan did not go below par on the first day of trading, which was October 29, 1917. On November 10 the bonds sold at 99.98.

With delivery required not later than the day following the sale, present dealings in the Third Loan are restricted to the bonds actually bought for cash and received by the purchaser over the counter during the campaign. Only about \$135,000,000 of the bonds were sold in the New York district in this way during the campaign.

Conference of Transfer Tax Attorneys.

WILLIAM A. McLOUGHLIN, Deputy Collector of Revenue at Washington, opened the yesterday's session of the conference of transfer tax attorneys and appraisers, in the Woolworth Building, with a paper on the "Federal Inheritance Tax." He said that under the latest law the net estate of all residents and non-residents in the United States was subject to this tax. The law varied from those of the several States in that it had a grading scale running from 2 per cent. on an estate of \$50,000 to 20 per cent. on an estate of \$5,000,000 or more.

Charles L. Burrill, State Treasurer of Massachusetts, made an address on the general income tax in that State, which imposes a tax on the net income of firms and corporations. He said that last year the State had received \$11,750,000 from that source. One good effect of the law was to uncover tangible assets that heretofore had escaped taxation. He said that it also reduced the rate on real estate.

Jacob A. Cantor, president of the Department of Taxes and Assessments of this city, spoke on "Taxation."

Fine Hotel Structure to Replace Old Murray Hill

New Project Sequel of the Merger of Bowman and Bates Interests
—Great Addition to the Grand Central Zone.

NEW YORK is soon to have another hotel which, in architectural importance, in the number of rooms and in the magnificence and comfort of its appointments, will make it one of the greatest and probably the leading structure of this character in the world.

This is the most interesting phase of the merger of large hotel interests announced early this week. The projected hotel will replace the Murray Hill Hotel, Park avenue and 40th street. The merger brought into combination the interests of John McE. Bowman and B. L. M. Bates, and will place under one management the Biltmore, Manhattan and Commodore, the latter now under construction, and the Belmont and Murray Hill.

The hotel building, now scheduled to be erected on

the site of the present Murray Hill, will overtop all other buildings in the Grand Central Terminal zone, and will be the second tallest building in the city, the Woolworth Building being the only higher tower.

According to the proposed plans the new Murray Hill Hotel will be thirty-two stories in height, and the main portion will be surmounted by a beautiful tower, topped by a temple that will be used as an observatory. This building will be architecturally one of the most striking of the many beautiful structures in this city and will be a distinctive and compelling note in the sky-line.

There are to be five floors below the street grade, which will connect with corresponding floor levels in the Belmont. Central kitchens, lighting, heating laundry and ice-making and refrigerating plants are to be established. Subways will connect the new hotel with the Belmont, Biltmore, Manhattan and Commodore hotels and the Grand Central Terminal.

The main structure above the fourth floor will be in the form of an "H," and the tower will rise from the shoulder of the "H." One of the special features is the size of the rooms, which will be extremely large for a project of this nature. A large proportion of the rooms will have a southern exposure, more than eight hundred windows facing in this direction. Every room in the building will be an outside one and each will have a private bath. Restaurants will be located on the ground and on the top floors. Plans for an extensive roof garden are being made. The proposed ballroom will be second in size to that planned for the Hotel Commodore, which will be the largest hotel ballroom in the world.

The tower will be used to provide accommodations for a number of prominent New York clubs, which will be in a position to enjoy all the privileges and luxuries of hotel living without the necessity of maintaining costly separate establishments.

Included in this great project will be all of the numerous features to be found in modern, first-class hostelrys and also a number of specially attractive ones that will be unique to this building.

The preliminary sketches only have been made for this project and it will likely be some time before the final working plans and specifications will be developed. According to the generally upset building situation, the difficulty of obtaining needed structural steel and other building commodities, and the

Federal disposition to curtail non-essential building operations during the war, the time for starting construction is indefinite.

The name of the architect and further details of his operation will be announced later.



MAGNIFICENT HOSTELRY TO REPLACE MURRAY HILL HOTEL IN TERMINAL ZONE.

Realty Board's Golf Tournament Next Thursday

Spring Handicap to Be Played at the Greenwich Country Club—
Many Entries and Prospects Are for Spirited Contests

THE Spring Golf Tournament of the Real Estate Board of New York will be held at the Greenwich Country Club, Greenwich, Conn., on Thursday, May 16. Besides the usual prizes offered, there will be a "Guest Special."

At present there are 70 entries, and the prospects are that the entries will reach 100. The players will be divided into three classes and prizes will be awarded as follows:

The President's Cup is for the lowest net score for 18 holes, all classes competing, and must be won twice. Presented by Laurence McGuire:

Class A—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

A special prize presented by A. B. Ashforth for the best 36 holes net. Must be won twice:

Class B—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

A special prize presented by Harold C. Richard for the best 36 holes net. Must be won twice:

Class C—Best gross, 18 holes; best net, 18 holes; best gross selected, 36 holes; best net selected, 36 holes.

Edward D. MacMannus Memorial Cup for the best 36 holes net. Must be won twice. Presented by Mrs. Edward D. MacMannus.

All 18-hole prizes will be based on the first round played, so that the morning score of those playing both morning and afternoon will be the one considered, and anyone playing during the afternoon only, may compete for any of the 18-hole prizes in various classes.

In selected score competition, one-half of handicap will be used; all other competitions full handicap. Only one prize will be awarded to any one person. The

charge, including greens fee and lunch, will be \$5. Luncheon will be served from 11:30 A. M. to 2:30 P. M. It is requested that entries be made promptly, as there are many arrangements which it is necessary to make, including the arrangements for caddies, lunch, etc.

Should there be any surplus after meeting expenses of the Tournament it will be turned over to some War Charity to be selected by the Board of Governors. An endeavor will be made to prevent congestion by starting certain players at the first tee and others at the tenth tee. Play will start at 9 A. M. Players who wish to play two rounds are advised to take 8 A. M. Express.

The Golf Committee is as follows: Richard Collins, Chairman; John M. Stoddard, Edwin E. Zittel, John F. O'Reilly, H. C. Richard, Edgar A. Levy, William L. DeBost, John H. Hallock.

The entries are: Laurence McGuire, H. J. Sachs, J. C. Davies, C. G. Moses, Eugene Moses, G. Kuehne, G. R. Davis, R. Marston, R. Collins, F. H. Birch, W. P. Belknap, Percy R. Iseman, H. G. Streat, R. C. Faber, E. Sniffin, William L. DeBost, F. R. Wood, D. G. Scott, J. M. Stoddard, George F. Handel, A. S. Ridley, Edwin Goodman, W. H. Class, J. S. deSelding, Edward Wise, David Bandler, F. M. Zittel, E. E. Zittel, John Palmer, A. B. Ashforth, Leo M. Klein, Samuel Jackson, Gustav Hafner, Leo Steinfeld, F. S. Bancroft, Morgan R. Howe, Ranald H. MacDonald, Major A. White, William H. Winters, F. G. Hobbs, J. W. Ahern, O. A. Woodruff, Edgar A. Levy, John W. O'Connor, F. F. Turrell, J. W. Page, William H. Quinlan, H. A. Frey, Alfred E. Taylor, Argule R. Parsons, J. Irving Walsh, W. W. Crabb, M. Rock, C. Kelsey, W. W. Shackford, John H. Hallock, F. B. Small, William C. Lester.

Urges Uniform Fire Protective Measures

National Association Adopts Suggestions for Laws and Regulations
for the Saving of Life and Property

THE National Fire Protection Association, at its annual meeting, held in Chicago this week, called attention to the unusual hazards to life and property created throughout America by the world war. These hazards demand the utmost vigilance and initiative not only from those in authority, but from the private citizen as well. Every individual should consider himself a fire warden of the nation at this critical time.

In its warfare against the needless sacrifice of human lives and property by fire the association advocated the following measures:

1. The adoption by municipalities of the Standard Building Code of the National Board of Fire Underwriters to the end that fire-resistive building construction may be encouraged, the use of inflammable roof coverings prohibited, adequate exit facilities from buildings assured, and interiors so designed and fire-stopped as to make easy the extinguishment of fires therein.

2. The adoption by all states of minimum building requirements for the protection of state and county hospitals, schools, asylums and similar institutions outside city limits and of small communities in which the establishment and enforcement of a building code is impracticable.

3. The enactment by each state of the fire marshal law, advocated by the Fire Marshals' Association of North America, to the end that official investigation may be made of the causes of all fires, preventable fires may be eliminated by public education and the crime of arson stamped out.

4. The adoption of the association's suggested ordinance providing for the systematic inspection of all buildings by city fire marshals or local firemen to insure the vigorous enforcement of rules for cleanliness, good housekeeping, and the maintenance of safe and un-

obstructed exits, fire-fighting apparatus and other protective devices.

5. The enactment of ordinances similar to that of Cleveland, Ohio, fixing the cost of extinguishing preventable fires upon citizens disregarding fire prevention orders, and a more general legal recognition of the common law principle of personal liability for damage resulting from fires due to carelessness or neglect.

6. The wider general use of the automatic sprinkler as a fire extinguishing agent and life saver and the more general adoption of the fire division wall as an important life-saving exit facility.

7. A careful study of the technical surveys of cities, made by the engineers of the Committee on Fire Prevention of the National Board of Fire Underwriters, covering the items of water supplies, their adequacy and reliability, fire department efficiency, fire-alarm systems and conflagration hazards, and of the possibility of co-operation among neighboring cities through mutual aid and the standardization of hose couplings.

8. The adoption of the association's suggested laws and ordinances for state and municipal regulation of the transportation, storage and use of inflammable liquids and explosives.

9. The universal adoption and use of the safety match and legislation prohibiting smoking in all parts of factories, industrial and mercantile buildings except in such fireproof rooms as may be especially approved for the purpose by fire departments.

10. The education of children and the public generally in careful habits regarding the use of fire.

11. The co-ordination of all these activities, through a central administrative officer or body of the state or city having primary jurisdiction, for the purpose of promoting uniformity of action and efficient co-operation.

To Open New West Side Thoroughfare This Year

Letting of Varick Street and Seventh Avenue Paving Contracts Last Stage of Work on Important Business Street

ALLOWING even for war time disappointments, another main artery for vehicular traffic in lower Manhattan is scheduled for completion before the end of the present year. One of the two final contracts for repaving of the widened and improved Varick street has already been let and the other will be awarded about June 1. There are specifications in both contracts providing for the turning over to the City this year as a completed highway both Varick street and the extended Seventh avenue, which will tap the new Varick street and serve as a connecting link between the "feeder" streets of the lower West Side and the upper west section of the Borough.

Bids for the repaving, regulating and grading of Varick street from Leonard to Carmine street were opened on May 3. Seven contractors submitted estimates, the lowest of which was that of the Asphalt Construction Company, which offers to do the work for \$229,060.60. The contract will be awarded within a few days. Granite block dressed so accurately as to provide a noiseless surface will be used. A similar pavement will be laid under the terms of the second contract from the junction at the south end of Seventh avenue at Carmine street to the old Seventh avenue at Greenwich avenue. These two contracts will provide for the pavement of a total of 8,600 running feet, and the work is to be entirely cleaned up, including new sidewalks, removal of encroachments, new curbing and the new granite pavement within 150 days.

The new Varick street is to have a width of 100 feet, with a 60 foot vehicular roadway and 20 foot sidewalks on either side, as against a width of 60 feet in the old Varick street with a 30-foot vehicular roadway. The extended Seventh avenue is also to be 100 feet in width. Two car tracks will be retained in the stretch of Varick street extending from Carmine to Canal street, but between Carmine street and Greenwich avenue, a distance of 4,800 running feet, or nearly one mile, there will be no tracks.

With the completion of this new artery for vehicular traffic, the westerly section of lower Manhattan will be as well provided for from a traffic standpoint as the easterly section has been since the opening of Lafayette street. The new Varick street will be well able to absorb and digest practically all of the vehicular traffic that now clutters Hudson street and flows through Canal street to and from Broadway. The new highway is only four blocks from the North River piers and reaches into the heart of the wholesale produce and supply district and the big food storage warehouses.

"Broadway and Hudson street should be materially relieved by the throwing open of the widened Varick street at the close of the present year, and I intend to see to it that there is no delay in bringing about the long sought relief," Borough President Dowling said yesterday, in talking of this new traffic highway. "Property values should greatly increase all along Varick street and fronting on and adjoining the new extension to Seventh avenue. As a result of the completion of this big improvement I know that many of the estates that have holdings in that territory, which in the past have been made up largely of old fashioned peak roofed dwellings, intend to improve their properties without delay. I know that two of these large estates, one of them being the Trinity Corporation, are now negotiating with big contractors for the construction of modern warehouses along Varick street. I feel that the property value there will increase more rapidly than along the widened Lafayette street, which for some time did not feel the effect of the roadway change.

"At the present time, however, some idea as to what the widening of Lafayette street has made from a traffic standpoint may be gauged from the fact that a recent count of vehicles taken at Canal street, between 8 o'clock in the morning and 6 o'clock in the evening recorded a total of 3,706 vehicles southbound and 3,155 vehicles northbound. An estimate of the tonnage of these vehicles as taken by traffic experts placed it at 14,500 tons.

"The density of traffic across Canal street at Lafayette

street may be gauged by the fact that a recent count showed during nine hours of a business day 3,800 vehicles eastbound and 4,100 vehicles westbound, of an estimated tonnage of 18,000. Much of this traffic swung to and from Canal street at Hudson street and at Broadway, although a considerable amount, of course, was bound for the Hudson River piers.

"The opening of Varick street under its new conditions will mean that this congestion along Broadway and Hudson and Greenwich streets will disappear to a large extent."

Clarence J. Ramsey of the Real Estate firm of Cruikshank & Company, who represented several hundred property owners in this section in the matter of having the City assume the cost of the improvement, when asked as to the probable effect the improvement would have on realty in this section said:

"Seventh avenue north of Fourteenth street, and particularly north of Thirty-second street, will be greatly improved. The new street south of Carmine street and adjacent territory thereto will also be improved, but the district between Eleventh and Carmine streets, which is cut through the Ninth Ward, will not be improved, for the reason that in making this improvement many pie-shaped and gore lots were left and the fact that adjacent to the Seventh avenue extension many buildings of value will be destroyed before land values will increase.

"It is doubtful if any such increase will offset the value of the buildings to be torn down. Therefore our opinion is that the territory between Eleventh and Carmine streets will be in comparison the same as the territory on line of the New Bowery and New Chambers street, both of which thoroughfares were opened many years ago, leaving gore lots similar to present-day conditions in the Ninth Ward on line of the new Seventh avenue.

"New Bowery and New Chambers street properties have not increased in value and the only improvement on the gore lots has been rag shops, boot black stands and express offices."

The Seventh avenue and Varick street improvement involves an outlay of between nine and ten million dollars. It was started about five years ago, the main reason for it being the building of the Seventh avenue subway line.

Because of the fact that the improvement is intended to relieve the traffic conditions that are expected naturally to arise from the opening of the Seventh avenue subway, the property owners in the affected district felt that they should not bear the expense, certainly not all of it, but demanded that it should be made either a matter of general assessment as a subway charge or should be borne in the main by the Borough of Manhattan.

Since the work was first started properties have been taken by the city, many buildings have been demolished and some parcels, as Mr. Ramsey says, have been greatly reduced in size. The streets have been torn up and some properties remain untenanted and some parcels ruined. The owners have received nothing from the city as yet.

The Real Estate Board of New York, through Laurence McGuire, president, called a meeting at the Board rooms, 217 Broadway, on March 21, to discuss the subject of assessments for the extension of Seventh avenue, and about one hundred persons attended. Many of those present represented from one to two hundred persons, so that the number of persons actually represented was very large.

Edward P. Doyle presided at the meeting. A committee of five was appointed by the chairman to draft a bill which would readjust the assessment so as to place it either entirely on the city or to readjust it more equitably as between the property owners and the city. This committee was composed of Edward P. Doyle, chairman, Laurence McGuire, president of the Real Estate Board, William Crittenden Adams, Adam Weiner, N. L. DeBost, J. Irving Walsh and Charles E. Duross.

A bill embodying the relief sought was drafted and introduced in the Senate by Senator Walker and a similar bill was introduced in the Assembly, and both bills passed. Mayor Hylan vetoed the bill last week precluding the possibility of any relief to the taxpayers in this section, this year.

Realty Team Work Won Excess Over Loan Quota

Friendly Rivalry Enabled the Real Estate Men to Lead in Class C as They Did in the Second Loan

THE Real Estate Division of the Liberty Loan Committee exceeded by \$1,581,200 its quota as fixed by the committee, and by \$581,000 the quota fixed by the division, receiving subscriptions totaling \$3,584,200 and leading Class C in the third loan as it did in the second loan.

To achieve this splendid result meant persistent activity on the part of every member of the ten teams appointed at the beginning of the drive. While the total amount of subscriptions turned in by the teams varied, yet the fact that one team made a better showing in its returns than another should not be taken as a criterion of better qualifications of the members of the team or an indication of greater activity because some of the teams were assigned to sections where money is scarce and where great difficulty was experienced in securing applications at all.

A spirit of friendly rivalry existed between the teams throughout the campaign, but at no time was there any feeling of jealousy manifested. All felt that they were working for one cause and the success of one or more teams contributed to the success of the whole object.

On the afternoon of Friday, May 3, the teams assembled at the rooms of the Real Estate Board, set aside as the headquarters of the division. Chairman Marling announced that he was especially anxious that all subscriptions be reported and that there be no holding back for a grand finish on Saturday.

Reports of team captains made the total for the day \$156,050, making the grand total \$2,879,100. With but one more day in which to work the teams were urged to greater effort, with three millions as the goal, and when on Saturday afternoon the teams met for the last time the total for the day was \$561,400, making the grand total \$3,440,500. On Monday subscriptions continued to trickle in from various sources, and it was decided to keep the headquarters open until Wednesday, although Mr. Carleton, who was loaned to the division by the Liberty Loan Committee, returned

to his duties as a bond salesman, and Chairman Marling consented to look after the clean-up work of the division. On Tuesday evening the grand total reached \$3,581,750, or \$1,581,750 over and above the quota of the division.

In honor of the success achieved a member of the Board—John Howes Burton—has designed an honor flag, which the division is entitled to, and this will be conspicuously displayed in the rooms of the Real Estate Board as an evidence of the patriotism of the members of the real estate fraternity in this city.

Among the subscriptions received on Saturday, the closing day, were \$100,000 from Robert E. Dowling, for the Adams Express Building Company; \$140,750 from Cornelius G. Kolff, captain of the Richmond Borough team, which collected 10 per cent. of this borough's subscription—\$5,000—from Dr. Charles V. Paterno; \$29,000 additional from William P. Rae, for Brooklyn's team; \$86,000 from DuBois & Taylor, collected on Washington Heights, and \$100,000 from Lewis H. May, of the Rockaway team, for the American Equitable Assurance Company.

Chairman Marling, when asked about the campaign, said: "Every man in the division is entitled to great credit. I could not single out any one man or group of men for special mention. Some of the teams made a better showing than others, but this was due to conditions existing in the territory in which some of the teams worked. For instance, one man makes one call and secures a subscription for \$200,000; another man makes fifty calls and gets subscriptions for \$50,000. Which one of the two do you think worked the hardest? Well, that's just the situation. The man who brought in the largest amount did not necessarily represent the man who worked the hardest by any means.

"Just to give you an idea of how the subscriptions came in I have compiled the following figures, and they speak for themselves: Total amount of subscriptions actually turned in, \$3,584,200; total number of contributions entered on the cash book of the committee, 2,033. The actual number of subscriptions, however, is larger because the Brooklyn and Staten Island subscriptions were credited in total and not in separate items."

Denial of Six Cent Fare Cripples Trolleys

Upstate Roads Seek Relief from Commission by Applications to Issue Bonds—No Motion for Rehearing Before Court of Appeals

(Special to the Record and Guide)

ALBANY, May 8.—Evidence is accumulating of the necessity of an increase in fares on local trolley lines to six cents. Within the past week Manager Hewes of the Albany Southern Railroad appeared before the public service commission, upstate district, in an appeal for permission to raise the rates on this line in Hudson, and during his argument pointed out that unless some measure of relief was granted the possibility of the road going into the hands of a receiver was not remote. He referred to the Catskill Traction Company, which recently was sold, to be scrapped as an evidence of the necessity of an increase.

Following closely this petition came an application from the New York State Railways for permission to negotiate a loan from the War Finance Board not to exceed \$1,500,000, for five years or less, upon such conditions as the board would prescribe. Another application by the same railway sought permission to issue \$2,230,000 4½ per cent. bonds. These applications are the direct result of the issuance of a writ of prohibition

by the Court of Appeals, restraining the public service commission from passing upon the application of this company for permission to increase its fare in Rochester to six cents.

Although it was announced several weeks ago that the General Committee of the Street Railways of the State was about to apply to the Court of Appeals for a reargument of the six-cent fare case, up to the present no such motion has been made. This is the information given out at the Court of Appeals.

Governor Whitman has signed the Lawson bill, abolishing the Brooklyn grade crossing commission and transferring its duties to the Board of Estimate and Apportionment.

Governor Whitman has also signed the Slater bill, providing for the establishment of a State Reservation on the site of the Mohansic State Hospital. The approval of this bill culminates a long fight against the erection of this hospital, which the various civic organizations in New York City claimed would operate to pollute the city's water supply. The governor gave a hearing on the measure on Wednesday and shortly afterwards signed the bill.

Building Trades Loan Committees at Luncheon

Celebrate Oversubscription of \$1,481,000 and 26,956 Individual Bond Sales—G. de B. Greene Congratulates Workers

AS a fitting wind-up of the campaign to put over the recent bond issue members of the Building and Allied Trades Committee for the third Liberty Loan were the guests at a complimentary luncheon given at the Hotel Biltmore last Thursday afternoon. Included in the list of guests were the officers of the committee and the chairmen, vice-chairmen, secretaries and publicity members of the separate Liberty Loan committees representing the various branches of building endeavor included in the General Committee. About seventy-five were present.

Mr. Cecil D. Landale, of the Advisory Trades Committee, in charge of the drive for building trades, presided and acted as toastmaster. At the guests' table were seated Mr. G. deB. Greene, Chairman of the Advisory Trades Committee of the Rainbow Division; Mr. Bertram Sears, Mr. Francis A. Shinn, Mr. M. F. Westergren, Mr. Albert Wahle, Mr. John I. Downey and Mr. J. H. Jasper.

Owing to the extreme pressure of affairs at the national capital Mr. Otto M. Eidlitz, Chairman of the Building and Allied Trade Committee, was unable to be present, and in his opening remarks Mr. Landale read a letter from the Chairman, received Thursday morning, regretting his inability to be present and complimenting the officers and members of the committee for their hearty support, close co-operation and splendid effort all through the period of the drive. Mr. Landale also took the opportunity to personally thank the members of the committee for their part in making the record of the building industry in the campaign the wonderful success it was, and assured all that it had been a pleasure and honor to have been associated with the industry, so pleasantly, during the drive.

Mr. Shinn read the final statistics in connection with the drive, showing that a total of \$6,481,600 had been subscribed. This is an oversubscription of \$1,481,600 beyond the quota allotted to this industry. In all a total of 26,965 individual subscriptions were obtained, which averaged \$240 each.

Following is the complete list of the sub-committees, the amount each obtained and the number of individual subscriptions represented:

	Subscriptions. Number of
Mason Builders' and Contractors' Association	\$1,650,000 5,671
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers	166,200 695
Cut Stone Association and the Stone Setters	72,500 217
House Movers' & Shorers' Association and the Hoisting Association..	15,900 163
Architectural Iron Workers.....	265,000 879
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers	116,800 713
Cement Workers	290,100 2,415
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers, and the Metal Covered Door & Window Manufacturers..	529,850 1,280
Iron League Erectors.....	344,200 *1,000
Plasterers	40,850 117
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association	603,000 3,178
Lighting Fixture Association.....	922,000 3,511
Steam & Hot Water Fitters' Association	400,850 *1,000
Painters and Decorators.....	175,800 927
Association of Metal Furring and Lathing Contractors	23,450 94
Plumbers	484,600 3,517
Elevator Manufacturers' Association	311,250 909
Investing Builders' Association.....	150,050 351
Mason Material Dealers' Association	234,950 302
H. W. Johns-Manville Co.....	300,000 1
Heat and Cold Insulation.....	21,250 15
Refrigeration	1,500 1
Totals	\$6,481,600 26,956

*Estimated.

Mr. Greene stated that the building industry had every reason to feel proud of its record, and that the lessons learned during the campaign would be of infinite value in the loan drives that surely are to come. "The information acquired, the experience gained and the splendid results achieved are now a decided asset to the Government," said Mr. Greene.

Among the sub-committees that obtained bond subscriptions in excess of their allotments included those under the respective chairmanships of Messrs. Walter Reid, Jr., Benjamin Traitel, Lincoln Peirce, Alfred Daybill, C. A. Fullerton, F. G. Webber, M. F. Westergren, Andrew J. Post, John I. Downey, Albert Wahle, W. H. Curtin, Max Baumann, J. H. Jasper, William G. McCune, Edgar A. Levy and Frank E. Wise.

During the entire period of the Liberty Loan drive the committees representing the various branches of the industry made excellent use of unique ideas and clever schemes to augment the sale of bonds. The meetings conducted at many of the large building operations underway in Greater New York and vicinity are worthy of more than passing mention. These gatherings were a potent factor in influencing the sale of Liberty Bonds to mechanics and workmen engaged in the work of building, and as the general success of the drive was not only dependent upon obtaining the \$3,000,000 minimum asked by the Government, but also to have the greatest possible number of individual subscribers, so these job meetings largely assisted in the wide distribution of small bonds to workmen obtaining moderate wages.

Upon numerous occasions recently men prominently identified with the building trades have stated that the wide distribution of bonds among mechanics and laborers was one of the best signs of the ultimate success of the campaign and that the patriotism of the individual purchaser expanded materially with the ownership of a Liberty Bond or the pledge to pay for one.

Boards Differ on Murray Hill Question.

SUSTAINING the contention of Edmund L. Baylies, representing J. P. Morgan and the Murray Hill Association before the Board of Standards and Appeals last week, the Board of Estimate and Apportionment has handed down a decision refusing the application of Baron William Waldorf Astor for a removal of the restrictions provided in the zoning resolution against business on the block front on the west side of Madison avenue, between Thirty-fifth and Thirty-sixth streets.

Borough President Frank L. Dowling, Chairman of the City Planning Committee, said at the meeting of the Board of Estimate last week: "If zoning resolutions imposed by the Board of Estimate can be upset and defied at will by the Board of Appeals this board might just as well abandon its attitude of jurisdiction over the character of buildings to be erected in various parts of the city."

Chairman Leo of the Board of Standards and Appeals is still of the opinion that his board has power in such matters given it under paragraph 7, Section C, of the Building Zone Resolution, adopted by the Board of Estimate and Apportionment July 25, 1916, and reading as follows: "The Board of Appeals, created by Chapter 503 of the Laws of 1916, may permit the extension of an existing or proposed building into a more restricted district under such conditions as will safeguard the character of the more restricted district."

Although a verified copy of the board's decision has been delivered to Cadwalader, Wickersham & Taft, of counsel for Baron Astor, no application has been made to the Superintendent of Buildings for a building permit.

It is probable that the courts will be called upon to decide whether the Board of Estimate or the Board of Appeals has jurisdiction in similar cases of this character.

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SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.

Getting At the Facts About Municipal Ownership.

The municipal ownership of various public utilities was a topic of wide discussion at the recent session of the State Legislature. While several organizations and some public men of more or less standing have been advocating municipal ownership for years the subject gained wider attention at Albany this year than during any previous session of the Legislature.

This was due in part no doubt to the fact that New York's new mayor, Mr. Hylan, has taken advanced ground in favor of the municipal ownership of various public utilities. Mayor Hylan did not succeed in accomplishing anything definite through his efforts at Albany this year, but his pilgrimages to the capital city did spur the municipal ownership advocates to renewed efforts.

The leaders in the Legislature, notably Senator Brown, the president pro tem, wisely decided to favor the creation of a commission to investigate the entire subject. This commission, of which Senator Argetsinger of Rochester is chairman, is already at work getting together facts and figures about the financial condition of the various municipalities of the state. This, of course, is vital ground-work for the investigation, and the commission will begin its public hearings later on.

To the people of New York City the agitation for

municipal ownership is fraught with far-reaching consequences. The subject is full of dynamite. It is one of the many agitations which appeal to a certain class of politicians. The constant demand of Socialist and other agitators for municipal ownership has made an impression on a very considerable number of citizens who are thoughtless or ignorant, or both.

The time has come when in all seriousness the thinking people of New York must take up this agitation and treat it in a sane and vigorous manner. The first step in this direction is the getting together of all the facts which will shed light on municipal ownership. The next step is to get these facts before the people.

The Record and Guide, which purposes giving the widest publicity to the work of the Municipal Ownership Investigation Commission, presents elsewhere in this issue a special article from its Albany correspondent giving a statement of the financial condition of all the cities in the State. This statement will prove indispensable to all students of the future work of the Municipal Ownership Commission and is well worth preserving for future reference.

New York's Answer to Critics.

Various messages have reached the Record and Guide commending its editorial article in last week's issue under the caption "Putting It Up to New York as Usual." In that article the disposition of other sections of the country to criticise the New York district in the Liberty Loan drive was resented as not only unfair to the great metropolis, but also as unjust, like so many other outside criticisms of New York and New Yorkers.

The figures from the third Liberty Loan drive show that the New York district did its duty magnificently, as it always does in patriotic undertakings of a national character. The figures show that the metropolis deserved no such criticism as was made during the drive.

It is intensely gratifying to all good citizens that the third Liberty Loan attracted subscriptions of approximately four billions of dollars, although three billions was the amount offered. The New York district has come to the front with more than one billion dollars of subscriptions. Our people, in other words, have taken one-fourth of the total subscribed in the entire country.

That is a magnificent showing, but it has caused no surprise to those who are well informed about New York and its way of doing big things. The critics of the metropolis have not been heard from since the drive ended last Saturday night, and it therefore seems probable that they have no intention of apologizing for their hasty and unjust criticism.

The incident is not without its lesson, however, for it may teach some of the misguided critics of the metropolis to find out hereafter what they are talking about before they start talking.

In this connection the Record and Guide extends its congratulations to the energetic managers of the Real Estate and of the Building Trades committees in the Liberty Loan campaign. The real estate workers turned in subscriptions of \$3,600,000, and the building trades returned a total of nearly \$6,500,000. These figures show how splendidly the leaders in these fields did their share toward the magnificent result which the New York district attained.

It should also be borne in mind that what the New York district has just done in the Liberty Loan drive constitutes only one phase of its current activities in support of the National Government. Financial experts

calculate that before the end of June this district will pay to the Federal authorities at least one billion dollars in the form of income, surtax and excess profit taxes.

While only estimates can yet be made as to the

stupendous total which the New York district will pay, some leaders in the financial district believe that the total may run between one and a half and two billions of dollars.

Readers' Comment on Current Subjects

Editor of the RECORD AND GUIDE:

I desire to congratulate you not only upon the appearance, but the contents of the recent issue of your publication, and especially upon the presentation of the magnificent and timely article of Mr. Herman de Selding in your issue of March 23 on "The Harbor of New York and Its Influence on the Commerce of the

The effect of that article from a man of the standing of Mr. de Selding among the business interests of the metropolis must be far-reaching and of great value to the city, and I have appreciated it so much that I have sent him a congratulatory letter.

HENRY A. MEYER, Second Deputy Commissioner, Department of Docks & Ferries.

Editor of the RECORD AND GUIDE:

I wonder if it has occurred to the title, mortgage and Insurance companies to make a well-advertised announcement that they will withdraw from the market all real estate obtained recently under foreclosure owing to improving conditions and better renting demand?

Would not this be bullish and supply the leadership the market needs? Creating a better feeling will produce more buyers than their present campaign of forcing sales at low prices.

This suggestion is offered as a possible solution of a serious question.

WILLIAM C. SPEERS.

Real Estate Men Organize For Red Cross Drive

Week's Campaign to Raise a Million Dollars to Start May 20—
William L. De Bost, Chairman of Committee

THE Real Estate Division of the coming Red Cross Drive has been well organized and all of the real estate offices in the Borough of Manhattan have been notified by the Committee to get ready for an active campaign. As this is the only Division that will represent real estate, the Committee are hoping for a ready response and the same cooperation in this drive that they have received in all previous drives. With reference to the work the following statement has been issued by the Chairman of the Real Estate Division:

"You are, of course, aware that during the week commencing May 20, 1918, there is to be the second American Red Cross Intensive Drive for the purpose of raising upwards of \$100,000,000.

"So that everyone in the United States will be covered, a most careful plan of organization has been adopted by the Red Cross headquarters. In this plan, the Real Estate Interests in New York are to be covered by the Industrial Division, of which Mr. Charles A. Coffin is General Chairman.

"This Division has asked the real estate profession to organize and to cover two distinct items in this drive—first, all employees in the real estate offices, and, second, all employees of these real estate offices in the various buildings under their management in the Borough of Manhattan. This is not to be interpreted that we are to cover the tenants in the buildings or the tenants' employees, as this will be fully covered by a Committee in charge of the house-to-house canvass. I have appointed Committees who will be in charge of each Division, the Building Employees' Committee and the Real Estate Staff Committee. Both of these Committees will have a representative call on you for your assistance and will outline the method of this canvass to you.

"Everything that the real estate profession have been asked to do has been most successful. We must not fail this time, as this is the only organization that will represent real estate in this drive.

"I feel that we can count on your liberal financial support and cooperation in covering the territory outlined.

WILLIAM L. DE BOST,

"Chairman, Real Estate Division, Industrial Branch, Borough of Manhattan."

In preparation for the American Red Cross campaign to raise \$25,000,000 in New York and \$100,000,000 in the United States, a "get together luncheon" of team captains and other executives was held at noon yesterday in the Hotel Biltmore. Every section of the city was represented, more than 100 heads of teams being in attendance.

Walter Stabler, chairman of the committee in charge of the drive, which begins May 20 and continues for a week, explained the plans for a house-to-house canvass, and said that in addition there would be more than 500 booths placed at railroad and ferry stations, banks, and at the principal hotels. Already more than 1,000 women had, he added, pledged their services for the work of managing these booths.

E. P. Goodrich, director of the work, said that the city had been divided into districts and that no one would be overlooked. He explained that a double checking system had been installed at the headquarters of the committee, 1 Madison avenue, so that when a canvasser called and found no one at home or was asked to make another call a notation would be made and another solicitor would follow up the call.

The ratio of New York's contribution is based upon New York's record in the drive of a year ago, when the city's contribution was \$24,300,000.

The drive in this city will start with a parade, in which there will be seventy bands of music, the New York Guard, the police, men from the naval training stations, and even airplanes. This parade will be one of 1,500 other similar demonstrations to be held on the same day in various parts of the United States.

Eighty-five per cent. of the New York contribution toward the first campaign was received from a comparatively small number of contributors, many being firms, foundations, and corporations. It is planned in the coming drive to make a wider appeal for smaller contributions from persons of modest means in this drive.

New York's contribution in 1917 alone paid for all Red Cross relief work in the entire world with the exception of France, Poland, and Russia," the association says. "Of the \$24,300,000 subscribed and pledged it is remarkable that only three subscribers repudiated their promises to pay."

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REAL ESTATE NEWS OF THE WEEK

Several Important Sales on Riverside Drive and Washington Heights—Leasing Continues Good

DOWNTOWN business properties figured largely in the sales of the week, although some movement was noted on Washington Heights, the Bronx and on Riverside Drive, where there has been more or less activity of late in spite of the somewhat backwardness of the realty market. The sale by Frederick Brown, operator, of a plot at the south corner of 146th street to Anthony Campagna, President of the Lucania Realty Corporation, involved the exchange of property in the Bronx. It is understood that the new owner will erect a new type of apartment house on the Riverside Drive property.

The sale of the block front of three six-story apartments on the east side of Haven avenue, 178th to 179th street, was another transaction of interest and was the third of a series of exchanges in which the same property figured. In the downtown section the old Lorillard property on West Broadway that had been in the Lorillard family for three quarters of a century and was originally the old tobacco and snuff factory of the Lorillard Company means the improvement of this site with a modern business structure to replace those destroyed by fire some time ago. Continued speculative interest in well-located upper west side residential properties was a feature of the week's sales. Frederick Brown, operator, purchased from the Sigerts Realty Company the six-story elevator apartment known as the St. Regis at the northwest corner of Broadway and 152d street. This house accommodates forty-eight families and has a rent roll of about \$35,000.

Interest centers in the sale of a new six-story American basement residence at 18 East Seventy-second street by Charles E. Danforth to Alfonso P. Villa, a raw silk merchant, who will make it his future home. Mr. Danforth acquired the property about two years ago through William B. May & Com-

pany and rebuilt it for his own occupancy at a cost of about \$100,000. The house is one of the finest in the district, contains two electric elevators and has been held at \$250,000.

The sale of 544 to 556 West 158th street to Melville H. Bearnis increases his holdings on Washington Heights to 200 feet on Broadway, 125 feet on 157th street and 225 feet in 158th street. The new purchase involves a six-story apartment house having seven apartments on each floor and a two-story and basement business building containing stores and offices.

The United States Government figured in the leases of the week, having taken over for use as a barracks the former home of the Raquet and Tennis club at 23 to 31 West Forty-third street. Aside from some minor changes to provide the necessary dormitories, the building will not be altered. Accommodations for 1,000 men will be provided in this building when completed.

Leasing continued good in all parts of the city and in the residential sections especially, the demand for apartments far exceeds the supply. Many business leases were consummated involving in some instances aggregate rentals running well up in the hundreds of thousands. With the Third Liberty Loan now out of the way, it is expected that there will be a renewal of realty activity on the part of the brokers who have been devoting their time for the past month to rolling up a big subscription to the loan through the Real Estate Division of the Liberty Loan Committee. It is a generally accepted idea nowadays that the broker must go after business rather than sit in his office and wait for clients to come in. One well-known broker remarked this week that the day is gone when real estate can be sold over the counter and that the successful broker is the one who, having property to sell, goes out and finds a buyer, just as does a salesman sell his goods by drumming up trade.

LEGAL NOTES AFFECTING REALTY

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

Easements—Light and Air.

WHERE the owner of two adjoining city lots, one vacant and the other occupied by a building, leases the latter by an instrument containing the usual covenants for quiet enjoyment, no right with respect to light or air is held to arise by implication, and the tenant cannot enjoin the erection upon the vacant lot of a building which, by completely obstructing the windows on one side of the leased property, will seriously interfere with the benefit he would otherwise obtain from it.—Anderson v. Bloomheart, 168 Pac. 900.

Liability for Loss by Fire.

In an action by the tenant of a dwelling house to recover from the landlord the value of household goods burned when the house was destroyed by fire, which it was alleged resulted from the landlord's negligent failure to repair a defective condition of the premises according to his contract, the Kansas Supreme Court holds, 165 N. W. 867, that it devolved on the plaintiff to prove that the fire resulted from the defective condition and failure to repair, and as no evidence was offered to show what caused the fire, the action must fail.

Construction of Lease.

A landlord gave a receipt reciting that it was in full payment of the rent of a store room for three months, that it was agreed that the rental for the next three months would be a certain sum, and further agreed that if the tenant elected to continue occupancy beyond the second three months' term it should be

at a monthly rental for the ensuing six months, payable monthly in advance. In an action for rent the Colorado Supreme Court holds, Moore v. Denver Pub. Co., 168 Pac. 630, that the lease on the election of the tenant to continue was for the period of six months, and when the tenant vacated at the end of the second month of such period, he was liable for any loss incurred during the remainder of the six months' period.

Action for Rent.

The New York Appellate Division holds, Schechter v. Cornwell, 167 N. Y. Supp. 331, that a defense to an action for rent, that owing to insufficient heat and water supply the premises became untenable, as a result of which a member of the tenant's family became ill and the defendant's subtenant refused to occupy the premises or pay him rent, to the damage of the defendant in a specified sum, does not set up a counterclaim for damages by reason of breach of covenant of lease.

Broker's Commission.

The Oregon Supreme Court holds, Columbia Realty Inv. Co. v. Alameda Realty Co., 168 Pac. 64, that a broker's contract for commissions, to be paid on the basis of 20 per cent. of the selling price out of the first moneys collected from the sale of lots, entitling the agents to retain out of each payment collected such amount as was then due and payable, but not otherwise, entitled the broker to commission, not at all events, but only out of a specific fund. And a promise to pay a broker commission out of a specific fund, to be collected by him,

is enforceable only on allegation and proof that the fund named is adequate for the payment demanded.

Renewal Clause of Lease.

If lessees failed to procure expert advice as to the legal effect of the renewal clause of the lease, and rested content with the lessor's version thereof, honestly made, it is held that they cannot be heard to complain, in their action for reformation, that he was mistaken, and that they misunderstood the legal import of their contract. Under the circumstances, all negotiations merged in the written instrument. Clauses in leases providing for a renewal for a specified time from expiration on terms impliedly the same, and clauses providing for continuance of the tenancy after expiration of lease, and containing a definite method whereby the terms for continuance are to be determined, if the parties fail to agree, are enforceable. The renewal clause of a lease, providing that the lessee had the privilege to renew the lease for the term of five years upon the expiration of the contract, "upon terms then to be mutually agreed upon," was unenforceable and void for indefiniteness, being nothing more than a consent to make an agreement five years from its date, if the parties could or would. *Morani v. Wellington*, 167 N. Y. Supp. 465.

Enlist to Save and Serve.

The Realty War Savings Committee, Laurence McGuire, chairman, A. N. Gitterman, secretary, has perfected a plan for distributing the pasters designed to stimulate sale of War Saving Stamps. These are gummed and will be used by real estate offices as pasters on the backs of envelopes, rent receipts and other matter which is distributed to the public. These pasters are to be sold to board members at \$5.00 per 1,000 and subscriptions for the pasters in these and larger lots is solicited. It is proposed also to distribute them among Real Estate Associations throughout the country. The committee has arranged for one million of these pasters, and in order to make this country-wide distribution possible, is making a charge only slightly above actual cost.

It is taken for granted that every member of the Real Estate Board will use the pasters and to this end will forward subscriptions promptly to Secretary Gitterman at the board rooms.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 33 as against 41 last week and 31 a year ago.

The number of sales south of 59th street was 11 as compared with 18 last week and 14 a year ago.

The sales north of 59th street aggregate 22 as compared with 23 last week and 17 a year ago.

From the Bronx 18 sales at private contract were reported as against 15 last week and 9 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 618 of this issue.

Add to Downtown Holdings.

Charles F. Noyes Company and Douglas Robinson, Charles S. Brown Company, have sold to W. R. Grace &

Company for Isabella C. May, et al, 88 and 90 Pearl street and 54 and 56 Water street, 52x140, a plot of 7,260 square feet, improved with a five-story loft building. The property is taken by the Brooklyn Terminal Company, a subsidiary, which owns the new banking house recently erected by W. R. Grace & Company and occupying the block front on Old Slip from Pearl to Water streets. W. R. Grace & Company recently proved to be the ultimate purchaser of 58 and 60 Water and 92 Pearl street, buildings purchased through the Charles F. Noyes Company from separate owners. With this latest acquisition W. R. Grace & Company have accumulated one of the largest and best located plots downtown, containing approximately 24,000 square feet of space, with frontages of 146 feet on Old Slip, 210 feet on Water street, and 73 feet on Pearl street. 58 and 60 Water street is now being added to their office building, and it is stated that with this latest purchase they have secured all the property that they re-



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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. 322.—I quote from a contract of sale: "All personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller, and is included in this sale." Do the awnings, screens, etc., of a two-family house in question, even though taken down for the winter, come under this clause? The seller is asking for an allowance for the awnings, etc., and my contention is that the awnings, screens, etc., are included in the price stated in the contract. Can you give us the answer? C. O.

Answer No. 322.—If the awnings and screens were specially made for or fitted to the premises, and connecting rods, bolts or other means of attachment are permanently fastened to the building, they are included in the contract. If they are not specially fitted for or attached to the premises and can be as readily used for any other building (like adjustable window screens) they are not included in the contract.

The Value of a Name

Every business man seeks to establish his product, his trade-mark or the quality of his services, and uses publicity to create a demand for them, recognizing the demand thus created as a valuable and very definite asset of his business.

He also understands that after this demand is created, competition obliges him to constantly defend this asset and perpetuate this demand aside from his desire to increase it.

In some lines the name or trade-mark thus established is regarded as equivalent in value to the total capital investment and good will of the business.

In these times, manufacturers are apt to overlook the necessity of constantly maintaining this value, on account of their inability to keep up normal conditions, and their failure to consider the high rate of depreciation that occurs due to the forgetfulness of the public in all matters that are not vital to their own interests.

Our English cousins are solving the question by continuing their announcements in the press, and incorporating the phrase:

“Deliveries made after the war.”

Evidently they appreciate the value of a name.

The following emphasizes the same point in another way:

“One of the best things that has come to my attention recently was the statement that Henry Ford, a rather well-known and comfortably-fixed citizen of Detroit—now that he is embarking in the Tractor business—finds himself legally restrained from calling it the ‘Ford Tractor’ because a small municipal concern was smart enough to copyright that name.”

The Advertising Man

quire. Every indication is that eventually 54 and 56 Water street, just purchased, will be added to the building, and thus a floor area of 20,000 square feet secured on each floor, with the main portion of their building running along Water street and removed from the annoyance of the elevated railroad which passes through Pearl street. Old Slip is one of the widest thoroughfares in the financial district and the plot acquired is near the Coffee and Cotton Exchanges, and near all financial interests, and in the heart of the shipping district.

Sale on Washington Heights.

Melville H. Bearns has increased his holdings on Washington Heights by purchasing from the Gross & Herbener Operating Company, 544 to 556 West 158th street, a six-story elevator apartment house having seven apartments on each floor and occupying a plot 100x100. The parcel at 552 to 556 is a two-story and basement business building containing stores and offices on a plot 50x100. These properties adjoin the block front on the east side of Broadway from 157th to 158th streets, which Mr. Bearns purchased last week. His holdings at this point now measure 200 feet on Broadway, 125 feet in 157th street and 225 feet in 158th street. Byrne & Baumann was the brokers in the deal.

Riverside Drive Plot in Trade.

What is considered by realty interests an important deal on Riverside Drive, which forecasts the erection of a tall apartment house, was closed on Friday last by Anthony Campagna, President of the Lucania Realty Corporation, who purchased from Frederick Brown, operator, a plot 58.10x102 feet at the south corner of 146th street. In part payment the buyer gave an excavated plot of about eight lots at the northwest corner of Cauldwell avenue and 156th street, in the Melrose section of the Bronx, 200x117.6xirregular. Mr. Brown acquired the Riverside Drive plot last month in a trade for the Highcliff Apartments, 177th street and Audubon avenue. It is understood that Mr. Campagna will erect a new type of apartment house on the Riverside Drive site. The Cauldwell avenue plot was acquired by the Lucania Realty Corporation last year as part of the purchase price in the sale of the Shoreview, 448 Riverside Drive. Slawson & Hobbs were the brokers in the transaction.

Sales in Lenox Hill District.

Demonstrating again the steady interest which is being manifested in high class private houses in the blocks near Fifth avenue was the sale on Thursday of two Lenox Hill residences. The five-story, modern dwelling with elevator at 21 East Eightieth street, formerly the home of the late Mrs. Anson W. Hard, was sold by the executors of the estate, W. R. K. Taylor and Augustine J. Smith to a client of Pease & Elliman for occupancy. The house which adjoins the home of Henry W. Robbins is in the same block with the dwellings recently acquired by Frank W. Woolworth for the occupancy of members of his family. The house was assessed at \$85,000, but has been held at \$110,000. The reported consideration, however, was somewhat below the holding figure. Negotiations were also completed for the sale of the four-story residence at 21 East Seventy-sixth street on a lot 19.6x102.2 between Fifth and Madison avenues. The property was owned by the Farmers Loan and Trust Company as trustee of the estate of Samuel Callaway, and has been held at \$75,000. Pease & Elliman also negotiated this contract.

Outsider Buys at Foreclosure.

M. Morgenthau, Jr., Company succeeded in disposing to an outsider a property which was sold by them at public auction under foreclosure proceedings on Thursday. The property was 567 Seventh avenue, an old four-story building on lot 19.9x60, located about 59 feet north of the northeast corner of Seventh avenue and 40th street. The property was sold by order of Samuel B. Ham-

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

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Building and Equipment; Construction; Heating Work; Sanitary Work; Electric Work; Laundry Equipment; Heating Work and Sanitary Work for Underground Service Connections for Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, May 22d, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty days (30) after official notice of award of contract and in accordance with the terms of Specifications Nos. 2949, 2957, 2956, 2958, 2959, 2980, 2981. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,

Secretary,
State Hospital Commission.

Dated, April 26, 1918.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 2, 1918.—Proposals will be opened in this office at 3 p. m., May 31, 1918, for the construction complete of six additional buildings, water tank, and well house at the United States Quarantine Station, Savannah, Ga. Drawings and specifications may be obtained from the custodian at the station, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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burger, referee, in proceedings brought by the East River Savings Institutions, which had claims aggregating about \$33,000. Bidding started at \$32,500 and after recording twenty-seven bids from four bidders, Mr. Morgenthau sold the property at \$35,000 to Edward Berger, the Sixth avenue pawnbroker. Mr. Berger said that he bought for investment and would pay all cash for the property. It was the consensus of opinion in the auction room that he had bought a bargain.

Sale of Block Front on Heights.

Charles Kimmelman has acquired from Charles Hoffman and Gerson Robson, three six-story apartments on the east side of Haven avenue, 178th to 179th streets. The block was first sold for the Lucien A. Duburnet estate by S. & J. Albert and James V. Graham to the Aires Corporation for cash. The same brokers with Jacob Gelot then exchanged it for the Aires Corporation with Hoffman & Robson, who gave in part payment the seven-story loft building on plot 50x150 irregular at the northeast corner of First avenue and 31st street. Subsequently Hoffman & Robson resold the Haven avenue block for cash to the present owner, Charles Kimmelman. The Haven avenue property was improved in 1915 by the Nevah Construction Company, Joseph Reiss, president, which sold it to Lucien A. Duburnet in June, 1917.

Sells Six-Story Residence.

Charles E. Danforth has sold 18 East Seventy-second street, a new six-story American basement residence, to Alfonso P. Villa, a raw silk merchant, for cash for his own occupancy. William B. May & Company negotiated the sale. Mr. Danforth acquired the property about two years ago through the same brokers from Felix Warburg, and rebuilt it for his own occupancy at a cost of over \$100,000 from plans by Beekman & Nash. The house, which is one of the finest in the district, contains two electric elevators and has been held at \$250,000.

Old Lorillard Property Sold.

Charles Laue, the operator, has purchased from the estate of Louis L. Lorillard the property at 387 and 389 West Broadway, running through to 73 and 75 Wooster street, between Broome and Spring streets, with a frontage of 55 feet in each street and a depth of 200 feet. The buildings were destroyed by fire some time ago, and the purchaser plans to erect a new structure on the site to be leased for the occupancy of one tenant. Douglas Robinson, Charles S. Brown Company, was the broker in the transaction. The property, which has been held at \$50,000, has been in the ownership of the members of the Lorillard family for more than seventy-five years and formerly was utilized as part of the old Lorillard tobacco and snuff factory.

Operator Buys St. Regis Apartment.

Through the sale of the six-story elevator apartment house known as the St. Regis at the northwest corner of Broadway and 152d street, Frederick Brown, the operator becomes the owner of one of the best paying business properties in the district. The house, which covers a plot 100x150, carries an annual rent roll of about \$35,000 and accommodates forty-eight families and contains two stores. Julian T. Saxe was the broker in the transaction, which was negotiated on an all-cash basis.

Sell Fourteen Brooklyn Flats.

Levy Bros. have just closed a transaction of large dimensions. They have sold fourteen six-family double flats, erected by them, seven covering a plot 200x100 on Grant avenue between Liberty and McKinley avenues, and seven covering a similar plot on Lincoln avenue between the same streets. They have taken as part payment the business building occupied by the Bedford Stores and known as 1065 and 1067 Broadway, Brooklyn. Considerable cash passed in the transaction, which involved about \$300,000.

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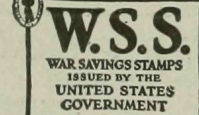
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South of 59th Street.

MOTT ST.—Michael Morris purchased from Dormond Realty Co. the 6-sty brick tenement at 43 Mott st, on lot 25x99. Jacob Finkelstein & Son negotiated the sale. The property, which is assessed at \$31,000, was acquired recently by the seller at foreclosure.

STANTON ST.—Bech, Van Sielen & Co., exporters, purchased from Ogden Brower and Howard E. White, as trustees of the estate of John L. Brower, the 7-sty brick and iron loft building at 338 and 340 Stanton st, covering a plot 40x70, at the northwest corner of Mangin st. This property is assessed at \$40,500, and will be used by the buyers for their own business. Herbert A. Sherman was the broker in the deal.

UNIVERSITY PL.—William Cruikshank's Sons sold, through Charles F. Noyes Co., for all cash, 82 University pl, a 4-sty dwelling, assessed at \$25,000.

8TH ST.—J. D. Ranck and Samuel Galitzka sold the plot, 40x100, in the south side of Av J, 100 ft. east of East 8th st.

10TH ST.—Fred D. Young sold the 2-fam. house at 927 East 10th st, on plot 40x100. J. D. Ranck and Samuel Galitzka negotiated the sale.

12TH ST.—William H. Butler estate sold the 3-sty dwelling at 66 West 12th st, on lot 19.4x103.3, to a buyer represented by Pepe & Bro.

18TH ST.—Leonard Weill resold the 3-sty modernized dwelling at 326 West 18th st, on lot 21x50, to a client of J. Irving Walsh.

30TH ST.—Thomas Daly purchased from Theodore Jantzen 313 East 30th st, a 3-sty dwelling, on lot 19.5x98.9. The seller took the property at auction last week.

North—of 59th Street.

65TH ST.—William B. May & Co. and Henry Pegram sold the dwelling, on plot 20x100.5, at 122 East 65th st, between Park and Lexington avs, for Mrs. Chauncey McKeever.

1ST ST.—Pease & Elliman sold for estate of the late Mary L. Van Ness to Dr. S. McLean 17 East 71st st. The property consists of a 5-sty private dwelling, on lot 20x102.2.

72D ST.—James H. Cruikshank resold to Marcus L. Osk 221 East 72d st, a 3-sty dwelling, on lot 16.8x100. The seller acquired the property last week from Julia D. Heineman.

80TH ST.—Pease & Elliman sold for W. R. K. Taylor and Augustine J. Smith, executors of the estate of Mrs. Anson W. Hard, deceased, the 5-sty dwelling at 21 East 80th st. This house occupies a lot 25x half the block, situated on the north side, between 5th and Madison avs, and was purchased through Pease & Elliman by the late Mrs. Hard from W. W. & T. M. Hall.

85TH ST.—Explorers' Club purchased, for \$23,000, the three dwellings, on plot 50x58.9x irreg, at 150 to 154 West 85th st, 250 ft. east of Amsterdam av, from James B. Ford, for its future home.

102D ST.—Nathan Dorman sold the 4-sty tenement, on plot 25x100, at 218 East 102d st.

106TH ST.—Winter Realities, Benjamin Winter, president, purchased from Palher Realty Co. the 6-sty Clorinda Apartment, at the southeast corner of 106th st and Amsterdam av. The structure occupies a plot 47.10x100, and was held at \$150,000.

119TH ST.—I. Rosenthal sold for Dr. A. L. Goldwater to Myer Beck 84 West 119th st, a 3½-sty private dwelling, on plot 18x100.

141ST ST.—Louis N. Hartag sold to Fifty Per Cent. Profit-Sharing Co., Ransom S. Morgan, president, the 5-sty single flats at 201 to 209 West 141st st, each 20x100, located just west of 7th av. The property is assessed by the city at \$168,000. R. S. Morgan Realty Co. negotiated the sale.

149TH ST.—Max Price and Jacob Price purchased through Goldberg & Kramer the 6-sty apartment house at 232 to 234 West 149th st for a reported price of \$49,500. The structure covers a plot of 40x100. Abraham Leichter represented the buyers as attorney. The broker in the deal was I. Schwartz.

150TH ST.—Mary Fleming sold to Pasquale Bottiglieri 248 East 150th st, a 3-sty house, on lot 25x100.

160TH ST.—Nehring Co., Jules Nehring, president, sold for Max Natanson, president of Nason Realty Co., to Robert Rankin the recently completed 5-sty new-law apartment house, on plot 66.8x100, at 652 West 160th st. The property rents for \$1,500, and was held at \$145,000.

172D ST.—Anna Codwise sold to William Goldstone 886 East 172d st, southeast corner of Seabury pl, a 5-sty structure, on plot 50x100. It was held at \$65,000. Negotiations are pending for a resale of the property.

183D ST.—Mrs. Rosina Fasin purchased from John H. Springer 555 West 183d st, a 3-sty private dwelling, on lot 16x74.11.

191ST ST.—One Hundred West 142d Street Corp. purchased from Isaac Lowenfeld Realty Corp. 567 to 569 West 191st st, a 6-sty new-law tenement, on plot 50x100. It was held at \$85,000.

MADISON AV.—Miss Jessie Maier purchased from Heller & Sussman, operators, 1791 Madison av, a 5-sty tenement, with stores, on lot 25.3x 60, located near 118th st. In part payment the buyer gave property 250x200x irreg on the Schoharie turnpike, in the Village of Acra Greene County, N. Y.

RIVERSIDE DR.—Bordeaux, a 6-sty elevator apartment house, on plot 95x116, at the south corner of Riverside dr and 127th st, has been taken over by the newly-formed 549 Riverside Drive Corp., with a capital of \$82,000. Directors are A. W. Drew, E. F. Cary and F. L. Tuttle, Jr.

Bronx.

CHARLOTTE ST.—Richard Moller sold 1423-25 Charlotte st, near Jennings st, a 5-sty new-law house, on plot 40x100.

FORD ST.—Anthony Avenue Realty Co. sold to Mary Eisenstein 351 Ford st, a vacant lot, 70x100, located 300 ft. west of Webster av.

MCDONOUGH ST.—Friday & Lehmann sold the 2-sty stone 1-fam. dwelling at 601 McDonough st for Annie Goldstein.

SEABURY PL.—William Goldstone purchased from Anna Codwise the Seabury apartment at southeast corner of Seabury pl and 172d st, a 5-sty structure, on plot 50x100, fully tenanted, and held at \$65,000. Negotiations are pending for a resale.

SEABURY PL.—Swanson Holding Co. sold the two 5-sty flats at the northeast corner of Seabury pl and 172d st, on plot 100x100.

SIMPSON ST.—J. Scott and Moses H. Rothstein, attorney, sold for John C. Giese to Kedy Szurek 985 Simpson st, an apartment, on plot 42x108, held at \$50,000.

136TH ST.—Lawyers' Mortgage Co. sold 426 East 136th st, a 3-sty dwelling, on plot 18.7x 50, Sterling Sterling was the broker.

147TH ST.—Cahn & Pittman sold for Ida A. Smith to Lena F. Bachis the apartment at 466 East 147th st, between Willis and Brook avs, on plot 25x100.

165TH ST.—Laurence C. Haines purchased from Dora P. McGaffrey a plot, 57.2x50.5x irreg., in the south side of 165th st, 45 ft. west of Grand Boulevard and Concourse.

179TH ST.—Benenson Realty Co. purchased from Bernhard Weil Construction Co. the 5-sty apartment house at 507 East 179th st, on plot 50x105, between 3d and Bathgate avs. The structure was built about two years ago by the selling company, and has been held at \$50,000. In part payment the buyer gave 310 West 127th st, a 4-sty flat, on lot 25x99.11.

AUDUBON AV.—O'Reilly & Dahn, in conjunction with Heil & Stern, sold 270 Audubon av, a 5-sty new-law tenement, on plot 50x100.

CAULDWELL AV.—Slawson & Hobbs sold for Lucania Realty Corp the 8 lots at the northeast corner of Cauldwell av and 156th st, 200x117. This property was given in exchange for the southeast corner of Riverside dr and 146th st, which the seller acquired from Frederick Brown. The Cauldwell av plot was acquired by Lucania Realty Corp. last year as

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part of the purchase price in the sale of the "Shoreview," 448 Riverside dr. Stoddard & Mark represented the sellers, as attorneys, and the purchaser was represented by Julius H. Zieser.

CLAY AV.—Frederick Brown bought from C. & C. Construction Co., William Bergen, president, the southeast corner of Clay av and 176th st, a 5-sty apartment, on plot 65x95, having accommodations for 25 families, fully rented for over \$10,000, and held at \$85,000. Richard H. Scobie was the broker.

KINGSBRIDGE AV.—Ulster Court Corp., Joseph G. Abramson, president, purchased from Joseph Glass the 5-sty new-law apartment house at 3426 Kingsbridge av, on plot 50x125, one block north of the subway station at 201st st. The house shows an annual rent return of about \$9,500, and was held at \$70,000. Heller & Sussman were the brokers.

SEDGWICK AV.—Samuel Cowen Agency sold to Nimport Holding Co. the 6-sty brick apartment at 1793 Sedgwick av, corner Cedar av.

SOUTHERN BLVD.—George Wilken sold to Anna L. Foulk 1563 Southern blvd, a 5-sty flat, on plot 40x100.

WALLACE AV.—Carl Herrmann sold for Teasdale Realty Co. to Frank Pochobrodsky two lots on Wallace av, near Bronxdale av.

Brooklyn.

BERGEN ST. — Realty Associates sold through Charles E. Rickerson to Jordan B. Robinson the vacant lot, 25x100, at 263 Bergen st, between Nevins st and 3d av.

DEAN ST.—Realty Associates sold to Frederick Johans, through Chauncey Real Estate Co., the 2-sty brick shop and factory on plot 30x100, at 48 Dean st.

GRAFTON ST.—Realty Associates sold to Julius Sherman the 3-sty building at 15 Grafton st, on plot 20x60x100.

HANCOCK ST.—Frank H. Malone sold the brick dwelling at 820 Hancock st for Herman Bluestone.

STERLING PL.—Bulkley & Horton Co., in conjunction with Frank A. Seaver & Co., sold the 4-sty double stone apartment house at 721 Sterling pl, between Franklin and Bedford avs. In part payment the purchaser gave a plot on 3d av, near 97th st, also a plot in 59th st, near 22d av. Consideration involved in transaction \$40,000.

UNION ST.—John Pullman Real Estate Co. sold 815 Union st, on lot 20x100, a 2-sty brownstone dwelling, for James W. Keogh to Mrs. Caroline D. Haney.

43D ST.—I. Salzberg sold for E. P. Herbert to S. Ackerman the 1-fam. cottage in the north side of 43d st, known as 1643 43d st, on plot 25x107xirreg.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the adjoining semi-detached 1-fam. brick dwellings at 1556 and 1558 43d st to Mrs. Rebecca Y. Rosenblatt and Mrs. Esther Hirschhorn, respectively.

60TH ST.—Alco Building Co. associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage, at 2156 60th st to Harry Schwartz.

66TH ST.—Alco Building Co., associated with Realty Trust, sold to Abraham Myers the 1-fam. semi-detached brick dwelling at 2054 66th st.

68TH ST.—Realty Associates sold, through Walter Ross & C. C. Gretsinger, the 5-sty semi-detached 2-fam. brick dwellings with garages at the northeast corner of 68th st, 93 ft. east of 6th av, to Ovington Bros.

RECENT LEASES.

Drug Dealers Lease in Front Street.

Charles F. Noyes Company has leased at an aggregate rental of about \$50,000 for Joseph F. Cullman to W. A. Williamson, 26 to 30 Burling Slip, a four-story building with a street frontage of 67 feet. The building will be extensively remodeled for strictly office purposes from plans of John H. Knubel, and will be known as the "Williamson Building." Mr. Williamson, at the head of Williamson & Company, brokers and dealers in drugs and chemicals, has secured this location because it is close to the new home of the National Aniline Company, which has just taken a lease of the former W. J. Matheson building at the

northwest corner of Burling Slip and Front street. Other large chemical and drug firms have recently purchased or leased premises in the same neighborhood through the Noyes Company. This is one of twelve buildings sold by the Charles F. Noyes Company in the same block, and the rental shows an increase of 55 per cent. over the rental paid when Mr. Cullman purchased the property from the Haines Company only a few years ago.

Lease Old Dennett Place.

As a result of negotiations just completed by Rice & Hill, Dennett's famous Scriptural Restaurant in the Potter building, Nassau and Beekman streets, recently closed up after twenty years' occupancy, is to have a new occupant. For the O. B. Potter Properties, Inc. (Frederick Potter, president; Clarence H. Kelsey, treasurer), Rice & Hill have leased to the Silver Lunch Company the stores, 143 and 145 Nassau street and 6 Beekman street, together with the basements and including the large basement under the immediate corner of Nassau and Beekman streets, and the store at 37 Park Row, recently occupied by a jeweler, and connecting with the Nassau street stores. The term of the lease is for ten years from May 1, 1918, and the rental approximates \$200,000. After extensive alterations by the tenant the space will be occupied as a branch of its chain of stores throughout the city. It is interesting to recall that this store was the first one of its kind opened in New York by the late Mr. Dennett, where the plan of trusting customers was adopted and where the basis of his immense fortune was made.

Conditional Leasing.

M. & L. Hess, Inc., subleased for the Lindeman & Sons Piano Company, the eight-story building at 599 to 603 Eleventh avenue, at the southwest corner of Forty-fifth street, for a term at an aggregate rental of \$100,000. The lessee is the Republic Storage Company a newly-formed corporation which will use the building for storage of leaf tobacco. As a condition of leasing these premises it was necessary to find a new location for the piano company and the brokers procured the six-story building at 8½ to 12 Jones street from the Greylock Building Company, represented by the West Side Savings Bank. This building contains about 45,000 square feet and was leased for a term of years at an aggregate rental of \$125,000.

New High Record Rental.

The importance of the commercial value of real estate in the Forty-second Street district was emphasized on Thursday when Douglas L. Elliman & Company closed a deal involving the corner store in the former Renaissance Hotel at the southeast corner of Fifth avenue and 43d street, which has been remodeled into an office building. The National City Company, a subsidiary of the National City Bank, has leased space 24x100 and will pay at the rate of \$40,000 per annum or about \$16.70 per square foot, and this it is believed establishes a new high-record rental for Fifth avenue. The lease is for twenty years and the aggregate rental is about \$800,000 for the term.

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Lease Old Club House.

The United States Government was in the leasing market this week and leased the building formerly occupied by the Raquet and Tennis Club at 23 to 31 West Forty-third street for use as barracks. The building, which was vacated by the club recently for its new home occupying the block front on Park avenue, Fifty-second and Fifty-third streets, is a three-story structure, heavily constructed in Romanesque style covering a plot 200x100 feet. No alterations are planned excepting such minor changes as will be necessary to fit up dormitories which are calculated to accommodate approximately 1,000 men. It was leased at a nominal figure by the syndicate managers of the club.

Warehouse Leased.

Alexander A. Koswick leased for a term of years, to the American Chewing Gum Company, the warehouses formerly occupied by the Southern Trading Company on Eleventh avenue, near Thirty-second street, at an aggregate rental of \$150,000. Smith & McKee were the attorneys for the American Chewing Gum Company.

Waterfront Lease in Brooklyn.

Corwith Bros., of 851 Manhattan avenue, Brooklyn, have leased for period of years a parcel of land consisting of about 3½ acres located on the west side of Newtown Creek about two hundred and fifty (250) feet north of Greenpoint avenue, having a frontage of five hundred and fifty (550) feet on the creek, which includes the slip used in connection with the property, and about five hundred feet to the east side of Kingsland avenue, together with all the buildings erected, now thereon for the Rockland Rockport Lime Co., to the Harbor Stores Corporation, of 1 Broadway, New York City, who are to use the property for the storage of general merchandise, goods awaiting export.

Lease for Long Term.

The well known firm of Hornthal & Co., manufacturers and wholesalers of undertakers' supplies, over twenty years located at 10 East 22d street, have just taken a sixty-year lease from the Beekman Estate, of five buildings at the northeast corner of 52d street and Lexington avenue, covering a plot about 51 feet 7 inches by 90 feet, which will be completely remodeled for their own occupancy. Schwartz & Gross have been commissioned as architects for this improvement, which is expected to be completed and ready for occupancy by October 1, 1918. L. C. Cowen is the broker who negotiated the lease.

Manhattan.

ALBERT B. ASHFORTH, INC., leased space in the building at the southwest corner 5th av and 35th st to Rabinovich & Co., Inc.; the floor at 32 West 32d st to Edelsack Ladies' Garment Co.; the 1st loft at 142 West 29th st to George Block and Harry Schiller; and at 105 West 40th st to American Meter Co., H. & T. Construction Co., Inc., and Herbert E. Crocker.

ALBERT B. ASHFORTH, INC., leased apartments at 152 West 58th st to Dr. Lee S. Shoninger; at 27 West 67th st to Edith M. Prellwitz, Miss K. Barbour, Helene F. d'Almeida; at 124 West 55th st to Mrs. Sasha Tarnowska; and at 15 West 67th st to Lester Ralph.

ALBERT B. ASHFORTH, INC., leased space in the Brokaw Building, Broadway and 42d st, to Harry McRae Webster, Inc., Wilson Motor Truck Co.; and in the Frances Building, southeast corner 5th av and 53d st, to Bertha Heil, Katharine E. Fradkin, Martin and Aurel Carpp, Hilda Gletner.

CAMMANN, VOORHEES & FLOYD leased apartments at 126 to 130 East 24th st to F. B. Stockbridge, Miss Sarah M. Dean and Harold F. Deming; also at 121 Madison av to John W. Campbell and S. M. Marshall; and at 14 Central Park West to Dr. Ernest E. Tucker.

CROSS & BROWN CO. leased the store at 146 Broadway to Behrman Motors Corp.

CROSS & BROWN CO. leased the building at 629 to 633 East 16th st to Neptune Forwarding Co.; store at 52 East 34th st to Encyclopaedia Britannica Corp.; space at 22 West 17th st to Waterproof Garment Workers' Union; space at 9 East 59th st to Barney, Inc.; space at 8 and 10 West 45th st to George Luckhardt; space at 247 and 249 West 36th st to Scientific Glass Co.; entire building at 241 West 68th st to Motor Parts Co.; space at 1765 Broadway to Alsop Triple Ignition Co.; store at 25 and 27 West 36th st to Encyclopaedia Britannica Corp.; entire building at 218 West 48th st to Sunlight Arc Co., Inc.; space at 22 and 24 West 38th st to Abraham Heisch; space at 250 West 54th st to Dickinson Cord Tire Corp.; store and office

space at 251 West 57th st to Lobell Aborn Auto Co.; space at 247 and 249 West 36th st to Jacob Monsky; first floor and basement at 115 West Broadway to Rourke & Heishkowitz; and space at 224 West 57th st to Louis Bogman.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices at 52 Vanderbilt av to De Waray Aircraft Corp.; also an office to William S. Moore.

DUFF & BROWN CO. leased for Martin Ungrich to James Butler the store at 1701 Amsterdam av.

DUROSS CO. leased 295 Pearl st the store to Block & Co. and the 3d and 4th lofts to J. C. Edgecombe Co., and the 1st and 2d lofts at 79 White st to William Mulholland.

DUROSS CO. leased for Hugh E. O'Reilly the store and basement at 206 West 20th st to Manhattan & Philadelphia Auto Express, Inc., and the 2d loft at 799 Greenwich st to Seligman Brothers.

DUROSS CO. leased for Leon Dryer the 5-sty stable at 228 West 20th st to Smith Brothers Trucking Co., Inc.; to Fair-Lennon & Co. the premises at 32 Gansevoort st, and to Bellanca & Co. the 5th loft at 797 and 799 Greenwich st.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 969 Park av for Randolph Walker Corp. to C. M. Crego; also an apartment at 122 East 82d st for David Dows & Co. to Thomas W. Whitall; at 45 East 62d st to Austin P. Kelly; at 106 East 55th st to Reginald E. Wigham; at 114 East 84th st for Henry K. Brent to Mrs. Colgate Hoyt, Jr.; at 157 East 81st st to Miss Constance P. Looram.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Pierre Mali, wife of the Belgian Consul, 3 East 10th st, a 5-sty house, on lot 24.6x94.9, to Joseph E. Corrigan, and renewed the lease of 107 East 35th st, a 5-sty house, on lot 18x98, to Thomas Marshall.

DOUGLAS L. ELLIMAN & CO. renewed the lease for a large apartment at 635 Park av for Mrs. Robert S. Minturn to Clarence Westin; also renewed a lease at the Verona, 32 East 64th st, to Mrs. E. A. Goddard; also at 45 East 62d st to Chauncey A. Olcott, Dr. Ross McPherson and Mrs. Robert Waller; and for Mrs. J. Kremer 112 East 57th st, a 4-sty house, on lot 20x100, to W. D. Trueblood.

EWING, BACON & HENRY leased H. F. Huber & Co. a floor at 9 and 11 East 40th st.

J. ARTHUR FISCHER leased to John Solingas the store and basement at 671 6th av.

GOODALE, PERRY & DWIGHT, INC., leased for J. W. Ferguson the 7-sty loft building at 812 and 814 Greenwich st to G. J. Banker Corp.

GOODWIN & GOODWIN leased for Mrs. Elise Boyd to Charles W. Mark 1831, 1833 and 1835 3d av and 207 East 102d st.

HERBERT HECHT & CO. leased for Kaldenberg Lands Co., Inc., store and basement at 433 Broome st to St. Regis Restaurant for 10 years.

HERBERT HECHT & CO. leased for the Broadway-John Street Corp., Elias A. Cohen, president, the store at 146 Fulton st to Keesling Lunch Co.; and for 29th St. Construction Co. the 3d floor at 105 and 107 East 29th st to Flapper Coats, Inc.

HERBERT HECHT & CO., in conjunction with Frederick W. Sharp, leased for estate of Charles A. Baudoin the store and basement at the southwest corner of 29th st and 5th av to Goody Shops. The store was held at \$15,000 per annum.

HERBERT HECHT & CO. and Harris & Vaughan leased to Regal Shoe Co. for Albert B. Ashforth, Inc., as agent, store at 19 West 35th st.

HERBERT HECHT & CO. leased for Regal Shoe Co., represented by Harris & Vaughan, Inc., additional space in the building at the southwest corner of 50th st and Broadway to St. Regis Catering Co., Inc.

HEIL & STERN leased at 30 to 38 East 33d st the 11th floor to Drourr Dretzin & Co.; also at 40 to 46 West 25th st the 11th floor to Weinstein & Brecher, Inc.

M. & L. HESS, INC., leased for Montgomery Ward & Co. the 5th floor at 307 to 311 6th av to Lazarus Raincoat Co., who already occupy the 2d, 3d and 4th floors; also leased in the same building, and in conjunction with Spear & Co., the 6th floor to American Uniform Co.

HENRY HOF leased for Caroline Schwartz a floor at 217 East 38th st to Elizabeth B. Sommer.

HOUGHTON CO. leased for Clifford Van Schurman the 4-sty and basement dwelling at 145 West 70th st to Pierre Martin and Theodore Kissag.

HOUGHTON CO. leased, in conjunction with Louis Schrag, for estate of William C. Lesster the 5-sty dwelling at 312 West 107th st to Mildred D. Buckley.

HOUGHTON CO. leased to Mrs. O. Suau for Emma E. Osherhausen the 4-sty dwelling at 66 West 91st st.

CHARLES F. NOYES CO. leased for James A. Glover the building 100 John st, extending through to 19 Platt st, to John Duval Co., Inc.; also 50 Ferry st for Wm. H. Hoople to Andrew Levy; and for George Chiris Realty Co. the building at 16 Platt st to Henri Izakson, at an increase of 25 per cent. over former rentals.

CHARLES F. NOYES CO. leased for Weiler & Knoche the 5th floor at 511 to 519 East 72d st to Franklin Knitting Mills for 5 years at an aggregate rental of about \$35,000; the 2d floor at 89 Fulton st to Carbondale Sponge Co., and space at 60 Stone st and 97 Pearl st to Carpenter & Baker.

CHARLES F. NOYES CO. leased for Civic Centre Co. the store and basement at 54 to 60 Lafayette st to Dale-Brewster Machinery Co., Inc., at an aggregate rental of about \$50,000; the store at 19 Fulton st to J. Witkin, Inc., and the store at 18 West 23d st to S. Rovinsky.

PEASE & ELLIMAN rented apartments at 11 East 68th st to H. T. Burnett; also at 116 East 58th st to C. Loring Brace, and a large apartment at 1 East 49th st, corner 5th av, to

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William Carpenter; also apartment at 515 Park av to Mrs. G. M. Studebaker; at 570 st to Dr. W. P. Healy; at 105 West 55th st to Kenneth Henderson; at 850 Park av to Francis F. Whitten; at 970 Park av to Dr. A. A. Epstein; at 405 Park av to Mrs. C. L. Hyllsted; at 100 West 59th st to Mrs. Russell Whelen, and at 1000 Park av to Dr. Edward Stillman.

PEASE & ELLIMAN and Douglas L. Elliman & Co. leased to James A. Stillman, the banker, an apartment of 17 rooms and 6 baths at 270 Park av, recently completed by Vanderbilt Avenue Corp., Charles V. Paterno, president.

WM. A. WHITE & SONS leased for estate of John Castree the 6-sty building at 361 and 363 Washington st, southeast corner of North Moore st, to Andrew Spada & Co.; also the store at 446 East 78th st to Meyer Grossman.

WM. A. WHITE & SONS leased an apartment at 44 West 10th st to W. Douglas Walker; at 19 West 54th st to Daniel P. Murphy; and at 134 East 22d st to Mrs. Lida M. McCord and Miss Lillian M. Whitfield.

REAL ESTATE NOTES.

MIRIAM ZUCKER is the buyer of 101 Avenue D.

BIELTY REALTY CO. is the buyer of 91 to 99 Mercer st.

CHARLES MONEY has removed his offices to 228 West 36th st.

LOUIS COWAN and 250 West 103d Street Corp. have moved to 44 East 25th st.

ISIDOR ABRAHAM is the buyer of 311 West 143d st sold through Harry Sugarman.

SHAW & EBBITT have been appointed agents for 103, 105, 107 and 109 West 88th st.

NEHRING BROS., INC., have been appointed agents of 658, 660 and 662 West 189th st.

FAIRSITE REALTY CORP. is the buyer of the dwelling at 1320 Madison av, sold last week.

CLEMILT REALTY CO., M. M. S. Building Co. and Milton S. Silverman moved to 347 Madison av.

RUSSELL REALTY MORTGAGE CO. has moved its office from 198 Broadway to 171 Broadway, room 22, to larger quarters.

NEHRING CO. were the brokers in the sale by Robert Rankin to Max Natanson of 598 East 140th st, 618 East 140th st and 437 East 142d st.

MORRIS FLOREA is receiver of rents of 1672 Lexington av pending action by New York Life Insurance and Trust Co. to foreclose a \$12,000 mortgage.

VASA K. BRACHER has been appointed agent of the Minnewaska, at 2 West 88th st, and the Mohokk, at 275 Central Park West, both owned by Louis Stern.

POLICE COMMISSIONER ROBERT ENRIGHT addressed a meeting of the Upper Manhattan Property Owners' Association held Thursday evening at 702 West 189th st.

JAMES B. BUTLER has been appointed by Justice Guy receiver of 2261 7th av during an action by Excelsior Savings Bank of the City of New York to foreclose a \$29,500 mortgage.

DUFF & BROWN CO. have been appointed agents of the following dwellings: 308 East 66th st, 105 West 131st st, 531 West 145th st, 304 West 152d st, 1007 to 1013 Ogden av and 716 Fairmont pl.

RUSSELL REALTY MORTGAGE CO. placed a first mortgage loan of \$30,000 at 5 per cent. for 5 years on the southwest corner of St. Anns av and 150th st, Bronx, for the owners of 149th Street Garage Co.

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 May 3 to 9	1917 May 4 to 10
Total No.	141	186
Assessed Value	\$6,382,600	\$11,104,100
No. with consideration	15	23
Consideration	\$496,952	\$571,650
Assessed Value	\$574,100	\$711,700

Jan. 1 to May 9 Jan. 1 to May 10

Total No.	2,294	3,027
Assessed Value	\$119,434,080	\$215,440,125
No. with Consideration	365	397
Consideration	\$16,754,453	\$18,855,472
Assessed Value	\$18,169,300	\$27,088,250

Mortgages.

	1918 May 3 to 9	1917 May 4 to 10
Total No.	44	55
Amount	\$750,492	\$882,350
To Banks & Ins. Cos.	6	10
Amount	\$200,500	\$189,800
No. at 6%	22	16
Amount	\$216,606	\$171,275
No. at 5 1/2%	2	4
Amount	\$133,000	\$52,000
No. at 5%	7	12
Amount	\$154,000	\$207,500
No. at 4 1/2%	.....	3
Amount	.....	\$66,500
No. at 4%	1	.....
Unusual Rates	\$2,000	.....
Amount	.....	\$27,000
Interest not given	12	19
Amount	\$244,886	\$358,075

Jan. 1 to May 9 Jan. 1 to May 10

Total No.	872	1,417
Amount	\$24,585,282	\$49,076,088
To Banks & Ins. Cos.	157	316
Amount	\$12,927,543	\$26,135,300

Mortgage Extensions.

	1918 May 3 to 9	1917 May 4 to 10
Total No.	20	51
Amount	\$801,000	\$2,776,475
To Banks & Ins. Cos.	9	34
Amount	\$617,500	\$1,991,500

Jan 1 to May 9 Jan. 1 to May 10

Total No.	491	836
Amount	\$41,248,575	\$56,317,450
To Banks & Ins. Cos.	178	425
Amount	\$22,588,850	\$41,860,350

Building Permits.

	1918 May 4 to 10	1917 May 5 to 11
New Buildings	5	5
Cost	\$140,000	\$121,500
Alterations	\$199,310	\$299,290

	Jan. 1 to May 10	Jan. 1 to May 1
New Buildings	69	148
Cost	\$4,621,700	\$19,909,100
Alterations	\$3,453,238	\$4,949,979

BRONX.

Conveyances.

	1918 May 3 to 9	1917 May 4 to 10
Total No.	93	116
No. with consideration	5	13
Consideration	\$9,195	\$44,929

Jan. 1 to May 9 Jan. 1 to May 10

Total No.	1,671	2,073
No. with consideration	238	245
Consideration	\$2,240,159	\$2,708,400

Mortgages.

	1918 May 3 to 9	1917 May 4 to 10
Total No.	36	37
Amount	\$247,330	\$160,738
To Banks & Ins Cos	2	.....
Amount	\$97,500	.....
No. at 6%	23	16
Amount	\$102,350	\$60,350
No. at 5 1/2%	3	3
Amount	\$17,000	\$6,190
No. at 5%	4	6
Amount	\$10,500	\$45,500
No. at 4 1/2%	1	.....
Amount	\$87,500	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	5	12
Amount	\$29,980	\$48,698

Jan. 1 to May 9 Jan. 1 to May 10

Total No.	714	910
Amount	\$3,977,323	\$6,638,584
To Banks & Ins. Cos.	30	80
Amount	\$620,942	\$1,206,000

Mortgage Extensions.

	1918 May 3 to 9	1917 May 4 to 10
Total No.	12	14
Amount	\$249,750	\$243,250
To Banks & Ins. Cos.	2	2
Amount	\$9,000	\$29,000

Jan. 1 to May 9 Jan. 1 to May 10

Total No.	127	292
Amount	\$2,897,587	\$5,715,549
To Banks & Ins. Cos.	38	79
Amount	\$1,049,000	\$1,959,100

Building Permits.

	1918 May 3 to 9	1917 May 4 to 10
New Buildings	13	22
Cost	\$222,750	\$415,300
Alterations	\$33,200	\$6,500

Jan. 1 to May 9 Jan. 1 to May 10

New Buildings	99	243
Cost	\$4,129,200	\$4,375,625
Alterations	\$1,001,171	\$538,900

BROOKLYN.

Conveyances.

	1918 May 2 to 8	1917 May 3 to 9
Total No.	568	400
No. with consideration	46	37
Consideration	\$267,819	\$336,725

Jan. 1 to May 8 Jan. 1 to May 9

Total No.	7,156	8,092
No. with consideration	541	753
Consideration	\$4,179,681	\$8,850,591

Mortgages.

	1918 May 2 to 8	1917 May 3 to 9
Total No.	343	306
Amount	\$958,229	\$1,100,908
To Banks & Ins. Cos.	31	56
Amount	\$149,250	\$336,400
No. at 6%	230	171
Amount	\$468,545	\$460,468
No. at 5 1/2%	66	78
Amount	\$262,600	\$358,100
No. at 5%	18	31
Amount	\$119,030	\$155,360
Unusual rates	5	2
Amount	\$11,204	\$2,700
Interest not given	24	24
Amount	\$96,850	\$124,280

Jan. 1 to May 8 Jan. 1 to May 9

Total No.	3,939	5,451
Amount	\$14,057,573	\$23,607,714
To Banks & Ins. Cos.	475	1,072
Amount	\$2,550,390	\$8,187,939

Building Permits.

	1918 May 3 to 9	1917 May 4 to 10
New Buildings	75	52
Cost	\$806,950	\$739,350
Alterations	\$140,350	\$88,185

Jan. 1 to May 9 Jan. 1 to May 10

New Buildings	1,040	1,295
Cost	\$8,183,680	\$12,709,000
Alterations	\$1,533,220	\$1,914,069

QUEENS.

Building Permits.

	1918 May 3 to 9	1917 May 4 to 10
New Buildings	61	104
Cost	\$134,309	\$252,598
Alterations	\$54,605	\$18,466

Jan 1 to May 9 Jan. 1 to May 10

New Buildings	777	1,552
Cost	\$3,069,498	\$5,720,615
Alterations	\$526,120	\$434,349

RICHMOND.

Building Permits.

	1918 May 2 to 9	1917 May 4 to 10
New Buildings	7	10
Cost	\$50,360	\$31,063
Alterations	\$3,615	\$3,500

Jan. 1 to May 9 Jan. 1 to May 10

New Buildings	181	198
Cost	\$496,134	\$701,892
Alterations	\$124,910	\$162,693

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

[Record and Guide Quotations Are Accepted as Official by Building Material Exchanges.]

ALTHOUGH there is practically no possibility that private construction work on a large scale can be resumed until the present war is over, the announcement that a new hotel, claimed to be the largest in the world, will be erected in the Grand Central Terminal zone, has acted as a powerful stimulant to the building industry. This immense hotel project is a direct outcome of the merger of large hotel interests consummated early this week and involving some of the most prominent hostleries in this country. Reports that building projects of this character are now under consideration and that active construction will be started just as soon as circumstances and conditions permit is the tonic the building situation requires to restore vitality to the industry.

The drive for the Third Liberty Loan has ended and the building trades have every reason to be justly proud of the remarkable showing made by their craft, individually and collectively. The final results have clearly demonstrated that no matter how adverse the conditions may be the structural trades are to be depended upon. In the campaign just recently concluded the building industry has proved beyond peradventure of a doubt that whenever the call comes for patriotic service the reply will be most convincing.

Although there has been somewhat of a falling off in the number of large contracts placed during the past week there has been a continuation of activity where small building operations and alterations are concerned. This latter phase of construction is now of paramount importance and, with the exception of Government building projects is practically all that is being done to any extent. Buildings, a number of which were formerly thought ready for condemnation, are being remodeled along modern lines. Newer structures are being altered to meet the requirements of the present for both commercial and industrial occupancy. In this manner great quantities of building materials and supplies and labor are being conserved for the more important structural operations that come directly under the jurisdiction of the Federal Government.

New Government building projects continue to be announced to the trade with remarkable regularity and the end of the program of large operations is not yet in sight. Almost daily Government departments responsible for the prosecution of the war realize the necessity of erecting additional buildings and providing other structural facilities for the handling and shipment of men, munitions and sustenance stores to the fighting fronts in Europe. The plans to greatly increase the personnel of the military establishment require that existing cantonments and training stations be enlarged and additional ones built. The authorities at Washington are preparing for a long period of warfare, and in order that the army and navy be kept up to the highest point of military efficiency, the increased building program has become of vital importance.

With the exception of a few lines the market for building materials and supplies has been quiet throughout the past week, with prices generally steady and firm at the levels that have now maintained for some time. There is a strong feeling, however, that the market has not yet reached its highest point as concerns material prices and further advances are looked for. Some lines have already announced that advances from the existing levels may be anticipated. There are numerous reasons given out for the proposed advances, the principal ones being scarcity of supply, curtailment of production by Federal

orders and priorities, lack of adequate labor and fuel and generally advancing production costs. The demand is slow in the majority of lines.

Common Brick.—Business has been very slack in the market for Hudson River common brick. No new activity has developed and the inquiries for future requirements are extremely light. Although there have been persistent rumors of large Federal requirements in the brick line there has been no business reported from this source. The arrivals of new brick from up-river have been in fair volume and the sales have been slightly better than the number of barges arrived. Prices are firm at \$9 to \$9.50 a thousand, the level that has now maintained for some weeks. No particular activity in the Hudson River plants has been reported during the week. Brick manufacturers have not resumed production, although in normal seasons the yards start work early in April. The majority of the producers between Haverstraw and Mechanicsville have signified their intention of keeping their plants idle this season, owing to the inability of obtaining adequate labor and fuel and the low prices brick is now bringing in the open market. In almost every instance where the manufacturer has decided not to commence manufacturing the sheds are full of brick and shipments can be made as the demand requires. Some manufacturers are looking forward to export business and also to the possible large Governmental requirements.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, May 10, 1918. Condition of market: Demand, fair; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 12; sales, 18. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 8; Yonkers, 1; Flushing, 1.

Lumber.—Virtually there is no change in the lumber market situation in either the wholesale or retail branches of trade. The demand for practically all kinds and grades of lumber remains steady and the principal problem of the producing and selling interests is that of transportation. Deliveries, where possible, are slow and the market is depleted in certain lines. The demand for lumber for building purposes is somewhat better than it has been for many months owing largely to the increased volume of suburban building construction. This phase of structural activity is making a much better showing than was thought possible early this spring and according to present reports from widely scattered districts, this character of building bids fair to continue for the balance of the season. The intense demand for small dwellings in good localities has boomed activity of this type. The lumber situation would be most satisfactory if the problem of early and adequate deliveries to distributing points could be solved. Prices are firm in all lines with the certain grades indicating a marked tendency toward further advances.

Portland Cement.—Manufacturers of Portland cement are generally well satisfied with the present situation. The demand is fairly brisk and mill shipments on contracts are heavy and likely to continue so throughout the current month. The recent advance in price stimulated the market to some extent and the immense volume of Government building in progress is making heavy demands upon the manufacturers and dealers. At the present time cement prices are firm at \$2.55 a barrel, New York, but there is an undercurrent of feeling that this level is likely to be advanced.

Structural Steel.—The steel situation is now entirely dominated by the demands of the various Governmental

departments for material required for the successful prosecution of the war. Private business is negligible and the outlook for increased activity of this character is not bright for the next three or four months at least. Local steel contractors have small stocks on hand for miscellaneous requirements, but it is extremely doubtful if large requirements, such as those for steel-frame structures, will be obtained for months to come. The Government must come first and private demands will be subservient to the more important requirements of the nation. Prices remain unchanged.

Window Glass.—Dealers in plate and window glass report that the demand is extremely light and the outlook is for a continuation of the condition for some time to come. Manufacturers are generally operating on a greatly reduced schedule of output and are experiencing difficulties in turning out what they are producing owing to the inability to obtain raw materials, labor and the difficulties attendant upon shipments to jobbers. While there have been no changes in the schedule of discounts up to the present writing, there have been numerous rumors that advances are likely to be made and without further notice to the trade.

Hydrated Lime.—The market is practically without activity of any sort, current demand is negligible and inquiries for future deliveries are few and far between. According to prominent dealers there are no bright spots in the situation at present and the outlook for the coming months is anything but satisfactory. No improvement in the demand is anticipated until there is a greatly increased volume of private building prevalent. Prices at the present writing remain unchanged, but owing to the recent advance in freight rates there is every probability that hydrated lime prices will be increased proportionately.

Sand and Gravel.—The market situation as applied to these commodities is unchanged and business continues in practically the same volume as has maintained for the past month or more. The movement of these materials is generally free and considered as a whole the condition is satisfactory. Sand prices are firm at \$1.25 a cubic yard. The gravel situation is unchanged. Government demands, requiring approximately eighty per cent. of the output, takes precedence, but there is a fair amount now available for general building purposes. Gravel prices are strong at \$2.00 a cubic yard to dealers.

Trap Rock.—The demand is strong and the outlook for a continuation of excellent business is considered good by the local dealers. Prices are firm at \$1.95 a cubic yard, New York, for $\frac{3}{4}$ in. and \$1.85 for $1\frac{1}{2}$ in. The steady growth in the popularity of reinforced concrete as a medium of construction and more particularly the immense requirements for the large Government projects in this locality have been of infinite benefit to this market.

Wire Products.—Manufacturers of both wire and wire nails have all the business they can possibly handle and many are behind in their deliveries on private contracts owing to the large volume of Federal business that has been placed with the mills and that takes precedence over orders for private consumption. The Quartermaster Department, New York Division, is in the market for 49,000 kegs of wire nails and 47,000 kegs in addition are desired for the general use of the army. These orders have not been placed at the present writing. Until further announcement, one hundred per cent. of the output of the wire mills will be devoted to Government requirements.

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.....\$9.00@ \$9.50
Raritation 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.....\$2.55@ —
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)...\$1.85@ —
Trap rock, ¾ in. (Nominal)...1.95@ —
Bluestone flagging, per sq. ft.. .17@ 0.18
Bluestone curbing, 5x16......40@ —

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

Exterior—
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —
10x12x12 in., per 1,000..... —
12x12x12 in., per 1,000..... —
Interior—
3x12x12 in., per 1,000..... —
4x12x12 in., per 1,000..... —
6x12x12 in., per 1,000..... —
8x12x12 in., per 1,000..... —

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$2.15@ —
Eastern finishing.....2.35@ —
Hydrated common (per ton)...15.00@ —
Hydrated finishing (per ton)...16.43@ —

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.55@ —
Less than 5 bbls.....1.56@ —

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

1½ in. (nominal).....\$2.00@ —
¾ in.No quotation
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft.....\$42.00@ \$55.00
14 to 16 ft.....63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....33.50@ —
Hemlock, W. Va., base price
per M.....33.50@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)..38.00@ 42.00
Wide cargoes.....38.00@ 56.00

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.....\$5.00@ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):

First and seconds, 1-in.....\$66.00@ —
Cypress shingles, 6x18, No. 1
Hearts.....10.00@ —
Cypress shingles, 6x18, No. 1

Prime.....8.50@ —
Quartered oak.....95.00@ 107.50
Plain oak.....75.50@ —

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.....38.00@ —
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@ —
Zeas and tees.....3.195@ —
Steel bars, half extras.....3.195@ —

TURPENTINE:

Spot in yard, N. Y., per gal..\$0.43@ \$0.43½

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%

MR. GOLDWIN STARRETT, PROMINENT IN ARCHITECTURAL CIRCLES, DIES

ARCHITECTS and builders throughout the country as well as locally will feel keenly the loss of Goldwin Starrett, senior member of the firm of Starrett & Van Vleck, 8 West 40th street, who died after a brief illness of pneumonia, at his home in Glen Ridge, N. J., Thursday, May 9. He was forty-four years of age.

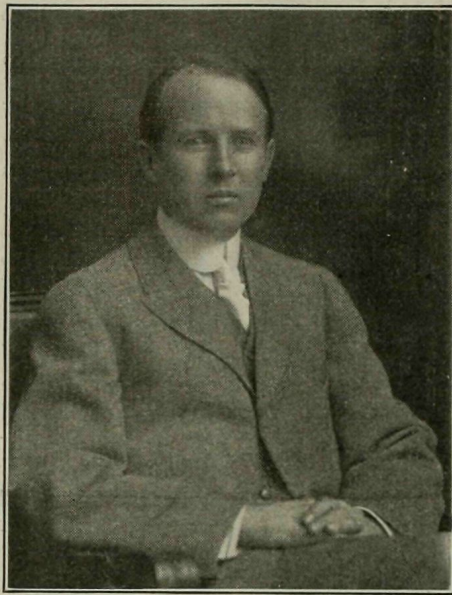
In architectural circles Mr. Starrett occupied a prominent position among the leaders of his profession, and among his friends and business associates was respected and loved for the many qualities that marked this man of unusual attainments.

While at dinner one evening at the Engineers' Club some gentlemen at the round table were discussing the apparent un wisdom of filling children's heads with fairy stories, because these filled

ough. Among other architectural works resulting from his genius are numbered the twenty-one story building at 8 West 40th street, where his firm maintained offices, the Lord & Taylor Building on Fifth avenue at 38th street, the apartment house at the northeast corner of Fifth avenue and 63d street, recognized as being one of the most beautiful structures of its type in the city, the Berkeley Building, in 44th street and a number of modern school buildings in various locations close to New York.

Goldwin Starrett was a member of a family widely noted for its structural accomplishments. He was the brother of Col. Wm. A. Starrett, Construction Quartermaster General of the United States Army, in charge of the construction of army cantonments and chairman of the Committee on Building Construction of the Council of National Defense. Col. Starrett resigned from the firm of Starrett & Van Vleck to take up this important work for the Government. Paul Starrett, another brother, is president of the George A. Fuller Co., builders of national repute, and his brother Ralph is a member of the firm of Starrett & Goss, building contractors. Theodore Starrett, who died last October, was the founder of the Thompson-Starrett Co., and a man of countrywide prominence in construction circles. He was a pioneer builder of skyscrapers.

Goldwin Starrett was a chapter and institute member of the American Institute of Architects, a member of the Architectural League of New York and the American Society of Mechanical Engineers. He is survived by his widow and two daughters.



GOLDWIN STARRETT, A. I. A.

their minds with unrealities and had a tendency to give them a disregard for truth.

Goldwin Starrett was sitting at the table and finally said that the reading of fairy stories to children developed their imaginations, and without imagination man could do nothing. Everything must be created in the mind and at the earliest moment a child must learn to make mental pictures, but whether or not the fairy story did take away temporarily the sense of truth, it certainly did build up the imagination, which was the most important working factor in the life of man.

The above is typical of the man—a sensitive, kindly, creative spirit—and made a lasting impression on all those sitting at the table.

Goldwin Starrett was born in Lawrence, Kansas, on September 29, 1874. He was a student of mechanical engineering at the University of Michigan and obtained his degree in 1898, after which he entered the employ of Daniel H. Burnham, architect, Chicago, who designed the buildings for the World's Fair in that city. During the time of his association with this noted architect, Mr. Starrett developed his talent for architecture to such a high degree that he became the intimate business associate of Mr. Burnham in the practice of his profession.

After leaving Chicago Mr. Starrett came to New York, where he became associated with his brother Theodore in the Thompson-Starrett Co., where he remained for five or six years. In 1908 he founded the architectural firm of Starrett & Van Vleck, and throughout his life continued as senior partner in that concern.

Prominent among the buildings designed and erected under the supervision of Mr. Starrett is the large office building, at the corner of Court and Remsen streets, Brooklyn, conceded to be the finest office building in the Bor-

Planning New Brooklyn Hospital.

Helmle & Corbett, architects, 190 Montague street, Brooklyn, are preparing the plans and specifications for the new building to be erected for the Williamsburgh Hospital, 342 Bedford avenue, James McGarvey, chairman of the Building Committee. The structure will occupy a plot approximately 126x150 feet at the southeast corner of Driggs avenue and South 9th street. The plans call for a building seven stories in height, fireproof throughout and constructed according to the most modern ideas of hospital convenience and sanitation. The cost of this project is estimated to be in the neighborhood of \$350,000.

PERSONAL AND TRADE NOTES.

McMann Supply Co., Inc., plumbing supplies, has recently moved from 56 Gold street to 319 Pearl Street.

Harde & Hasselman, architects, have moved their offices from 56 West 45th street to 331 Madison avenue.

Goodwin, Gallagher Sand & Gravel Co., recently moved its offices from 61 Broadway to 21 East 40th street.

D. C. Newman Collins, architect and engineer, has lately moved his offices from 29 Broadway to 14 John street.

Frederick W. Eisenla, architect, has recently moved his offices from 571 77th street to 650 68th street, Brooklyn.

Harby, Abrons & Melius, Inc., general contractors, have moved their offices from 30 East 42d street to 15 East 40th street.

Architectural Metal Works, Inc., announce the removal of its office and plant from 1192 Second avenue to 158 East 85th street.

Hoffman Specialty Co., Chicago, Ill., has recently moved its New York office from 71 Fulton street to 512 Fifth avenue. E. S. Storm, vice-president of the company, is in charge of the local office.

Kings County Lighting Co. announces that its employees have a one hundred per cent. record for subscriptions to the Third Liberty Loan. Ralph Elsmann, general manager of the company, was most

enthusiastic when it was reported that the employees had demonstrated their Americanism in such concrete form.

Walter A. Fairservis has been appointed advertising manager of the Kings County Lighting Co., Brooklyn, and has started an educational campaign in interest of the consumers. Mr. Fairservis was formerly associated with James A. Donnelly, New York, and before that was connected with the Theodore Presser Co., Philadelphia, Pa.

Col. John Joseph Carty, attached to the Signal Corps, United States Army, has been awarded the Edison medal, it was announced recently, by the American Institute of Electrical Engineers. The award was made for Col. Carty's work in the science and art of telephone engineering. The presentation will be made at the annual meeting of the institute on May 17.

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY (SUB.).—Magoba Construction Co, 1178 Broadway, Manhattan, general contractor, is taking bids on sub-contracts for a 1½-sty brick or concrete smelting plant, 75x180, on Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., S. & J. Peymer, 220 Rider av, Bronx, owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. Cost, \$51,000.

HALLS AND CLUBS.

HEMPSTEAD, L. I.—Town of Hempstead, Franklin C. Gilbert, Town Clerk, Town Hall, Hempstead, L. I., owner, is taking bids on the general contract, to close 3.15 p. m., May 15, for a 2-sty brick and marble Town Hall, 125x35, and a wing 30x45, on Harpens rd, from plans by Steward Wagner, 7 East 42d st, Manhattan architect. Park has an area of four acres and bldg will contain Municipal offices, court room, police headquarters and cells in basement. Cost, \$70,000.

BAYONNE, N. J.—United Industries, owner, c/o E. E. Tomlinson, Secy. Bldg. Commission, Bayonne, Y. M. C. A., 84 West 33d st, Bayonne, N. J., is taking bids on the general contract for a 3-sty brick and reinforced concrete Y. M. C. A. bldg, 91x190, on Av E, bet. 22d and 23d sts, from plans by Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., architects. Project will include gymnasium, swimming pool, auditorium and stage, cafeteria, club rooms, six bowling alleys, barber shop, billiard room and classroom. Cost, \$250,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner, is taking bids on the general contract, to close about May 15, for a 3-sty brick and terra cotta school (No. 23), 166x229, at Pavonia and Romaine avs, from plans by John T. Rowland, Jr., 100 Sip av, Jersey City, architect. Frank Sutton, 80 Broadway, Manhattan, is the steam and ventilating engineer. Will contain 45 classrooms, gymnasium and swimming pool.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
RIVERSIDE DRIVE.—Lucania Realty Corp., 2875 Broadway, owner, contemplates erecting a 5-sty brick, stone and terra cotta apartment house on plot 102x58, at the southeast cor of Riverside dr and 146th st. Architect's name will be announced later.

11TH ST.—Frank Vitolo, 56 West 45th st, has plans in progress for a 6-sty apartment house, 25x103, at 11 East 11th st, for John L. Fogliasso, 197 Blecker st, owner and builder. Cost, \$65,000.

61ST ST.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for the alteration of the 4-sty brick and marble dwelling at 50 East 61st st, into a bachelor apartment house, for Harold C. Mathews, owner. Architect will take bids on general contract about May 16. Cost, \$15,000.

CENTRAL PARK WEST—Frederick G. Frost, 19 West 44th st, completed plans for interior alterations to the 7-sty brick apartment house, 50x100, at 478-480 Cen-

tral Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, owner. If project goes ahead, H. Cahane, 305 West 150th st, will be awarded the general contract without competition. Cost, \$25,000.

DWELLINGS.

70TH ST.—Lord & Hewlett, 345 5th av, completed plans for alterations to the 5-sty dwelling, 26x90, at 5 East 70th st, for Mrs. Marian P. Brookman, on premises, owner. L. G. Fearon Co., 280 Madison av, has the general contract. Cost, \$9,000.

61ST ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 4-sty brick dwelling, 19x50, at 50 East 61st st, for Harold C. Mathews, 1036 6th av, owner. Cost, \$9,500.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, completed plans for alterations and addition to the 4-sty brick, brownstone and granite dwelling, 25x90, at 933 5th av. Owner's name withheld. Architect is ready for bids on the general contract from a selected list of bidders.

STABLES AND GARAGES.

MACOMBS PL.—A. L. Libman, 112 West 46th st, completed plans for a 1-sty brick

garage, 228x irreg., on the west side of Macombs pl, bet. 153d and 154th sts, for August Oppenheimer, 170 Broadway, owner. Cost, \$80,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

JEROME AV.—Andrew J. Thomas, 137 East 45th st, has plans nearing completion for a 6-sty brick and stone apartment house, 50x90, with three stores, at the southwest cor of Jerome av and Clarke pl, for the Klee-Thomson Co., 327 East 40th st, owner and builder. Cost, \$70,000.

DWELLINGS.

RADCLIFFE AV.—Paul Langano, 309 West 42d st, completed plans for a 3-sty frame dwelling, 22x33, on the west side of Radcliffe av, 100 ft north of Amon av, for Alphonso Verderese, 408 South 2d st, Mt. Vernon, owner, in charge. Cost, \$3,000.

STABLES AND GARAGES.

FREEMAN ST.—Max Krendel, 1314 Prospect av, completed plans for a 1-sty brick garage, 100x100, in the south side of Freeman st, 334 ft west of Westchester av, for the L. & B. Construction Co., 700 Trinity av, owner and builder. Cost, \$15,000.

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STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Frank S. Parker, 101 Park av, architect and consulting engineer, will draw plans for 1-sty brick taxpayer stores on plot 150x200, at Southern blvd and 163d st, for the City Estates Co., owner, c/o Bowie Dash, of J. Clarence Davies Co., 32 Nassau st. Architect will take bids.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, have plans in progress for alterations to the two 3 and 4-sty brick tenements at the cor of Manhattan av and Eagle st, for Mr. Miller, on premises, owner and builder. Total cost, \$5,000.

DWELLINGS.

BROOKLYN AV.—E. O. Holmgren, 371 Fulton st, completed plans for a 2-sty brick dwelling, 18x40, on the west side of Brooklyn av, 257 ft north of Av I, for Gustave Adolph Realty Co., 177 Remsen st, owner and builder. Cost, \$3,000.

56TH ST.—H. A. Weinstein, 32 Court st, completed plans for ten 2-sty dwellings, 19x55, in the south side of 56th st, 212 ft west of Fort Hamilton av, for Jonas Construction Co., 1609 46th st, owner. Total cost, \$65,000.

7TH AV.—J. F. Kennedy, 157 Remsen st, completed plans for an extension to the 3-sty brick dwelling and store on the east side of 7th av, 55 ft south of Carroll st, for the Realty Associates, 162 Remsen st, owner and builder. Cost, \$6,000.

WEST 29TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2-sty brick dwellings, 20x58, in the east side of West 29th st, 330 ft west of Mermaid av, for Abraham Stambul, 2857 Coney Island av, owner and builder. Cost, \$10,000.

61ST ST.—S. Gardstein, 4820 14th av, completed plans for two 2-sty frame dwellings, 18x54, in the north side of 61st st, 220 ft west of 15th av, for Morris Wolsk, 1560 53d st, owner and builder. Total cost, \$8,000.

CHESTER ST.—M. Rothstein, 197 Snediker av, completed plans for eight 2-sty brick dwellings, 20x54, at the southeast cor of Chester st and Lott av, for the Slatrose Realty Co., 156 Glenmore av, owner and builder. Total cost, \$38,400.

EAST 19TH ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty frame dwellings, 20x44, in the west side of East 19th st, 300 ft south of Av N, for Henry Marx, 1021 Ocean av, owner and builder. Total cost, \$20,000.

BAY 35TH ST.—Philip Caplan, 16 Court st, completed plans for four 3-sty frame and concrete block dwellings, 18x43, in the north side of Bay 35th st, 80 ft west of 86th st, for the Globe Construction Co., 215 Montague st, owner and builder. Total cost, \$20,000.

86TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for a 2-sty brick dwelling and store, 18x55, in the south side of 86th st, 40 ft west of 19th av, for Herbert Dann, 5223 12th av, owner and builder. Cost, \$7,500.

78TH ST.—Charles A. Olsen, 1649 69th st, completed plans for twenty-four 2-sty brick dwellings, 20x60 ft each, and twenty-four 1-sty garages, 18x23, in 78th st, bet. 16th and New Utrecht avs, for the Roth Morgan Co., 1727 77th st, owner and builder. Cost, \$5,500 each.

MAPLE ST.—Gordon M. Trautschild, architect, c/o general contractor, completed plans for a 2½-sty brick dwelling, 42x52, at 101 Maple st, for William H. Todd, 15 Whitehall st, Manhattan, owner. H. H. Vought & Co., Grand Central Terminal Bldg, Manhattan, has the general contract. Cost, \$50,000.

WEST 27TH ST.—John Burke, 119 Baltic st, completed plans for three 2-sty brick dwellings, 20x35, in the east side of West 27th st, 260 ft. north of Mermaid av, for Desposito & Co., 2861 West 31st st, owner and builder. Total cost, \$10,000.

80TH ST.—Charles A. Olsen, 1649 69th st, completed plans for four 2-sty wood and stucco dwellings, 16x44, and eight cement block garages, 18x23, in the south side of 80th st, 200 ft west of 10th av, for Andsten Building Corp., 860 53d st, owner and builder. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

DELEVAN ST.—International Composition Co., 18 Broadway, Manhattan, owner has had plans completed privately for a 2-sty brick storage bldg, 25x100, in the north side of Delevan st, 165 ft east of Van Brunt st. Gibbons Co., 318 Columbia st, has the general contract. Cost, \$9,500.

ATLANTIC AV.—William McCarthy, 16 Court st, completed plans for alterations to the 4-sty brick warehouse, 50x120, at 157-9 Atlantic av, for Joseph Reiter, 116

State st, owner. Architect builds by separate contracts. Cost, \$12,000.

STABLES AND GARAGES.

34TH ST.—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick public garage, 60x100, in the north side of 34th st, 100 ft east of 3d av, for John Sarine, 293 21st st, owner and builder. Cost, \$12,000.

PENN ST.—Henry J. Nurick, 957 Broadway, has plans in progress for a 2-sty brick and reinforced concrete public garage, 100x100, at the southwest cor of Penn st and Broadway, for Goldstein & Kaplan, on premises, owner. Cost, \$75,000.

FRANKLIN AV.—Tobias Goldstone, 50 Graham av, has plans in progress for a 1-sty brick and stone public garage, 50x158, on the west side of Franklin av, 236 ft south of Myrtle av, for Bessie Skolnick, owner and builder. Cost, \$15,000.

PRESIDENT ST.—F. P. Imperato, 237 Union st, completed plans for a 1-sty brick garage, 20x50, in the north side of President st, 99 ft east of Henry st, for Joseph Caruba, 202 Union st, owner. Cost, \$8,000.

4TH AV.—M. A. Cantor, 371 Fulton st, completed plans for a 1-sty brick garage, 100x100, at the northwest cor of 4th av and 5th st, for the Martin Garage Co., 4815 3d av, owner, in charge. Cost, \$40,000.

BRYANT ST.—Boyle & Kelly, 371 Fulton st, completed plans for a 2-sty brick stable, loft and garage, 25x100, at the southeast cor of Bryant and Clinton sts, for the Mutual Lumber Co., 207 Produce Exchange, Manhattan, owner. Architects will take bids on general contract at once. Cost, \$18,000.

FRANKLIN AV.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick garage, 50x57, on the west side of Franklin av, 236 ft south of Myrtle av, for Bessie Skelnick, 543 Greene av, owner. Owner will soon take bids on general contract. Cost, \$10,000.

34TH ST.—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick garage, 60x100, in the north side of 34th st, 100 ft east of 3d av, for John Farina, 293 21st st, owner and builder. Cost, \$12,000.

37TH ST.—George W. Springstein, 1344 Jefferson av, has plans in progress for a 1-sty brick garage, 185x100, in 37th st, bet. 3d and 4th avs, for which owner's name will be announced later. Cost, \$35,000.

BEDFORD AV.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick garage and stores, 100x230, on the west side of Bedford av, 120 ft south of Brevoort pl, for T. A. Clark, 122 Livingston st, owner and builder. Cost, \$35,000.

CHURCH AV.—Bly & Hamann, 833 St. Johns pl, completed plans for a 1-sty brick garage, 85x113, on the north side of Church av, 240 ft east of Flatbush av, for Samuel Barach, 44 Court st, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

3D AV.—William J. Conway, 400 Union st, completed plans for 1-sty brick stores, 25x60, on the west side of 3d av, 50 ft north of 21st st, for Augusta Johnson, 141 25th st, owner and builder. Cost, \$5,000.

HARWAY AV.—William J. Conway, 400 Union st, completed plans for 1-sty brick stores, 108x15, at the southeast cor of Harway av and Hubbard st, for Mateo Zarccone, 260 Harway av, owner and builder. Cost, \$4,000.

THEATRES.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, have plans in progress for a 1-sty brick moving picture theater, 50x100, with a seating capacity of 600, on Manhattan av near Eagle st, for Miller & Weiss, on premises, owners and builders. Cost, \$20,000.

MISCELLANEOUS.

8TH AV.—L. W. Morris, architect, c/o owner, Jamaica, completed plans for a 1-sty brick engine house, 38x102, at the northwest cor of 8th av and 64th st, for the Long Island Railroad Co., Penn Station, Manhattan, and Jamaica, L. I., owner and builder. Cost, \$15,000.

3D AV.—Albert Ulrich, 373 Fulton st, completed plans for alterations to the 2-sty brick dairy bldg, 50x100, at 90 3d av, for the Borden's Farm Products Co., 63 Vesey st, Manhattan, owner. Cost, \$3,000.

KENT AV.—Havemeyer & Elder, 129 Front st, Manhattan, owner, Mr. Kilpatrick in charge, have had plans completed privately for a 1-sty brick freight shed, 63x400, on the west side of Kent av, 66 ft south of North 6th St. Cost, \$30,000.

FLUSHING AV.—Max Hirsch, 215 Montague st, completed plans for a 1-sty extension, 15x24, to the 3-sty brick store, shop and storage, at the southwest cor of Flushing av and North Oxford st, for M. Giamonteri, 30 Flushing av, owner and builder. Cost, \$9,000.

Queens.

DWELLINGS.

CORONA, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2-sty brick dwelling, 27x45, in the west side of Steenwyck st, 314 ft south of Hayes av, for Louis Fagnant, 49 54th st, Corona, owner and builder. Cost, \$6,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2-sty frame dwellings, 16x38, on the east side of Woodhaven av, 80 ft north of Fulton st, for the Gascoyne Realty Co., Woodhaven, owner and builder. Cost, \$7,000.

QUEENS, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for two 2½-sty frame dwellings, 16x38, on the west side of Lincoln av, 40 ft north of Langdon st, for William H. Wade, 434 Birch st, Richmond Hill, owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—Joseph Monda, 21 Park Row, Manhattan, completed plans for a 1-sty brick dwelling and store, 25x50, at the southeast cor of 3d st and Shoe and Leather sts, for Rosa Arello, on premises, owner. Cost, \$3,000.

JAMAICA, L. I.—Sim & Greig, Inc., 2d st, Union Course, L. I., owners and builders, have had plans completed privately for a 2½-sty frame dwelling, 22x35, on the west side of Kingston rd, 269 ft north of Henley rd. Cost, \$5,500.

EDGEMERE, L. I.—E. Schaupli, 1566 Thadford av, Ozone Park, L. I., completed plans for a 2½-sty frame dwelling, 26x46, on the west side of Hollis Park blvd, 300 ft north of School st, for Joseph Hopkins, Villard av, Hollis, L. I., owner and builder. Cost, \$7,000.

FLUSHING, L. I.—Edward A. Richardson, 100 Amity st, Flushing, will draw sketches for a 2½-sty stucco dwelling at Parsons and Myrtle avs for Seymour W. Taft, Flushing, L. I., and 110 1st av, Astoria, L. I., owner.

KEW GARDENS, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame and stucco with a brick front dwelling, 40x45, in the south side of Audley st, 100 ft west of Grenfield st, for J. F. Kendall, 1023 Beverly rd, Brooklyn, owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

LONG ISLAND CITY—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick public garage, 14x101, at the southeast cor of 6th st and Jackson av, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for a 2-sty brick office bldg, 25x100, at the northwest cor of Broadway and 8th av for Henry Von Mollen, 101 Beach st, Flushing, L. I., owner. Architect and owner will take bids shortly. Cost, \$14,500.

Richmond.

DWELLINGS.

CASTLETON CORNERS, S. I.—Francis Avercamp, 525 West 138th st, Manhattan, has plans in progress for three 2-sty hollow tile dwellings, 20x34, for a syndicate (incorporating), c/o architect. Architect will take figures.

RICHMOND TURNPIKE, S. I.—F. Avercamp, 525 West 138th st, Manhattan, has plans in progress for three 2-sty frame dwellings, 22x24, on the west side of Mountain View av, 80 ft west of Gannon pl, for Hakor Jacobsen, 655 54th, owner and builder. Cost, \$4,000 each.

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Nassau.

DWELLINGS.

GREAT NECK, L. I.—F. H. Briggs, Plan-dome, L. I., completed plans for a 2-sty frame dwelling, 36x34, in Elm st, at Great Neck Estates, for M. F. Hines, Great Neck Station, L. I., owner and builder. C. P. Carman, Great Neck Station, L. I., has the carpentry contract. Cost, \$9,000.

BALDWINS, L. I.—A. Rose, 1772 Highland blvd, Bklyn, completed plans for a 2-sty frame and shingle dwelling, 26x27, on the north side of Thomas av, for Joseph Twine, Ashford st, Bklyn, owner and builder. William Ilsemann, 18 Ormond st, Rockville Centre, L. I., has the carpentry contract. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

FREEPORT, L. I.—C. E. Kern, 55 East av, Freeport, has plans in progress for a 1-sty brick and concrete factory, 50x100, on the north side of Merrick rd, for the Testile Piston Ring Co., Freeport, owner. Frederick S. Howell, Pearsall av, Freeport, has the general contract and desires estimates on subs to close May 11. Cost, \$14,000.

HALLS AND CLUBS.

MINEOLA, L. I.—K. C. Budd, 527 5th av, Manhattan, completed plans for a 1 and 2-sty frame and stucco hostess house, 200 x100, at Camp Mills, for the War Work Council, National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, owner, and Mrs. James S. Cushman, pres. Architects will take bids on general contract at once. Cost, \$60,000.

Suffolk.

DWELLINGS.

LINDENHURST, L. I.—Louis Allen Abramson, 220 5th av, Manhattan, completed plans for twelve 2-sty brick dwellings and a boarding house, 16x32, for the Imperial Machine & Foundry Corp., 110 West 34th st, Manhattan, owner and builder. Cost, \$2,000 each.

Westchester.

SCHOOLS AND COLLEGES.

RYE, N. Y.—George W. Conable, 46 West 24th st, Manhattan, and W. A. Ward, Portchester, N. Y., associate architects, have plans in progress for a 1-sty addition containing 3 rooms, to the 2-sty brick school, 45x63, at Milton Point, for the Town of Rye, Board of Education, Milton Point, Rye, N. Y., owner.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

GARFIELD, N. J.—A. L. Vegliante, 42 Passaic st, Garfield, has plans in progress for two 2-sty brick apartments and a store, 22x44, on Harrison av, for Luigi Passannante, Garfield, owner. Cost, \$4,500.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 36x84, at 299-301 Bergen av, for Henry C. Casper, 1926 Boulevard, Jersey City, owner. Cost, \$40,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 60x100, at 341-343 Fairmount av, for Charles Levin, 35 West 46th st, Bayonne, N. J., owner. Cost, \$65,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, completed plans for a 4-sty brick apartment house, 50x90, at 168-170 Clinton av, for Isidor Ylinsky, 445-7 Bergen av, Jersey City, owner. Cost, \$50,000.

CHURCHES.

CLIFTON, N. J.—A. L. Vegliante, 42 Passaic st, Garfield, N. J., has plans in progress for a 1-sty brick and stone church, 36x100, with a seating capacity of about 350, on Randolph av, for the Sacred Heart R. C. Church, Rev. Father Felix Sandri, pastor, Cheever av, Clifton, N. J., owner. Cost, \$25,000.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, will draw plans for a 1-sty brick, stone and terra cotta church, about 60x80, with a seating capacity of 500, at North 8th st and Fairview av, for the Prospect Reformed Church, Rev. William P. Heeres, pastor, 262 North 7th st, Prospect Park, Paterson, owner. Cost, \$30,000.

DWELLINGS.

PATERSON, N. J.—Henry Barrett Crosby, First National Bank Bldg, Paterson, has plans in progress for a 2½-sty brick and stucco dwelling, 24x50, on Park av near Graham av, for Emil Maihl, 144-6 Washington st, Paterson, owner. Architect will be ready for bids on general contract about May 15. Cost, \$10,000.

TOWN OF LINDEN, N. J.—Industrial Development Co., 207 Broad st, Elizabeth, owner, has had plans completed privately for five 2½-sty frame and shingle dwell-

ings, 25x30, three of which will be located in Irene st, and two on Tudor av. Jacob Bass, Roselle, N. J., has the mason and carpentry contracts. Total cost, \$17,500.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed new plans for a 2½-sty frame dwelling, 30x30, at 67 Girard pl, for Harry Kolodin, 111 Washington av, Newark, owner and builder. Cost, \$8,000.

MORRISTOWN, N. J.—William E. Garbrants, 564 Main st, East Orange, N. J., completed plans for three 2½-sty frame dwellings, 32x50, 30x40 and 33x54, at Altamont Court, for the Altamont Realty Co., on premises, owner. Standard Construction Co., East Orange, N. J., has the general contract. Total cost, \$19,500.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—Southern Cotton Oil Co., E. S. Parsons, in charge, 160 East 22d st, Bayonne, and 120 Broadway, Manhattan, owner, is having revised plans prepared privately for a 1-sty reinforced concrete and brick factory bldg, 40x150, adjoining present plant. Austin Co., 1319 Filbert st, Philadelphia, Pa., has the general contract.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, has plans in progress for a 1-sty brick warehouse, 100 x125, in 9th st, for B. H. T. Harvey, 15 Oak st, Far Rockaway, L. I., owner. Plans will be completed shortly and owner will take bids on the general and sub contracts. Cost, \$20,000.

MUNICIPAL.

PERTH AMBOY, N. J.—George A. Johnson, 150 Nassau st, Manhattan engineer, has plans in progress for constructing a covered distributing reservoir with a forty million gallon capacity of three units, for the City of Perth Amboy, Board of Water Commissioners, S. J. Mason, Supt., City Hall, Perth Amboy, owner. Plans will be ready to advertise for estimates about June 1. Cost, \$900,000.

SCHOOLS AND COLLEGES.

NORTH BERGEN, N. J.—Hensel & Weir, 809 Savoye st, West Hoboken, N. J., completed plans for a 2-sty brick and terra cotta public school (No. 3), 130x140, to contain 14 classrooms, for the Board of Education of the Township of North Bergen, Town Hall, North Bergen, owner. Cost, \$60,000.

STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 1-sty brick auto depot, 100x150, and ten stores, at the northeast cor of Orange and North 6th sts, for Gross & Gross, 800 Broad st, Newark, owners and builders. Owners will award subs. Cost, \$20,000.

MISCELLANEOUS.

NEWTON, N. J.—Andrew Kidd, Jr., architect and engineer, 95 Liberty st, Manhattan, will draw plans for a 1-sty brick engine house, 50x50, on Sparta av, for the Sussex Print Works, on premises, owner. Cost, \$10,000.

NEWARK, N. J.—R. G. Cory, 39 Cortlandt st, Manhattan, has revised plans in progress for a 1-sty reinforced concrete power house, 37x70, on Hamburg pl, for the Heller & Merz Co., on premises, owner. New bids from contractors who previously figured will be taken at once.

ELIZABETH, N. J.—W. Edmond Clum, 6 Elm st, Elizabeth, completed plans for an addition, 37x20, to the 1-sty brick and hollow tile machine shop, 25x100, at 1066-1070 East Grand st, for the American Marine Equipment Corp., owner, c/o Row & Davis, H. C. Davis, in charge, 90 West st, Manhattan, and on premises; Frank Schmieder, 514 Jersey av, and Charles A. Griffen, 611 Adams av, both of Elizabeth, N. J., have the mason and carpentry contracts respectively. Cost, \$10,000.

Other Cities.

DWELLINGS.

STAMFORD, CONN.—Emmens & Abbott, Washington Bldg., Stamford, Conn., completed plans for a frame dwelling, 27x40, at Shippan Point, for Mrs. B. A. Tocher, 98 William st, Stamford, Conn., owner. Residence will contain ten rooms.

CONTRACTS AWARDED.

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

CHURCHES.

MANHATTAN.—Corrigan & Weis Construction Co., 2 Columbus Circle, has the general contract for the alteration of the 2-sty theatre, 25x75, at 2226 7th av, into a church, for the Shiloh Baptist Church, Rev. Edward W. Walnright, rector, 2 Columbus Circle, owner, from plans by Charles W. Mitchell and V. Hugo Koehler, associate architects, 2 Columbus Circle. Cost, \$10,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, has the general contract for a 1-sty brick and stone church, 41x86, in the north side of 72d st, 280 ft east of 10th av, for the Norwegian Lutheran Church, 1130 56th st, owner, from plans by E. O. Holmgren, 371 Fulton st, architect. The mason and carpentry work will be done by general contractor. Cost, \$20,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 26 Court st, has the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, for the Finnish Evangelical Colgatha Cong. Church, Rev. J. J. Lillback, pastor, 671 41st st, owner, from plans by Axel H. Ekblom, 728 43d st, architect. General contractor will do mason and carpentry work. Cost, \$30,000.

DWELLINGS.

BROOKLYN, N. Y.—S. W. Stork, 7416 3d av, has the general contract for a 2½-sty brick dwelling, 44x54, and an extension, 22x23, at the northeast cor of 95th st and Shore rd, for John Moran, 9 2d pl, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$30,000.

ENGLEWOOD, N. J.—James L. Bried, West st, Englewood, has the general contract for a 2½-sty brick and slate dwelling, 30x80, and a garage, 21x28, on Mountain rd, for H. Nelson Flanigan, 23 Union sq, West, Manhattan, and Liberty rd, Englewood, owner, from plans by Harde & Hasselman, 56 West 45th st, Manhattan, architects. Cost, \$40,000.

MANHASSET, L. I.—Robert Nash, 93 Amity st, Flushing, L. I., has the general contract for a 2½-sty hollow tile and stone dwelling and garage, 35x105, for Eugene Riotto, owner, c/o Standard Motor Construction Co., 172 Whiton st, Jersey City, owner, from plans by Sleg & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Charles A. Cowen & Co., 30 East 42d st, has the general contract for alterations to the 7-sty brick warehouse, 100x100, at 36-38 Hudson st, for Wood & Selick, 36 Hudson st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN.—Paletz & Zucker, 331 7th av, have the general contract for the alteration of the two 3-sty brick dwellings, 50x98, at 326-8 West 11th st, into a storage warehouse, for the West 11th St. Warehouse, Inc., 75 Liberty st, owner, from plans by Rasmussen & Wayland, 1133 Broadway, architects. Cost, \$30,000.

MANHATTAN.—Charles A. Cowen Co., 30 East 42d st, has the general contract for alterations to the 7-sty brick warehouse, 100x100, at the cor of Duane and Hudson sts, for Wood & Selick, 36 Hudson st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN.—Morris Wolf, 303 West 117th st, has the general contract for alterations to the 4-sty brick storage and store bldg, 19x60, at 441 4th av, for Max Solomowitz, 25 East 24th st, owner, from plans by Gronenberg & Leuchtag, 303 5th av, architects. Cost, \$6,000.

BROOKLYN, N. Y.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for a 3-sty reinforced concrete factory, 82x50, at the cor of Bridgewater st and Meeker av, for the Long Island Soap Co., on premises, owner, from plans by David M. Ach, 1 Madison av, architect. Cost, \$25,000.

JERSEY CITY, N. J.—J. E. Vroman Co., 138 4th st, Union Hill, has the general contract for a 2-sty brick and terra cotta warehouse, 1st sty 100x90, and 2d sty 40x100, at 532-540 Montgomery st, for the Jersey City Co-Operative Bakers' Assn., 123 Harrison st, Hoboken. N. J., owner, Frederick Frasch, pres., from plans by George A. Flagg, Spingarn Bldg, Jersey City, architect. Entire 1st floor will be used for storage purposes and 2d floor will be used for office and recreation. Cost, \$40,000.

NEWARK, N. J. (Sub.)—Josef Christenson, 270 Tremont av, Orange, N. J., has the mason contract for the 1-sty brick and steel foundry, 50x150, on Frelinghuysen av, for C. A. Goldsmith, 42 Cutler st, Newark, owner, from privately prepared plans. Cost, between \$18,000 and \$20,000.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract for alterations and a small addition to the 4-sty brick factory, 40x154, at Central av and Duryea st, for the Gerhard Mennen Chemical Co., 46 Orange st, Newark, owner, from plans by Frederick A. Phelps, Union Bldg, Newark, architect and engineer. Consists of alteration to present bldg, and the erection of an additional story on present boiler and engine room, 28x52, for locker and wash rooms,

and also the construction of new stair walls. General contractor will do the mason and carpentry work. Cost, \$40,000.

HOBOKEN, N. J.—Industrial Engineering Co., 30 Church st, Manhattan, has the general contract for a reinforced concrete and brick warehouse at 15th st and Park av for Robert H. McCarter, 572 West 141st st, Manhattan, owner, from plans by R. G. Cory, 39 Cortlandt st, Manhattan, engineer. Details are undecided.

JERSEY CITY, N. J.—James Mitchell, 76 Montgomery st, Jersey City, has the general contract for a 5-sty concrete warehouse, 100x100, adjoining the present plant, for the Nagle Packing Co., on premises, owner, from plans by David M. Ach, 1 Madison av, Manhattan, architect. Stillman-Delehanty-Ferris Co., 26 Exchange pl, Jersey City, has the contract for foundation work.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract and will do mason and carpentry work for the 1-sty manufacturing bldg, 56x216, and a 1-sty nitrating room, 56x128, along the Passaic River, for the Maas & Waldstein Co., J. C. Devlin, supt., on premises, owner, from privately prepared plans. Cost, \$40,000.

HALLS AND CLUBS.

JERSEY CITY, N. J.—De Riso Bros., 17 Bergenline av, Town of Union, N. J., have the general contract, and will do the mason and carpentry work, for the 5-sty brick, granite, marble and stone clubhouse, 63x124, on the Boulevard, near tube station, for the B. P. O. Elks, No. 211, of Jersey City, Henderson st, Jersey City, owner, from plans by William Neumann, 314 Palisade av, Jersey City, architect. Cost, \$300,000.

MINEOLA, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 1-sty and mezzanine frame Red Cross bldg, 100x104, at the Aviation Camp, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

CLIFTON, S. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 2-sty frame Red Cross bldg, 100x100, for the American National Red Cross, John Magee, in charge, 44 East 23d st, Manhattan, owner, from privately prepared plans. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 6 and 7-sty hospital bldg, 61x105, at 321 East 15th st, for the New York Infirmary for Women & Children, Edward C. Henderson, pres., on premises, owner, from plans by Butler & Rodman, 56 West 45th st, architects. Cost, \$12,000.

LONG BRANCH, N. J.—I. R. Taylor, Railroad av, Asbury Park, N. J., has the general contract for an addition to the 4-sty brick hospital, 30x70, opposite the station, for the Monmouth Memorial Hospital, Mrs. W. D. Harper, pres., 350 West 71st st, Manhattan, owner, from plans by Edward Necarsulmer, 507 5th av, Manhattan, architect.

STABLES AND GARAGES.

BROOKLYN, N. Y.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1-sty brick and steel garage, 132x121, at Flushing and Waverly avs, for the Lannon-King Realty Co., owner. Cost, \$45,000.

BROOKLYN, N. Y.—Frank Richards, 160 Jamaica av, has the general contract for alterations and extension to the brick garage, 50x85, on the east side of Van Sicklen av, 125 ft north of Liberty av, for Brownsville Coal & Ice Co., 20 Dresden st, owner, from plans by Louis Schillinger, 167 Van Sicklen av, architect. Cost, \$6,000.

BROOKLYN, N. Y.—Peter Donnellan, 146 Bond st, has the general contract for a 1-sty brick garage, 25x100, in the south side of State st, 75 ft west of Hoyt st, for Patrick H. Quinn, 44 Court st, owner, from plans by Abraham Brook, 215 Montague st, architect. Cost, \$5,000.

BROOKLYN, N. Y.—L. L. Peter, 858 Hopkinson av, Brooklyn, has the general contract for a 2-sty brick garage and shop, 40x90, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, owner, from plans by E. M. Adelson, 1776 Pitkin av, architect. Cost, \$10,000.

MANHATTAN.—A. J. Schlesinger, 776 Prospect av, has the general contract for alterations to the 2-sty brick stable, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-245 West 37th st, owner, from plans by George M. McCabe, 96 5th av, architect.

MANHATTAN.—F. A. Brady Construction Co., 328 East 23d st, has the general contract for the alteration of the 4-sty brick stable, 75x100, at 510-514 West 53d

st, into a garage, for the 510 West 53d St. Realty Co., Frank A. Brady, pres. and treas., 328 East 23d st, owner, from plans by E. Robert Swartburg, 328 East 23d st, architect. Consists of new skylights, stairs, fireproof partitions, concrete floors and ceiling. Cost, \$20,000.

LONG ISLAND CITY.—Thomas Borgia, 63 Mills st, Astoria, L. I., has the general contract for a 1-sty brick and concrete garage, 50x100, on Van Alst av, 155 ft east of 14th st, for Joseph Galati, 614 East 83d st, Manhattan, owner, from plans by De Rose & Cavalieri, 148th st and 3d av, Bronx, architects. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John T. Brady, 103 Park av, has the general contract for alterations to the 6-sty brick office bldg, 41x86, at 132-134 Front st, for A. H. Lamborn Co., 98 Wall st, owner, from plans by Theodore A. Meyer, 114 East 28th st, architect. Facade will be torn out and rebuilt of artificial stone; also includes new entrance. Cost, \$30,000.

MANHATTAN.—Whitney Co., 101 Park av, has the general contract for alterations to the 17-sty fireproof office bldg, 92x124, at 64-70 Broadway, for the Manhattan Life Insurance Co., Thomas Lovejoy, pres., on premises, owner, from plans by Jardine, Hill & Murdock, 50 East 42d st, architects. Cost, \$9,000.

MANHATTAN.—H. P. Wright Co., 25 West 42d st, has the general contract for alterations to the 6-sty brick and stone office bldg, 43x76x37, at 103-105 William st, for the Maryland Casualty Co., Eugene F. Hord, resident manager, 100 William st, owner, from plans by Bertram Cunningham, 120 Broadway, architect.

THEATRES.

MANHATTAN.—Louis Abramson, 1311 East New York av, Brooklyn, has the general contract for a 2-sty brick theatre, 50 x140, at 80-82 Clinton st, and 97-103 Attorney st, for Blinderman & Cohen Amusement Co., 132 Delancey st, owner, from plans by Lorenz F. J. Weiher, 271 West 125th st, architect. Cost, \$70,000.

MANHATTAN.—Grant Contracting Co., 5 East 42d st, has the general contract for a 1-sty brick rear addition, 10x83, in back of stage to the Belasco theatre, at 115 West 44th st, for David Belasco, Hotel Marie Antoinette, and on premises, owner, from plans by George Keister, 56 West 45th st, architect. Cost, \$4,000.

MISCELLANEOUS.

MANHATTAN.—William J. Yennie & Co., 45 East 42d st, has the general contract for alterations and additions to the 4-sty brick bldg at 104 West 52d st. Project includes demolition of interior; rough and finished carpenter work and framing, plastering, etc.

MANHATTAN.—Pershing Construction Co., 309 Broadway, has the general contract for an 8-sty reinforced concrete storage battery bldg in the east side of Hudson st, bet. Broome and Dominick sts, for B. B. Davis Co., 250 Hudson st, owner, from plans by Gross & Kleinberger, Bible House, architects.

MANHATTAN.—J. D. Deisler, 105 West 40th st, has the general contract for alterations to the laboratory at 113 West 18th st for W. R. Warner & Co., on premises, owner, from plans by G. A. & H. Boehm, 7 West 42d st, architect, and Eadie, Freund & Campbell, 7 West 45th st, engineers. Goertz Bros., 325 East 64th st, have the carpentry contract. Cost, \$20,000.

MANHATTAN.—Champion & Levien, 48 East 10th st, have the general contract for repairing fire damage to building at 54 East 8th st.

MANHATTAN.—Champion & Levien, Inc., 48 East 10th st, have the general contract for alterations of the 3-sty brick mission bldg, 25x42, at 81 West 3d st, into studios, for the New York City Baptist Mission Society, 56 Washington sq, owner, from plans by Harry Bevin, architect, c/o Pease & Elliman, 340 Madison av. Cost, \$6,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

NATIONAL ASSOCIATION OF MASTER PLUMBERS will hold its annual convention at the Planters Hotel, St. Louis, Mo., June 4th to 6th. A. A. Zertanna, St. Louis, National secretary.

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.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

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

BRONX CHAMBER OF COMMERCE holds its regular meeting at Ebling's Casino, 15th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

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.

BUILDING OFFICIALS' CONFERENCE OF 1918 will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared.

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; Re(Sys)(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DC—Heating or Power Plants (Dangerous Condition Of); O—Obstructions; Rub—Rubbish; ExS—Exit Signs; NoS—No Smoking Signs; Spr—Sprinkler System; *St—Stairways; *Stp—Standpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FISY—Approved Filtering and Distilling Systems; *OS—Oil Separator; RQ—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

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

Week Ending May 4.

MANHATTAN ORDERS SERVED.

- Ainslie st, 33-7—Hillis Cereal Co. GE-EI-FP(R)
Barclay st, 34—Acme Bldg Co. ExS-FE(R)-St(R)
Barclay st, 50—John Depausset. WSS(R)
Beekman st, 22—Gardner Est. ExS-Ex(R)-WSS(R)-GE
Bleeker st, 111-3—Henry Sidenberg. Stp(R)
Bond st, 31—Est Chas A Chesebrough, 33 Howard. A
Bowery, 215—Germania Bank, 192-4 Bowery. A Broadway, 320-4—Central Syndicate Bldg Co. Spr(R)
Broadway, 373-5—Est Mathew H Beers, care W H Birdsall, 320 Bway. A
Broadway, 381-3—Est Richard S Clark, care J M Knox, 19 Liberty. A
Broadway, 543—Windham Realization Corp. A
Broadway, 849-53—Bway Impvt Co, 841 Bway. WSS-ExS-Ex(R)
Broadway, 1189-95—Morewood Realty Holding Co, 61 Bway. TD-A
Broome st, 438—Est Emily M Major, care Maria T, 147 2 av. A
Carmine st, 78—Henrietta Berger. FP(R)-St(R)-FE(R)-A
Centre st, 176-8—Loring P Hewes. A
Chatham sq, 1-4—Busy Lunch Co. DC
Cherry st, 87—Mrs Afrodai Dorman. DC-FA
Church st, 324-6—Est Jacob Gotten. FE(R)-St(R)-ExS-Ex(R)
Duane st, 25—James M Shaw & Co. Rec
East Broadway, 91—Lazarus Realty Co. FP(R)
8 st, 21 E—Angelo LoBue. FA
8 st, 21 E—Julius L Klein. FA(R)-GE-Rec
8 st, 21 E—Max Goldman. GE-FA(R)-Rec
8 st, 21 E—Samuel Saqui Co. FA-GE
9 st, 52 E—Reich & Josephberg. Rec
9 st, 52 E—Mrs Caroline Drescher. Ex(R)-FE(R)-ExS
10 st, 77 E—J Blackburn Miller. A
13 st, 6-10 E—Fairechild Press. A
13 st, 337 E—Julian G Buckley. DC
15 st, 113-5 E—James A Kenny. Rec
15 st, 537-543 E (rear)—L Baldosky & Co. FA-Rec
17 st, 17 E—Abe Katz. Rec
22 st, 26 E—Michael Kennedy, 1133 Bway. Stp(R)
25 st, 137-9 E—Bralea Realty Corp, 367 W 52 St. Stp(R)
32 st, 31-3 E—Meany Realty Co. St(R)-ExS
32 st, 31-3 E—Joseph C Luntz. Rec
32 st, 31-3 E—N Levine & Co. GE-EI-Rec
32 st, 31-3 E—Bauman-Basch, Inc. Rec
32 st, 31-3 E—Osias Schaner. GE
42 st, 148-50 E—VanAlen Military Equipment Co. Rec
48 st, 420-2 E—Maurice J Engle. St-Ex(R)
49 st, 11-3 E—Est Jacob & Wm Scholle, care Albert W, 5 Nassau. A
79 st, 541 E—Bloomingdale Bros. Rec-FA-O-St
104 st, 404-12 E—Hauptmann Realty Co. A
118 st, 114-22 E—St Paul's R C Church, 112 E 118. FA-BxS
127 st, 230 E—Christian Dage. FA-GE-EI
129 st, 101 E—Adelbert S Nichols. FP(R)-WSS(R)-ExS
129 st, 101 E—Roth & Williams. Ex-GE
129 st, 101 E—Emil Kaufmann. Ex
129 st, 101 E—Dalton Mahing Co. El
129 st, 101 E—David W Mertz. Rec
129 st, 101 E—Krusse & Murphy. GE
131 st, 66 E—Celia Hyman, 346 Bway. DC
131 st, 66 E—Non-Sectarian Pentecostal Mission & Rescue Workers' Home. GE-FA
Fulton st, 149—Est Pauline A Morgan, care Wm Oothout, Santa Barbara, Cal. WSS(R)
5 av, 258-60—Est Eugene A Hoffman, 258 Bway. FE(R)-WSS(R)-ExS-FP(R)-Ex(R)
5 av, 258-60—Wm H Lent & Co. O
5 av, 312—Annie L Merriam. St(R)-BxS
4 av, 422—432 4th Av Corp. Stp(R)
Grand st, 33—Mildren Combs. A
Henry st, 86-8—Igood Realty Co. A(R)
John st, 4-10—Julius Bulzove. Ex(R)
Lafayette st, 100—Helen H Jenkins. Stp(R)
Lafayette st, 439-41—Inland Realty Corp. DC-FP(R)-A-WSS(R)-ExS
Leonard st, 159-63—Artistic Polishing & Plating Co. Rec-O
Lispenard st, 44—Mary J French. O-ExS-FE(R)-St(R)-Ex(R)-El
Lispenard st, 44—Nicholas E Marcoglan. Ex(R)-GE-EI-Rec
Lispenard st, 44—Ezra Levy. Ex(R)-DC-Rec

- Madison av, 105-17—Charles Kayl. Stp(R)
Murray st, 72—Est John Schluter. ExS-Ex(R)-FE(R)-St(R)
Park av, 1901-9—Carton S Welsh. Ex
Pearl st, 338-340—Est Richard K Fox. ExS
Pearl st, 338-340—Timothy O'Toole. GF-FA-Rec-O
Pearl st, 435-7—Michael J Mahoney, 37 City Hall pl. FE(R)-St(R)-ExS-Ex(R)-WSS(R)
Reade st, 6—Max E Butler. FP(R)
Rose st, 35-7—John Bracebridge. Rec-O
2 av, 162—Baptist City Mission. FP(R)-FA
2 av, 2137—Frederick W Reinhaar. DC
7 av, 161—Pauline H Drew. GE-FE(R)-ExS
7 av, 279—Hornstein, Cotter & Schor. Rec
7 av, 279—Samuel Brodi. FA
7 av, 291-3—Renrew Realty Corp, 25 Broad. A(R)
6 av, 388-90—Abraham Lewis. DC
6 av, 484-6—Karpel & Cohen. Rec
6 av, 484-6—Thomas Morgan. A
South st, 173—William Lenken. GE
Sullivan st, 23-7—Peter Roberts Realty Co. A
University pl, 40-56—Est Henry Iden, WSS(R)-FP(R)-ExS-Ex(R)
Walker st, 104—Frank Socias. DC
Walker st, 104—Banyer Clarkson. WSS(R)
Warren st, 57—Pauline Weiss. ExS-O-Ex(R)
Washington st, 481-7—John J Radley. A
Wooster st, 3—Est Samuel Cohen, Ocean av. Far Rockaway, L I. WSS(R)
West Broadway, 392-4—John C Schmieler. Rec
West Broadway, 392-4—Minnie Schmieler. A-FP(R)
4 st, 186-192 W—Michael Hallanan. Stp(R)
23 st, 115-7 W—Elmer A Darling. FE(R)-St(R)-ExS-Ex(R)-WSS(R)
23 st, 115-7 W—David Van Bler Kom. O-FA
24 st, 130-4 W—Elmer A Darling, St(R)-ExS-FP(R)-Ex(R)-WSS(R)
24 st, 140 W—Vanity Fair Dress Co. FA
24 st, 140 W—Louis H Schlesinger. FA-O
24 st, 140 W—142 West 24th St Corp. FE(R)-ExS
24 st, 508 W—Harris H Uris. DC
25 st, 119-25 W—Est Godfrey Knoche. Stp(R)
26 st, 122-6 W—Glenbrook Co. ExS-Ex(R)-St(R)
26 st, 128 W—Begeslow & Rosenberg. FA
26 st, 128 W—Anshen & Feldman. FA
26 st, 128 W—Gerstein & Post. Rec
28 st, 47 W—Frank Queen Publishing Co. ExS-Ex(R)-FE(R)-St(R)
30 st, 24-6 W—Est Walden Pell, 122 E 25. A
34 st, 126 W—Fashion Embroidery Co. El
35 st, 154-6 W—W & E Realty Co. FP(R)-DC-TD-A-ExS-FA-GE

BROOKLYN ORDERS SERVED.

St Marks av, 900—Froebel School. GE

RICHMOND ORDERS SERVED.

Bush av, 105—Charles Griffiths. DC
Wright st, 123—Charles J Farr. DC

CALENDAR.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, May 14, at 10 A. M.

Under Building Zone Resolution.

- 855-18—Southeast corner 4th av and 6th st, Brooklyn.
858-18—South side Powers st, 94 ft. 1 1/2 in. east of Union av, Brooklyn.
926-18—323-325 West 96th st, Manhattan.
924-18—203 West 90th st, Manhattan.
849-18—112-116 East 32d st, Manhattan.
Appeals from Administrative Orders.
2400-17—519 Broadway and 92-94 Mercer st, Manhattan.
51-18—118 East 28th st and 121-123 East 27th st, Manhattan.
606-18—20-30 Morton st, Brooklyn.
706-18—34 East 20th st, Manhattan.
624-18—40-42 Elizabeth st, Manhattan.
2463-17—201-13 East 36th st and 208 East 37th st, Manhattan.
625-18—49-51 West 33d st, Manhattan.
876-18—Glenwood rd, north side, 165 ft. west of East 17th st, Brooklyn.
877-18—339-341 Lenox av, Manhattan.
878-18—West side Sedgwick av, 77.11 ft. south West Tremont av, the Bronx.
885-18—215 11th av, Manhattan.
886-18—200 West Houston st, Manhattan.
888-18—400-406 West End av and 267-269 West 79th st, Manhattan.
890-18—South side 110th st, 95 ft. east of 1st av, Manhattan.
880-18—306-308 West 143d st, Manhattan.
895-18—11-21 William st, Manhattan.
579-18—50-52 Pine st, Manhattan.
475-18—84-90 Beekman st, Manhattan.
41-18—392 Broadway, Manhattan.
786-18—400-408 Amsterdam av, Manhattan.
551-18—250 West 99th st, Manhattan.
2380-17—5 East 13th st, Manhattan.
949-18—1218 Carroll st, Brooklyn.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 16, at 10 A. M.

Petitions for Variations.

- 163-18-S—159 Varet st, Brooklyn.
426-18-S—436-38 East 19th st, Manhattan.
430-18-S—83-91 Scholes st, Brooklyn.
698-18-S—3-5 East st, Manhattan.
711-18-S—643-5 West 49th st, Manhattan.
751-18-S—862 Broadway, Manhattan.
796-18-S—2-6 West 45th st, Manhattan.
899-18-S—N. S. Borden av, 150 East Hayward st, Long Island City.
898-18-S—195-97 Canal st, Manhattan.
949-17-S—568-578 Broadway, Manhattan.
1514-17-S—200-210 East 125th st and 2283-2297 3d av, Manhattan.
923-18-S—157-161 Goerick st, Manhattan.
929-18-S—Gerry st and Flushing av, Brooklyn (Building No. 11.)
530-18-S—S. W. cor Harrison av and Bartlett st, Brooklyn.
931-18-S—328 Wallabout st and 27 Gerry st, Brooklyn (Building 12B).
932-18-S—Bartlett st, n.s. 45 ft. w. of Harrison av, Brooklyn (Building 1).
936-18-S—Hunters Point av, Long Island City.

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