

## Realty Board Ready to Put Down Profiteering Offers Aid in Any Investigation Made by Board of Aldermen of Oppressive Rental Conditions.

VICE-CHAIRMAN MORAN of the Board of Aldermen has introduced a resolution which reads as follows:

WHEREAS, Statements and complaints are being made to the effect that the rents of apartments and flats in this city are being unduly increased, with a resulting hardship in many cases to an already overburdened citizenship; Therefore be it

RESOLVED, That the Board of Aldermen hereby requests every member of this body to inquire into these conditions in his respective district, and also calls upon the citizens of the city to communicate any information they may have concerning rent profiteering to the Aldermen of their district to the end that this board may be in a position to determine the necessity of an official investigation by the Board of Aldermen into this important subject.

Several persons have expressed concern over this proposal, and have coupled it with a more or less sensational campaign being made by an afternoon newspaper against so-called rent profiteering.

The resolution was considered at a meeting of the Board of Governors of the Real Estate Board of New York, held on Tuesday, May 28, and it was decided to notify the Board of Aldermen that if a committee should be appointed to investigate rent conditions the Real Estate Board of New York would be glad to co-operate to the fullest extent.

In relation to this matter the following statement was issued by Richard O. Chittick, Executive Secretary of the Real Estate Board of New York:

"The Real Estate Board of New York in offering its co-operation to the Board of Aldermen had a very definite object in view. Rents have increased in the past few months. In some cases the increase is slight; in many it represents only a return to the rates obtainable at an earlier period; in some cases the increase has been considerable. There may, of course, be individual cases where the increase has been too great.

"But well informed persons do not believe that rent profiteering exists to any appreciable extent. It is well to know that the operating expenses of buildings, just as in other lines of enterprises, have increased greatly. Recent investigations, applying to office buildings and apartment houses, have shown that while gross incomes have increased the increase in operating expenses has left a margin of profit about what it was before the rents were raised.

"What the Real Estate Board of New York wishes to make sure of is that any investigation should be thorough and impartial so that the resulting report may be based on actual facts. If there is any extensive rent profiteering the Real Estate Board of New York is as anxious as any one else to bring it to light. If there is not, the impression already created in the public mind that there is should be removed."

Vice-Chairman Robert L. Moran, of the Board of Alder-

men, said yesterday: "I was inspired to introduce this resolution in the board because of the many complaints received by President Smith, myself and other members of the board from people in all parts of the city who charged landlords with profiteering and demanding an official investigation.

"I am in the real estate business myself and therefore know just what the condition is as regards realty. Of course some landlords have raised rents for the purpose of profit. I know of an instance where a man had his furniture in storage because he was unable to secure an apartment in which to live. Apartments are mighty scarce these days and tenants know this. The man in question approached a certain landlord and offered him fifteen dollars more for one of his apartments than the landlord was receiving. The latter by various means succeeded in compelling the tenant of the apartment to vacate and at once leased it to his friend at the increased rental. The landlord then went among his other tenants, told them that he was receiving forty dollars for the apartment just leased as against twenty-five previously and demanded and received increases from the other tenants of from five to twelve dollars an apartment.

"As a real estate man myself I know pretty well what it costs to own and maintain property these days, so that I would hesitate to bring about an investigation of a charge of profiteering which is too broad in its scope, but after consultation with President Smith it was decided to put the matter up to the individual aldermen, let them make investigations in their own districts, receive complaints and affidavits and then present them to the Rules Committee for action if such complaints warrant such action."

A representative of the real estate firm of Cruikshank & Company of 141 Broadway, which manages many estates, said: "Profiteering? Why owners are lucky nowadays if they are able to keep their properties going at all. Take the cost of coal. It is hard to get and when we do succeed in getting any we must pay an increased price and pay extra for hauling it from the yard to the property. Where it used to cost seventy-five-cents for a pane of glass it costs today nearly four dollars by the time it is in, and it is hard to get at any price. Labor is high and the class of labor we are compelled to accept is far below the standard.

"Wages were never higher for elevator operators, engineers, firemen, janitors and others, and it is mighty hard to procure help at all.

"Everything pertaining to the maintenance and upkeep of property has advanced, and if the landlord asks the tenant to bear just a little bit of the increased cost he is accused of profiteering. We are not brokers, we manage estates and are in a position to say authoritatively that landlords are facing each month a deficit and the increase in rentals is only to help keep this deficit down."

Chairman John P. Leo of the Board of Standards and Appeals who has built many apartments and tenements in New York City, said; "I own twelve apartment

houses on Washington Heights and any man who will take them off my hands will forever have my gratitude. My income from these houses do not begin to meet the expenses of maintenance. The cost of everything entering into the upkeep of a house today is higher by several hundred per cent. what it was two years ago. Help is hard to get and when we do get it we must pay high wages. The man who owns property today is up against it. Taxes are the least of our troubles. I know a man who owns an apartment house with twelve families in it and last year he had a deficit of two hundred dollars. That doesn't look like profiteering, does it? I raised the rents in my houses las fall and I expect to raise them again next fall, but not to increase my profit but to keep down the deficit."

Albert T. Ashforth of Ashforth & Company said: "Tenants nowadays are aware of the cost of maintaining a building. In their own business they know that everything has gone by and so they realize that the landlord must ask higher rents. For this reason many tenants are buying the buildings in which they are located. Then they will know just what their overhead is going to be, and however business is they will have the assurance of a home and not be concerned about increased rentals."

Charles W. Schutendorff of the real estate firm of The Cornell Real Estate and Auction Agency, Stapleton, Staten Island, the oldest real estate firm on Staten Island, said: "Staten Island property was never so popular as it is today. We have few houses to rent and little to sell. The demand for houses and apartments far exceeds the supply, and even where we have increased the rentals the tenants have willingly paid, knowing that they could not better themselves. Increased income does not mean increased profit or any profit at all. Where we have increased rents

it was because of the tremendous increase in operating expenses and houses that rented two years ago for twenty-five dollars a month are now bringing in forty and fifty, but the owner's profit has not increased in proportion."

M. Just, who is the owner of considerable property on Washington Heights, as well as a real estate broker, said: "I will give you one specific instance. I have a building at 5000 Broadway with eighty-four families in it. I had to raise the salary of the superintendent from \$65 to \$90 a month, the fireman from \$18 to \$45, the porter from \$20 to \$40 and three elevator men receive \$45 instead of \$30 as heretofore. The mortgage on the property fell due this year and I had to pay off \$10,000 and the new mortgage makes it conditional that I pay off \$2,500 every six months.

"We haven't raised the rents very much, so far only from \$2 to \$5. Coal that used to cost us \$4.25 a ton now costs us as high as \$10 a ton. When it was scarce last winter we had to pay for hauling it and very often it was dumped on the sidewalk in front of the property and we had to pay men to shovel it into the cellar. Seventy-five tons a month is the consumption in many of my houses. Taxes show an increase of 32 points on an investment of \$235,000 or about \$900 increase.

"The only advantage we now enjoy in owning property is that we manage to keep our houses rented and there is less space to rent. All material has increased in price, shellac that we paid ninety cents a gallon for now costs \$3.30, painters who received \$3.50 a day now receive \$5, plumbers receive \$8 instead of \$5.50 and carpenters receive \$6 instead of \$4.50 a day."

The figures given by Mr. Just are supplementary to and confirmatory of statistics already printed in the Record and Guide.

## What Realty Men and Builders Did for Red Cross

**W**ITH over \$35,000 cash already in hand the Red Cross Committee of the Real Estate Board, of which Mr. William L. DeBost is the chairman, is confident that the staff imposed quota of \$50,000 will not only be reached but exceeded.

Many of the members of the two division teams have not yet turned in their subscriptions although they have reported their pledges.

The reason for the delay in making returns is that in many instances subscribers expressed a desire to pay their pledges in full. Many of these subscribers are employees of buildings managed by the realty firms which act as collectors and received their salaries monthly.

It is gratifying to the members of the teams, the chairman and vice-chairman and the two division chairmen, that nearly one hundred real estate firms returned subscriptions from every member of the firm, employees and others, putting such firms in the one hundred per cent. class.

While the chairman, vice-chairman, division chairmen and members of the teams worked hard in this drive soliciting the real estate offices and buildings under their charge, special credit for energetic and efficient work should be given to Miss Clarisse Spencer DeBost, daughter of Mr. W. L. DeBost, who volunteered her services as secretary to the committee and has been at the headquarters, the Board rooms of the Real Estate Board, 217 Broadway, every day since the opening day, receiving returns, answering telephone calls, tabulating the reports and counting the money turned in. The total amount received up to four o'clock yesterday afternoon was \$35,799.25, representing 4,100 pledges.

**D**ESPITE the numerous recent calls for the expenditure of funds in the purchase of Liberty Bonds and for welfare work in connection with the part the United States is playing in the world war the recent campaign to provide a war chest for the National Red Cross fully demonstrated that Americans are to be thoroughly depended upon at all times to do their utmost for a worthy cause.

The building fraternity, notwithstanding the existing low status of structural activity, came to the fore again in a manner most gratifying to the chairmen of the two committees in charge of Red Cross collections from the building trades.

Mr. Paul Starrett, president of the George A. Fuller Company, and chairman of the committee which solicited subscriptions from the office employees and mechanics and laborers, engaged in the construction of buildings, reports a collection that totals approximately \$25,000. The final returns have not all been made to date, and the total may possibly exceed this figure.

Mr. John I. Downey, chairman of the committee soliciting subscriptions from the firms and corporations identified with the building business, was able to report a total of \$67,000 collected from the building trades. The showing made by both divisions of the building industry is considered quite remarkable under the circumstances, and exceeded by a considerable amount the predictions of the early days of the campaign. The net result is most satisfactory, and proves again the patriotism and spirit of the building industry and the individuals affiliated with it.

# Zoning Law Should Pave Way for Other Reforms

Robert E. Simon Points Out Advantage of Restricting Population in Overcrowded Neighborhoods

By ROBERT E. SIMON.

**T**HE situation arising out of the attempt to change the Zoning Law on Madison Avenue, affecting the property of Baron Astor, has renewed attention to the value of this law affecting properties in Greater New York. Never before in the history of this City has a restrictive measure of so radical a nature, affecting real estate, received so nearly the unanimous approval of the real estate interests of this City as did this law. Now that it has been in effect sufficiently long to give it an opportunity to be thoroughly tested, it still has the approval of a vast majority.

It is impossible to enact constructive legislation of this character without hurting some individuals, but when a law is for the best interests of the greatest number, the interests of the individual must be submerged, and if necessary brushed aside for the good of the many.

It is obvious to the close observer of the trend of values, that much of the depreciation which has taken place in the past decade has been due entirely to the lack of proper restrictive protection as to the character of improvements. Individual owners have completely ignored their civic duty and the rights of their neighbors, and have ruthlessly destroyed values by erecting stables, factory buildings or business buildings in the heart of residential neighborhoods, or have stolen the light by erecting tall buildings and depending upon their neighbor to provide it for them.

People who have erected or purchased homes with the hope that they could live there in peace and quiet for the rest of their days, have been driven out for no other reason than that buildings have been erected and occupied for purposes which have made the neighborhood undesirable for residential purposes. Owners of property on business thoroughfares have seen their values melt away, due to the needless over-production of stores, either by original construction or alteration of existing buildings on side streets and places where the only apparent incentive to a merchant to occupy the store is the low rent which the owner is compelled to accept in order to have his premises occupied, after having created an over production or constructed in an illogical place.

## Plans for Alleviating Housing Shortage.

**D**EFINITE action toward the alleviation of the industrial housing shortage is now being taken by the Emergency Housing Committee of which Mr. Otto M. Eidlitz is the chairman. Government funds for the purpose are now available.

New York and the territory adjacent are to be materially favored in the respect of additional housing accommodations for the workers in the shipyards and the factories and plants making munitions and supplies under Government contract. At distant points in New York State and in commonwealths adjoining numerous housing projects are being planned for and there is every likelihood that the majority of these will be the work of prominent Metropolitan architects, and erected by building concerns with headquarters in this city. Furthermore, a large number of the contracts for materials and supplies to be used in connection with the prosecution of this construction will be purchased through the New York markets.

Among the projects that are now being considered by the Emergency Housing Committee are included those at Phillipsburgh, N. J., and Elizabeth, N. J. One million dollars will be the sum expended in each instance. The

All of these conditions should be obviated by the Zoning Law, which now specifies the class of occupancy for the neighborhood and the light and area conditions, and to all intents and purposes guarantees such conditions for all time, unless it should be to the benefit of the majority to change the zoning, in which case the power rests with the Board of Standards and Appeals and the Board of Estimate and Apportionment.

In fact, the law as it stands is merely a step in the right direction; its scope should be enlarged; it should go still further. Not only should the character of the neighborhood be maintained, but the number of people permitted to live in any particular area should be limited in order, in the future, to prevent disastrous overcrowding which has taken place because of lack of restrictive laws in the down of buildings to make way for buildings of another past. The waste must be prevented; continued tearing type, while there is still unlimited vacant land available for improvement, is absolute waste.

Overcrowded neighborhoods are an expense to the community; they increase the cost of every branch of government and produce a lower type of citizenship. Given proper conditions under which to live in one's home, work in one's place of business, or to find healthful amusement in the open air, are absolute essentials to a happy and contented existence on the part of the masses. Whereas the function of the Government is not to interfere with legitimate private enterprises, a Government based on the foundation of the people, for the people and by the people, must necessarily have proper control of all phases of housing conditions for the benefit of the majority.

Even the most ardent enemy of this law, who is undoubtedly inspired by personal motives because of the effect that the law has on some particular piece of property which he owns, must admit that notwithstanding the fact that the individual may be caused to sustain a loss, the law is of a nature that is so obviously for the benefit of the many, that it justifies all public-spirited citizens to do all in their power to see that it is maintained, and to fight to the bitter end any attempt to break its spirit.

details of these projects are not yet available and the name of the architects who will prepare the plans have not been announced.

The Bay Ridge section of Brooklyn is badly congested by workmen from the shipyards and munition plants located in the Bush Terminal area and relief is requested from the Government. At Port Jefferson, L. I., similar conditions exist owing to the rapid growth of the shipbuilding industry at that location and it is expected that some steps will be taken to provide funds for the construction of necessary dwellings at that point.

According to the present schedule of the Emergency Housing Committee \$1,000,000 will be expended at Watertown, N. Y.; \$1,000,000 at Niagara Falls, N. Y.; \$500,000 at Utica, N. Y.; and \$250,000 at West Troy, N. Y., for the construction of workmen's houses. The architects for these projects have not been announced although some tentative plans have been prepared. The City of Buffalo has requested the assistance of the Government in caring for its workers and it is anticipated that before long the Housing Committee will add this city to its list of locations of housing projects.

# Official Procedure Under the Torrens Law

Register Donegan Gives the Departmental Regulations Fixed  
By the Five County Registrars.

By JAMES A. DONEGAN,  
Register of New York County.

**A**N examination of the first land title to be registered under the amended Torrens act in this state has been in progress this week. The petition was filed by John J. Hopper on May 20, and the matter was referred by Justice M. Warley Platzek to Michael H. Wolfe, official examiner of titles, attached to the registrar's office.

The property described in the petition is on the south side of West 134th street, beginning 125 feet east of Twelfth avenue, and has a street frontage of fifty feet. It has been owned by Mr. Hopper for about thirteen years. Service of the notices of hearing has already been begun by the Registrar. The hearing is set afor June 21.

The Land Registration Act is included in the Real Property Law, many sections of which were amended this year. Under the laws existing for ten years it was necessary for a person desiring to register the title to his land to make an application to the court for leave to begin a suit. That preliminary application might be contested and the questions involved litigated to such an extent that in at least one proceeding nearly two years elapsed without the suit having been brought to issue. After leave has been obtained from the court to begin the action for registration the matter proceeded with all the deliberateness attached to an equity suit, so that it was impossible to obtain the registration of a land title within a time anywhere near that usually allowed for the closing of a title in ordinary real estate transactions.

Under the present law the procedure has been so far simplified that a title which is not complicated by conflicting claims may be registered within one or two months.

## THE PROCEDURE.

The proceeding for registering a title to land is begun by the preparation and filing of a petition by the owner of a fee estate or of some right in land, by the person who is in possession, or who has a contract with the owner of the fee for the purchase of the land. A person who has the power of appointing or disposing of a legal estate of land may also begin the proceeding. The fact that a mortgage or other lien upon the land exists is not an objection to bringing real property under the title registration system.

A summary of the contents of the petition is to be found in Section 379 of the Real Property Law as amended by Chapter 572 of the Laws of 1918. The recording officers of the five counties of Greater New York have taken up the matter of preparing a uniform form of petition. The statute provides—Section 434—that the registrar of any county is authorized to have forms prepared and printed for various papers required by the law. It has been the design of the recording officers that a form should be secured which might be used in any county so as to prevent confusion among owners desiring to register their titles. With the form of the petition carefully prepared an owner might be able to fill out, without the aid of an attorney, the blank spaces in the petition, or if he desires the services of an attorney the attorney's charge would not be great.

The petition, when completed, is to be verified by the petitioner in the same way as the complaint in an action. It is then presented to the Supreme Court, which is required immediately to refer the matter to one of the official examiners of the county, appointed by the registrar of the county from among those who have been licensed after examination under the rules of the Court of Appeals. If no official examiner has been appointed in any county the court may name an attorney to act as official examiner of title, or, if the petitioner desires, the court may accept a report of title made and certified to by a title insurance company, accompanied by a guarantee policy.

At the time of the filing of the petition the petitioner should present a survey of the property, made by a competent surveyor, or he may present such a survey, after the filing of the petition, to the official examiner of title to whom the registration matter has been referred. The requirements as to a survey are contained in Section 381 of the Real Property Law as amended in 1918. It is suggested that it would be well to have the survey in all cases filed with the petition in order to prevent uncertainty or delay in the action of the examiner of title, who is required to refer to this survey.

There should be filed, at the same time with the filing of the petition, a notice of its filing and of the pendency of the proceeding. The notice of pendency should be filed both with the county clerk and with the registrar of the county when the registrar is not at the same time the county clerk.

The order of the court referring the matter to an official examiner of title will direct the registrar to give notice of the hearing upon the petition to the parties named therein, and to such additional persons as are named in the preliminary report of the official examiner of title. There is provision for a waiver of service in certain cases, but as there seems to be some uncertainty as to the extent of the application of the waiver provision the recording officers have not recommended its use.

Upon the entry of the order referring the matter to an official examiner and giving directions to the registrar the duties of the recording officer and of the official examiner begin at once. The official examiner has first to prepare a preliminary report, giving the names of the persons who should be made parties to the proceeding, in addition to those named in the petition, if any such additional parties are found. The preliminary report is designed to establish the sufficiency of the parties who are to be served by the registrar. The official examiner proceeds forthwith to examine the title and investigate the facts stated in the petition or otherwise brought to his notice. Meanwhile the registrar has duties to perform in giving notice of the hearing on the petition for title registration to all the persons who appear from the petition and from the preliminary report of the examiner of title to have any interest whatever in the property and the owners of the surrounding contiguous properties. The people of the State of New York must also be served through the attorney-general; any persons who have filed cautions against the registration of the property are also among those on whom service is required, and there must be a general service by publication on "all other persons, if any, having any right or interest in or lien upon the property affected by this proceeding or any part thereof."

The notice which the registrar is required to give is of three kinds: (1) There must be actual notice to all owners who appear to have any interest in or claim to land included in the petition and to all adjoining owners, as well as to every party to the proceeding whose address is known. The service on such persons is by registered letter mail, demanding a return. The service by mail must be made by the registrar within seven days after the publication of the notice in the newspaper. (2) A notice of hearing, fixing the time and place at which the petition will be heard, is to be published by the registrar in a newspaper published in the county in which the land is situated. (3) The registrar must also cause a notice of the proceeding and hearing to be posted at least fourteen days before the return day in a conspicuous place on each parcel of land affected by the proceeding. The return day of the notice must be not less than twenty days nor more than sixty days after the date of the publication. The registrar is required to certify to the court

## Registrars of Titles Under the Torrens Law.

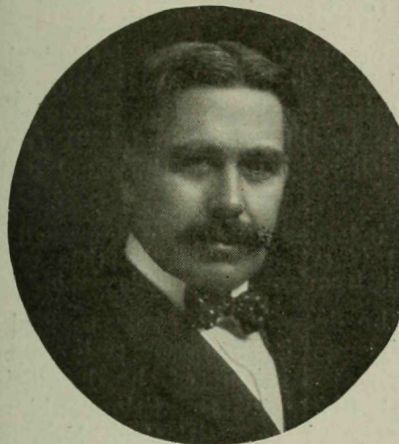
EDWARD POLAK.



RICHARDSON WEBSTER.



JAMES A. DONEGAN.



ALEXANDER DUJAT.



C. LIVINGSTON BOSTWICK.

on or before the return day that he has served the notice as directed by the court by publishing, mailing and posting upon the land. The expense of publishing, posting and mailing is to be borne by the petitioner.

Upon the return day, named in the notice of hearing, there should be presented the examiner's report of title. The requirements as to that report are contained in several sections of the amended Real Property Law. A form of examiner's report was included in Section 434 of the Real Property Law until the amendments of 1918 were adopted. The new provision is that the examiner's report shall be in a form to set forth the matters required by the Real Property Law. A form of the examiner's report may be prepared by the registrar subject to revision by the court. A form for the examiner's report of title has been prepared, designed to be uniform in all the counties of Greater New York, and upon its approval by the court copies will be open for inspection at the offices of the various registrars.

The application for a guardian ad litem for any infant defendant must be made upon or after the return day of the notice. Default of any persons who have failed to appear in answer to a service of a notice of hearing may be noted on the return day, and upon a report from the guardian ad litem an order may be entered immediately upon the examination of the official examiner's report of title. The court is not bound by the examiner's report of title, but may make any further examination or give further directions to the official examiner.

If any objection is made by any person claiming an interest in the property the case must be tried at a special term. If there is no objection the court enters the final order, directing that the title be registered in accordance with the facts found by the official examiner or by the court upon consideration of the official examiner's report.

The registrar, upon receiving the final order of the court, enters upon books in his office prepared for that purpose a statement of the ownership of the property as decreed by the court. The owner receives a duplicate of the certificate of title, which is a copy of the original entered on the books of the registrar, showing the ownership of the property, with any statement of the mortgages or liens to which the title is subject. The owner's duplicate certificate or a certified copy of the certificate may be received in evidence in the courts

of the state, and is prima facie evidence that the provisions of the law have been complied with. No action or proceeding can be commenced to set aside any final order or judgment of registration after thirty days after the final order was entered. The owner who receives the registered title, unless he has committed fraud or was cognizant of fraud by another in the registration, cannot be deprived of the ownership of the registered property, even if it should subsequently appear that some person had a valid claim to some interest in the property. The claimant must have recourse to the insurance fund while the registered owner remains in undisputed possession of the property.

A transfer of registered property may be made by the act of the owner in bringing his duplicate certificate to the registrar's office with a deed to the new owner. There need be no delay in new owners receiving a certificate, as it is not necessary to record the deed, but only to file it; and the new owner may be assured that there are no liens or charges against the property except those which are entered upon the original certificate. Any judgment against the former owner in a state court does not affect the title to the registered property unless a transcript of the judgment has been filed with the registrar and entered against the particular property to be charged.

The giving of a mortgage upon registered property is equally easy with the transfer, and the whole transaction may take place in a few hours.

One of those who has inquired recently at the registrar's office concerning proposed registration of title is the owner of a contract of purchase of a piece of property. The amended law makes it easier for a person intending to purchase a piece of property to have it registered than was the case under the old law.

Among those who may apply for the registration of a title is the owner of a contract for the purchase of land, and he may file such contract, properly acknowledged, with his petition, and the proceeding will progress as if he were already the owner of the property. He should, however, receive his deed before the final order registering the title is entered and then registration will be in the name of the holder of the contract.

Under the old law a person having a contract to purchase land could not proceed with the registration of the title without the consent of the owner of the

fee. Under the law as it stands at present a person intending to purchase land upon making the usual contract will not have to wait until he becomes the full owner of the property, but may arrange for the closing of the contract at a certain date and immediately receive a registration certificate, thus obviating the necessity of a search by a title company or private attorney. The present provision will probably frequently be taken advantage of by those desiring to purchase and wishing to avoid the expense of a title policy.

In the case of a recent inquiry at the registrar's office it was found that the cost of the examination of the title and its registry under the Land Title Registration Law would only be about one-half of the fee asked by the title company. The title company charge was said to be \$115.00, while the cost of registration, exclusive of a survey, would be less than \$60.00. The cost of a survey would have to be added to the charge either in the case of a title company or a title registration.

The Torrens act provides that some one part of the Supreme Court and some one judge of the court shall be especially assigned to take charge of land registration matters. The justice of that part is made the adviser of the official examiner of the title in matters which may require advice or direction. The Supreme Court rule as to the designation of a title part and of a judge who is to act in title registration matters is not generally known to the profession, as few registrations have been had in recent years. A part of Rule 16 of the Special Term rules of the First Department affecting the "Title Part" is as follows:

"An application for registration of title to real property made under the Real Property Law (Chapter 52 of the Laws of 1909) must be made at Special Term, Part 2, of the Supreme Court, which is hereby designated the "Title Part" of the said court under Section 371 of the said act, and the justice of the Supreme Court, from time to time assigned to Part 2 of the Special Term, is hereby designated as the justice to have general supervision and control of the business coming under the said act in the County of New York, and all applications to register title to real property under said act must be returnable at said Title Part, Special Term, Part 2, of the Supreme Court."

Inquiry at Part 2 of the Supreme Court disclosed that there was no such part as the "Title Part," but a perusal of the rules revealed that provision had been made for such part but had never been put in force. Men who are familiar with realty and the various methods of procedure customary in the recording of instruments, when asked about the section above referred to, admitted that they were not familiar with it, and were surprised to learn that provision is made for the designation of a justice to preside over the "Title Part."

In a communication to the Record and Guide Mr. Walter Fairchild, of the Torrens Law League, says:

"In your issue of May 24 appeared a letter from Cyril H. Burdett, vice-president of the New York Title & Mortgage Company, warning the public against using the amended Torrens Law. The letter may mislead persons not familiar with the subject that I ask the privilege of your space to point out a few of the points as to which Mr. Burdett is in error.

"Mr. Burdett is wrong when he says that the attorney-general preferred not to pass upon the question of the constitutionality of the law. As a matter of fact the attorney-general took up specifically four or five questions raised by the title company opponents and gave his opinion in support of the law in every case. I enclose a full copy of the attorney-general's opinion.

"Mr. Burdett fails to state that the procedure in the law as amended is the same as Massachusetts has had for twenty years without loss. The United States Government adopted the same procedure for the Philippine Islands and Hawaii fifteen years ago. Thousands of cases have been tried and no criticism even has ever been brought forward by any one.

"Mr. Burdett repeats an old slander of his that the locality plant at the register's office is 'unreliable.' He fails to state that his own company for four years last past has discontinued keeping up its own plant

and uses the register's office plant exclusively for searches continued after May 1, 1914.

"Mr. Burdett says that a 'judgment in a Torrens proceeding is not conclusive.' In this Mr. Burdett sets himself against the law of the state and against the decisions of the highest courts of Massachusetts, as well as the decisions of the Supreme Court of the United States.

The main points in Attorney-General Merton E. Lewis' opinion, which was addressed to Franklin B. Lord, counsel to Governor Whitman, follow:

"The more important of the amendments are opposed as unconstitutional. For instance, that amendment which seemingly provides for a default judgment to be entered without any investigation of the title by the court. Lines 12-16 on page 33 read:

"Default shall be noted on the failure to appear of any of those on whom the notice of hearing has been served, and upon petition to the court a final order of registration may be entered at once on the failure to appear and object of all persons so served."

"I think the above provision does not intend that titles be registered without judicial investigation. If all parties default a petition for the final order registration must still be made to the court, and §391 (page 40, line 21) provides with reference to this final order of registration:

"No final order or judgment of registration shall be made unless the court is satisfied that the title to be registered accordingly is free from reasonable doubt."

"Furthermore it is the duty of the court to find in whom the title or any interest in the property is vested. It might find the title vested in one of the defaulting parties, in which event, of course, the title could not be registered in the name of the petitioner. Note the language of §390 (page 38, line 15, etc.):

"In any proceeding under this article the court may find and decree in whom the title to or any right or interest in the property or any part thereof is vested, whether in the petitioner or in any other person, and may remove clouds from the title, and may determine whether or not the same is subject to any lien or incumbrance, estate, right, trust or interest, and may declare and fix the same, and may direct the registrar to register such title, right or interest, and in case the same is subject to any lien, incumbrances, estate, trust or interest may give directions as to the manner and order in which the same shall appear upon the certificate of title to be issued by the registrar, and generally in such a proceeding the court may make any and all such orders and directions as shall be according to equity in the premises and in conformity to the principles of this article."

"The above provisions necessitate, in my opinion, an examination of the title in every case by the court and prevent a registration in the name of a petitioner who is not the owner, even should all parties served with notice default in appearance.

"The second objection pertains to the substitution of service by registered mail in place of personal service and the publication of the notice of hearing in a newspaper, a provision which might be complied with by the publication of the notice but once in one newspaper.

"It is true that the bill does provide for service of notice by registered mail, but it is unnecessary to decide whether the use of such form of service only is constitutional (though I believe it is) for the reason that the question whether all necessary parties have received actual notice, so far as possible, is for the court, and it may require personal service of the notice if it deems such service desirable (page 20, lines 11-23; page 14, lines 24-26; page 19, lines 13-26; page 20, lines 1-10; page 32, lines 9-15). On page 32 last referred to appears the following language:

"The registrar shall also, within seven days of the publication of said notice in a newspaper, cause a copy of said notice to be sent by registered letter, demanding a return, to every party to the proceeding whose address is known. The court may also cause other or further notice of the petition to be given. The court shall, so far as it considers it possible, require proof of actual notice to all adjoining owners and to all owners who appear to have any interest in or claim to the land included in the petition. Notice to such persons by mail shall be by registered letter, demanding a return. The registrar shall also cause the notice of such proceeding and hearing to be posted, at least fourteen days before the return day, in a conspicuous place on each parcel of land affected by the proceeding."

"The word 'owners' (line 12) seems to have been

(Continued on Page 703)

# Hospital Building Survey by Realty Board Men

## Committee Appointed to Help Government Officials in Providing Accommodations for Wounded

OUR soldiers have been in action in the trenches in France, and wounded men are being sent back to America to be cared for. In order that this work may be carried on with the greatest efficiency it has been deemed necessary to acquire, as soon as possible, hospital space within the boundaries of Greater New York or in close proximity to this city for the accommodation of at least fifty thousand wounded soldiers and the doctors, nurses and orderlies who will have charge of the work.

For some time Colonel H. H. Rutherford and Major E. J. Barrett, of the Medical Department, United States Army, have been in this city making a survey of available buildings and sites for hospitals. In order that these officers might have the assistance of men most competent to advise there has been formed an unofficial committee of members of the Real Estate Board of New York, under the chairmanship of Mr. Pell Thompson, who will conduct a survey covering every part of the city and will make recommendations as to the suitability of the buildings offered.

The committee that will make the survey comprises a number of prominent real estate and brokerage firms in the city. These firms will act as district captains and will become the clearing houses for information obtained within the districts they serve. The committee comprises: Pell Thompson, chairman; F. R. Wood, secretary; Goodwin & Goodwin, Cross & Brown, Pease & Elliman, J. Clarence Davies, William P. Rae, Duross Company, Douglas Robinson, Charles S. Brown Company, Spear & Company, Charles F. Noyes Company, Joseph P. Day, H. J. Sparks, Porter & Company, Thomas P. Graham and H. H. Murdock.

In order that no available structures may be omitted from the survey the entire city has been districted and will be thoroughly canvassed. The individuals and firms in charge of the canvass will act as team captains and will make their reports to Mr. Richard O. Chittick, executive secretary of the Real Estate Board of New York. All real estate brokers within these various districts, or individual property owners who have buildings that might be converted for hospital use are strongly urged to report to the respective captains with complete data regarding the buildings without delay.

Following are the boundaries of the districts and the captains of each: Douglas Robinson, Charles S. Brown Company, Broadway to the North River, Battery to 14th street; Duross Company, Broadway to North River, 14th street to 34th street; Cross & Brown, 34th street to 59th street, Fifth avenue to North River, and also Queens Borough and Williamsburgh; F. R. Wood, W. H. Dolson Company, 59th street to Harlem River, Eighth avenue to North River; Charles F. Noyes Company, Battery to Grand street, Broadway to East River; Spear & Company, Grand street to 14th street, Broadway to East River; H. J. Sparks, 14th street to 34th street, Broadway to East River; Pease & Elliman, 34th street to 96th street, Fifth avenue to East River; J. Clarence Davies, the Bronx; William P. Rae, Brooklyn, and Joseph P. Day, outlying sections of the city, New Jersey, etc. Thomas

P. Graham and H. H. Murdock are serving in an advisory capacity.

Structures considered most adaptable to use as military hospitals are large loft buildings of modern fire-proof construction and equipped with all of the latest improvements and conveniences. They must be supplied with ample elevator service and also means of fire protection. Automatic sprinkler systems are not mandatory, but are highly desirable as adjuncts to the fire protective and fighting apparatus.

Preferably the buildings should be so located that two or three may be acquired in close proximity to each other, and they should also be within easy distance from the waterfront in order that wounded soldiers may be cared for with the minimum of re-handling in transportation. The space required for the care of a single patient, including all necessary equipment and nursing facilities, is approximately two hundred square feet, and this fact should be borne in mind when consideration of available structures is being undertaken.

The Medical Department of the United States Army for some time has had under consideration the acquisition of large structures, such as hotels, apartment houses, office buildings, or any other similar type of building wherein the partitions may readily be removed and the floors thrown into large open spaces designed for use as wards, the prime idea back of the present requirements being to handle just as many patients as is possible with the minimum amount of obstruction and confusion.

In selecting and listing properties for military hospital purposes the real estate brokers and individual owners of available structures must bear in mind the fundamental physical requirements of a modern military hospital unit. There must be easily available buildings or quarters for nurses, doctors and orderlies. There must be sufficient space adaptable for kitchens, pantries, operating rooms, laboratories, dispensaries, pharmacies and also room for the storage of equipment and supplies. The ambulances must be housed in nearby garages and quarters will be required for ambulance drivers. These auxiliary buildings may not be required for these specific purposes, but their convertibility must be taken into consideration when listing available properties.

It is manifestly not the intention of the Federal Government to disturb any existing industry or business in locating its hospitals in this city, particularly those that are executing contracts for the Government or working for the welfare and health of the community or nation. It is most essential, however, that the Medical Department obtain its full requirement of hospital space within the shortest possible time so that no unnecessary suffering and transportation of wounded American soldiers be entailed.

The authorities have no desire to use harsh measures in obtaining the needed facilities. They fully expect every individual owner of property that could be converted to hospital usage to come forward loyally and make the offer. This is a patriotic service of the highest calibre.

## Real Estate Men Volunteer for National Service.

THE National Association of Real Estate Boards, composed of "Realtors"—men possessed of an expert knowledge of handling all realty problems—and numbering on its rolls some nine thousand business men, have volunteered to serve all departments of the Government without charge during the war.

William M. Garland, of Los Angeles, Cal., is president of the association, and is now in Washington completing the work of the organization and will remain until every detail is completed. In the several departments where the service of this association has already been utilized, notably the office of the Alien Property

Custodian, the Quartermaster's Department of the army, the Shipping Board and the Bureau of Housing and Transportation of the Department of Labor, these men have saved hundred of thousands of dollars in appraisements on realty and space desired by the Government. Committees of "Realtors" will be stationed throughout the country, ready to serve all departments of the Government, by saving millions of dollars of excess profits in the sale or leasing of property.

An invitation to become affiliated with the association has been extended to the Real Estate Board of New York, but no action has yet been taken.

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### Section II.

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

## Real Estate Must Have Relief.

In the various suggestions that are being made to provide additional revenue for the city so that real estate may be relieved of part of its excessive burden the attitude of the Real Estate Board of New York that the surest way of providing new sources of revenue lies in the taxation of personal property is worthy of most serious consideration.

The steady decline in the tax receipts from this class of property from over thirteen million dollars the first year of the consolidation of Greater New York to less than six millions for the tax year of 1918 is not proof of the falling off in the amount of personal property in the city, but of lax methods in its listing for purposes of taxation.

In the same period of time the assessments on real estate in the consolidated city have increased until they are practically four times as great as twenty years ago. It is unreasonable to believe that personal property has not also increased correspondingly in value.

Real estate interests believe that if a systematic effort should be made to tax the great amount of personal property that now undoubtedly escapes the vision of the assessors a large amount of revenue could be derived from this source instead of a constantly diminishing fraction of the receipts of the city treasury, provided that the tax be kept at a low rate.

There need be little fear that owners of taxable personal property will remove their residences or their holdings from the state to evade such a tax. In the first place they live in New York because it is the metropolis of the country and affords them business

and social connections they cannot get anywhere else, and any removal of personal property to other locations would subject it to taxation at a much higher rate than is proposed by New York real estate men.

The success of the federal income tax is neither an argument that this method of taxation is a better way of securing revenue than the taxing of personal property nor decisive proof that the income tax can be successfully applied to the problems confronting the tax officials of the five counties making up this city.

There will probably be no objection to a state income tax to cover state expenses; but if this kind of taxation were extended to cover the expenditures of this city there would arise the difficulty of adjusting the share of the income derived by the state to be awarded to the city to cover its budget. It is easily conceivable that continual disagreement and consequent instability in the city's revenue from this source would result. With a state income tax, however, to cover state expenses there would be considerable relief extended to real estate in this city because nearly 70 per cent. of state taxes are paid by this city.

But economists and tax experts have frequently pointed out that while in most other countries the income tax has superseded attempts to collect personal property taxes this form of tax is not particularly adaptable to state or local governments in the United States. To be effective an income tax must necessarily reach every source of income so that there can be no dodging. This is only possible when the tax officials have country-wide authority, as they do under the federal law, but could not possibly have if the system were applied to the state or county. Nor can the federal officials give to local tax assessors any information that would guide them in getting at taxable incomes.

What is necessary at the present time is not the projection of many theories into the field of desultory discussion, but the coming together of all those vitally interested in the tax questions that must be solved in the near future, and the resolving upon a definite program for action. In only this way can real estate be freed from the heavy incubus now resting on it.

## Can't Be the City's Iceman.

Believers in orderly government will note with general satisfaction the decision of Corporation Counsel Burr terminating the ice controversy between former Governor Odell, the State Ice Comptroller, and Dr. Day, Commissioner of Public Markets. The corporation counsel holds that Dr. Day has no authority to purchase ice in Massachusetts and sell it to dealers in this city at four dollars a ton.

Where the ice comes from which Dr. Day proposed to sell, as also the price per ton, are beside the question. A broader issue than that was involved in the controversy.

A good many level-headed citizens are watching the progress of the plan to put the City of New York into the marketing business. The question of supplying ice is merely one of many phases of this plan. How far the city should go in the capacity of butcher, baker and candlestick maker for the inhabitants of the metropolis is a very serious question.

The cost of conducting the city government has been increasing by leaps and bounds, and hundreds of thousands of dollars of this increase can be traced to the assumption by the city of functions it formerly did not exercise. The proposition of having all the taxpayers act as marketmen for a part of the citizens



undoubtedly appeals to a large class who contribute nothing to the city treasury, out of which the bills are paid; but the time has come when serious citizens must give greater thought to this questionable use of public authority.

Corporation Counsel Burr unquestionably is right in his interpretation of the law as it applies to Dr. Day's activities in regard to ice. It doubtless would be a good thing for the city at large if the corporation counsel's ruling in this instance could be extended to other commodities.

### Landlords and Profiteering.

The prompt action of the Real Estate Board in offering its hearty co-operation in any investigation which the Board of Aldermen may desire to make into alleged profiteering of landlords is in line with what naturally would be expected from any representative body of business men with reference to similar charges reflecting on the commercial integrity of that particular business.

The building of apartment houses and renting them out to individual tenants is a business proposition pure and simple, and as such depends for its success upon the same principles that prevail in and control business generally.

Tenants are the landlord's customers and in common with men in other lines of business he must treat his customers honestly or his business will suffer.

There is no question that rents have been advanced, but that they have been unfairly increased is not borne out by the facts. Recent investigations made by the Record and Guide and printed in this newspaper with reference to the net returns of office buildings and apartment houses, show conclusively that the increased rents have not anywhere near kept pace with the greater operating expenses, including payments for coal, taxes and wages, all of which items are much higher than a year ago and considerably greater than before the war.

There are at least one hundred thousand real estate owners in this city, and some estimates have placed the total at double that number. A large part of these

owners are also landlords, and their interests are affected by the same natural regulations that affect other business, notably the law of supply and demand. At the present time the demand for housing accommodations is greater than the supply, owing to the enforced falling off in building construction, and the landlords have the temporary advantage of being able to fill their buildings with tenants at fair rentals. This is not always, nor even generally, the case, as anyone with even a limited knowledge of conditions in the real estate world knows. Many buildings in both the financial and the residence districts have been carried at a loss for years, previous to the war, or paid only a very low rate of interest.

This factor of the large number of landlords makes "profiteering" practically impossible, because there is the same law of competition to regulate prices in the real estate business that there is in other commercial propositions. Landlords have formed no trust to boost prices, but they are competing with each other to get honest tenants, who will pay promptly and use the property leased to them with the same care that they would take if it was their own.

It is likely that in the great number of landlords throughout the city there are some who have taken advantage of the prevailing conditions to get larger profits out of their buildings than are justifiable, as there have been men in other lines of business who have been found out and punished for their undesirable practices. They should be brought to a realization of the fact that the people of the country generally, and of New York City particularly, are in no mood to put up with profiteering. The country is at war and every man should not only do his part, but is expected not to prevent any other man from doing his.

A profiteering landlord is not only not "doing his bit," but he is a deterrant to others who want to serve the flag, and is a delinquent of whom all in this patriotic city will be glad to be rid of.

The action of the Real Estate Board in offering to help unearth any of this ilk is in accordance with the high purposes for which it was organized.

### Official Procedure Under the Torrens Law.

(Continued from page 700)

inadvertently used for the word 'persons,' but the meaning is not materially affected.

"While the wording of the statute, 'the registrar shall cause a notice, fixing the time and place at which the petition shall be heard, to be published in a newspaper published in the county in which the land is situated' (page 32, line 1), would sanction the publication of notice but once in one newspaper, the court, as hereinbefore indicated, supervises the necessity for further notice, and may order the same. I am of the opinion that this power of the court over the matter of notice removes all legal objection to the proceeding as offending due process of law.

"The third objection runs to the provision in §380 (page 17, line 23, et seq.), reading as follows:

"The order shall also direct the registrar to give such notice to such additional persons as the preliminary report of the official examiner of title shows should be made parties to the proceeding unless the petitioner shall file with the registrar a waiver of the requirement that any such additional persons be made parties to the proceeding and a request that such notice be given forthwith to the parties named in the petition. In case such waiver and request is filed the registrar shall give such notice only to the persons named in the petition as parties to the proceeding. In any event, however, the determination of the question as to sufficiency of parties and as to due service of notice shall be for the court, as herein provided."

"This, I am confident, in view of all the other provisions of the statute, does not mean that a petitioner will be able to have his title registered without notice to the proper parties. It is rather a method of saving time. The petitioner states whom he believes to be

proper parties and asks that notice be immediately sent them. The petitioner does not await the examination of the title, taking the chance that all proper parties have been included in his petition. If the final examination of the title by the official examiner and by the court shows that the petitioner has omitted to state all the proper parties his papers must be amended, for the court will require the service of such persons; and the petitioner has not gained the time he expected. The court at all times has complete control over the subject of service of the proper parties (§380, page 20, line 11):

"By the statements of facts contained in said report of title, or by separate accompanying affidavits, or by any other additional evidence, if necessary; or by any or all of these, sufficient facts must be shown to satisfy the court that all owners and claimants of the property sought to be registered, or of any right or interest in or lien upon the same or any part thereof, who could be found by diligent inquiry, are duly and specifically named and made parties to the proceeding. The question of the sufficiency of the proof that all such owners and claimants who could be found by diligent inquiry are duly and specifically named and made parties to the proceeding and that they have been duly served with notice of hearing shall be for the court."

"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."

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## LEGAL NOTES AFFECTING REALTY

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

### Broker's Right to Commission.

IN an action against the agent of a land company which contracted to sell lands to the plaintiff, the petition alleged that at the time it contracted and received part payment the land company had no title to the land. It appeared that the contract declared that in the event the land described had been previously sold or was not then owned and controlled by the land company it should be void, and the advance payment returned. The Iowa Supreme Court holds, *Johnson v. Shea*, 166 N. W. 531, that the petition did not state a cause of action entitling the plaintiff, the purchaser, to recover from the agent the amount of the commission paid him by the land company out of the part payment, for under the circumstances, the land company, by entering into the contract and receiving a part payment, was not guilty of fraud, notwithstanding there was a failure of consideration entitling the plaintiff to recover the part payment.

### Absolute Deed as Mortgage.

The New York Appellate Division holds, *Thompson v. Lewis*, 169 N. Y. Supp. 501, that a deed absolute in form, reciting indebtedness, conveying to two persons as joint tenants, as a part of the consideration for which the grantees delivered to the grantor an instrument reciting the conveyance and the indebtedness and reciting that the grantees would hold in trust until a certain date, and providing that, if the indebtedness were not then paid, the trustees should convey to the grantee at a certain valuation, which should not extinguish the debt, was a mortgage under Real Property Law (Consol. Laws, c. 50), §320, stating what instruments shall be deemed mortgages. The mere fact that the deed was not made to the creditor direct, but to her representatives, did not detract from its character of a mortgage.

A mortgagor cannot, as part of the transaction, make any agreement which will prevent a court of equity from recognizing and enforcing his right to redeem. And since the personal lien of a mortgage cannot be changed into a legal estate by any agreement that such result shall follow default in payment of the debt, a conveyance to the creditor by her representatives operated solely as an assignment of the mortgage. It was incompetent, in an action by the mortgagor to have the deed declared to be a mortgage, for the court to limit his right to 30 days after the signing of the judgment.

### Fire Insurance—Recovery by Mortgagee.

A mortgagee sued to recover on an insurance policy issued to his mortgagor. The mortgage clause merely constituted the mortgagee an appointee to receive the proceeds of the policy for and on account of the assured, subject to all the terms and conditions of the policy. The mortgagor sold and conveyed the property, which act, by the terms of the policy, rendered it void. Application was made to the insurance company to substitute the purchaser of the property as the assured in the policy. The insurance company imposed reasonable conditions, which were not complied with until after loss had occurred, when the insurance company cancelled the policy, and returned the unearned premium to the mortgagor. The Kansas Supreme Court, in an action by the mortgagee on the policy, *Longfellow v. National Fire Ins. Co.*, 170 Pac. 813, held that he could not recover. There is a clear distinction between the form of mortgage clause here used and the more modern form known as the union mortgage clause.

### Possibility of Specific Performance.

The duty of specific performance, which courts of equity enforce, is a reciprocal one, and the maxim, "He who seeks equity must do equity," is peculiarly applicable; therefore specific performance will ordinarily be refused

in favor of a party against whom specific performance of his obligations under a contract is for any reason impossible. Specific performance of a contract to exchange lands for certain other property, which obligated the defendants to assume mortgages on the lands they were to receive, will not be granted where at the time of the rendition of the decree mortgages on the lands, which the complainant was to transfer, had been foreclosed and he had lost all rights therein; it being purely a question of surmise whether, if the defendants had complied with their agreement to pay interest on the mortgages, foreclosure could have been avoided.—*Winston v. Brown*, 247 Fed. 948.

### Mutual Mistakes in Description.

It is well settled that where a deed describes the land conveyed by metes and bounds, and by mutual mistake of the parties covers land which the vendor did not intend to sell, nor the vendee to buy, the mistake will be corrected. Mutual mistakes occur generally in the description of property conveyed. To ascertain whether a mistake has been made in describing property in a deed, it is essential to know the intent of the parties, the one in selling and the other in buying, respecting the subject-matter of the conveyance, and, if the deed fails to express their intention, there is a mutual mistake, relievable in equity by way of reformation, where the proof is clear, convincing, and satisfactory.—*Maxwell v. Wayne Nat. Bank*, North Carolina Supreme Court, 95 S. E. 147.

### Damages in Condemnation Proceedings.

In a railroad's proceeding to condemn land the petitioner produced seven witnesses, six of them farmers who, for farming purposes, valued one parcel of land at \$400 an acre, and another parcel at from \$200 to \$250 an acre. The defendants' witnesses, mostly real estate men, placed the value of the land for subdividing and platting at from \$1,000 to \$1,200 or \$1,500 an acre. The Michigan Supreme Court held, *Chicago, D. & C. Grand Trunk Junction R. Co. v. Simons*, 166 N. W. 960, that awards by the jury of \$400 an acre for one parcel and \$350 for the other were based solely on the value of the parcels for farming purposes, and that the owners had the right to have their damages assessed on the more valuable basis.

### Rights of Vendor in Foreclosure.

Where time was not specifically made of the essence of contracts for the sale of land, after demand made by the vendor the purchaser should have been paid within a reasonable time, and, in the vendor's action for foreclosure of the contracts of sale, it is held, *Potter v. Pigg* (Cal.), 170 Pac. 1066, that he was entitled only to have foreclosure ordered conditionally on the failure of the assignee of the purchasers to make full payment in accordance with the contracts.

### Actionable Misrepresentation.

The Washington Supreme Court holds, *Starwich v. Ernst*, 170 Pac. 584, that a statement that a two-story building was upon the lot, although not willfully false or made with intent to deceive the plaintiff vendee, amounted to actionable misrepresentation where part of the building extended into the street and the building gave rise to the major part of the purchase price and could not be used elsewhere without demolition or reconstruction.

### Land Sold for Improvement.

The Washington Supreme Court holds, *Vera Land Co. v. Metcalf*, 170 Pac. 1012, that where a land company sold land to a promoter who agreed to make improvements, subdivide the land and reimburse the company from payments made to him by purchasers, and he defaulted, the land company, in the absence of collusion with him, was not liable for the fulfillment of his contracts with the purchasers.

## REAL ESTATE REVIEW OF THE WEEK

**Active Market in Spite of Short Business Week—Several Big Deals Consummated—Leasing Continues Good**

IN spite of the fact that the present has been a four and a half day business week, brokers report a healthy market and some important deals were put through both in sales and in leases. Important in the sales of the week was that by the Randolph Walker Corporation of the twelve-story apartment house at 969 Park avenue to a New York City investor. The structure was built about two years ago and is fully leased. It was held at \$1,150,000. Jesse C. Bennett was the broker in the sale.

Frederick Brown, the operator, purchased from the Estate of Louis A. Koelsch the six-story apartment house at the northwest corner of Broadway and 125th street on a plot 55x100. The house has accommodations for twenty-seven families and is assessed by the city at \$110,000. Jesse C. Bennett was also the broker in this deal.

A sale of property on Washington Heights was consummated whereby the Mose Goodman Corporation sold the new five-story apartment containing stores to Frank Hilman. This deal represented about \$200,000. The purchaser gave in part payment the flats and stores at the northwest corner of Houston and Goerck streets.

The sale by Pease and Elliman as brokers, acting for the Estate of Joseph W. Ogdin, of the four-story and basement house at 33 West 57th street between Fifth and Sixth avenues, is another operation involving the conversion of an old residence into a business building. Within a short time not less than four other old residences on this block have been leased by the same brokers for trade purposes.

To meet demands occasioned by Government orders, the 233 West 25th Street Corporation has acquired from Ruth A. Wallace, the northeast corner of 54th

street and Eleventh avenue, now occupied by a group of old frame tenements, and the same company has taken title to the adjoining five-story factory at 549 to 557 West 54th street. The new owners will improve the corner with a two-story fireproof factory, which has been leased from the plans for twenty-one years to the George W. Copp Company, manufacturers of automobile equipment, who have a Government contract. Cross & Brown negotiated this deal and also a recent sale of property at 233 to 243 West 25th street for the Title Guarantee and Trust Company to the same purchaser. These transactions involved about \$450,000.

Leasing throughout the city continued good this week and several important transactions were closed. Probably the most important lease was that of the old Greenhut building known as "The Big Store" on Sixth avenue between 18th and 19th streets to the Medical Department of the United States, represented by Surgeon-General William C. Gorgas, for the duration of the war and one year thereafter, for use as a medical base for wounded soldiers from the front landed at Ellis Island. Only medical cases will be treated here, surgical patients being assigned to the more elaborately equipped hospitals at Lakewood, N. J., and on Staten Island. Joseph P. Day obtained the property for the Government from J. B. Greenhut, Inc.

The lease of a Greenwich street warehouse by Goodale, Perry and Dwight, acting for the Henry-William Company to Jarvis Stores, Inc., represented by William A. White & Sons, is another evidence of the recent activity in the sale and leasing of downtown property by large concerns. This property is a seven-story structure at 726 to 736 Greenwich street, southwest corner of Perry

street, occupied for many years by Austin, Nichols & Company before their removal to Williamsburgh. A very gratifying feature of this lease is that it is for a long term of years and at a greatly increased rental over the previous lease.

### REPORT TO STOCKHOLDERS.

#### Creditable Showing Made Despite War Conditions.

The annual report of the U. S. Realty and Improvement Company, which is printed herewith, will doubtless prove very satisfactory to the stockholders in that organization, and be a source of gratification to the president of the company, Mr. Laurence McGuire, under whose management during the trying period since this country entered the war, the company has made such a good showing. The report follows.

May 29, 1918.

To the Stockholders of the United States Realty and Improvement Company:

In accordance with the provisions of the by-laws, I submit herewith a report on the condition of the affairs of your company for the year ended April 30, 1918, together with a Consolidated Balance Sheet at April 30, 1918, and Consolidated Income Account for the year, these latter bearing the certificate of Lingley, Baird and Dixon, the company's auditors.

**SUBWAY CONTRACTS.**—Your company's contracts with the City of New York for the building of three sections of the dual subway system are practically completed. The estimated loss on these contracts at April 30, 1917, included in last year's report, was \$2,954,000.00. With the work substantially finished and the greater part of property damage and other claims adjusted, the total loss is now estimated to be well within the amount heretofore set aside for completion. As an offset to this loss the company has substantial claims which will be duly submitted for settlement to the proper authorities repre-

## Unless Your Building Is Piped for Gas You Cannot Have Gas Comforts

**WE DO NOT PRETEND TO FORETELL NEXT WINTER'S WEATHER. IT MAY EQUAL THE SEVERITY OF LAST WINTER'S AND IT MAY NOT.**

### LANDLORDS CANNOT TAKE CHANCES

The Fuel Administrator has apprised you of the coal situation. Will you have a sufficient supply to take care of yourself and your tenants? Perhaps not. Then you will look to gas for heating, as many thousands did last winter.

See that you have adequate gas piping to which Gas Heaters, Radiators and Gas Steam Radiators may be attached. Gas pipes should run to every room. Those gas pipes that caused trouble last winter should be put in good condition now, before there is a greater scarcity of labor than at present.

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senting the City of New York.

**INCOME FOR YEAR.**—The net income for the year amounts to \$775,421.29, an increase of \$282,029.52 over the preceding year.

**PRODUCTIVE REAL ESTATE.**—While the gross income from productive real estate shows an increase, taxes, operating and general maintenance cost have increased so rapidly that the net income has not increased.

Leases expiring at April 30, 1918, have been renewed at an increased rental, which will, in part, tend to relieve the constantly increasing cost of taxes and other operating expenses. Each year brings an increased real estate tax and it is generally conceded that some definite action must be taken in the near future to secure sources of revenue other than from real estate to meet the growing cost of State and municipal governments. When State and city taxation is more equitably distributed and cost of operating returns to a normal basis, rental values may be properly adjusted and the net income from productive real estate become much more stable.

**UNPRODUCTIVE REAL ESTATE.**—The cost of carrying the unproductive real estate reflects the abnormal increase in taxes, and were it not for the fact that one large property had been leased, the cost of carrying unproductive properties would have shown a further material increase. Owing to the unprecedented conditions it has not been possible to dispose of, or improve, any of these properties.

**INVESTMENTS IN OTHER COMPANIES.**—The return from investments in securities of other companies has been on the whole satisfactory.

**GEORGE A. FULLER COMPANY.**—The following is a summary of the activities of the George A. Fuller Company for the year:

### Summary.

Unfinished Business, April 30, 1917.		
Government..	\$100,000.00	
Others .....	24,285,276.93	
		\$24,385,276.93
New Business taken in during year ended April 30, 1918:		
Government..	\$15,638,240.00	
Carolina Ship- building Co.	20,514,000.00	
Others .....	12,449,723.62	48,601,963.62
		\$72,987,240.55
Work Executed:		
Government..	\$14,672,185.15	
Others .....	19,693,684.97	34,365,870.12
		\$38,621,370.43
Unfinished Business, April 30, 1918.		
Carolina Ship- bldg. Corp..	\$20,514,000.00	
Government..	1,066,054.85	
Others .....	17,041,315.58	
		\$38,621,370.43

Included in the above were contracts for the United States Government in connection with the war programme, amounting in all to \$15,738,240.00. All of this work was done under a close margin. A similar amount of work for private interests would have undoubtedly resulted in a much larger net return to your company. Included in these contracts was one for the buildings of Camp Funston at Fort Riley, Kansas, which cost \$7,843,000, including a fixed fee of \$250,000.00.

I believe this to be the largest cantonment constructed for the Government, and cost the least per capita. It has been the purpose and desire of your company to execute for the Government all work at the least possible cost, and this policy of lending assistance to the Government will be continued.

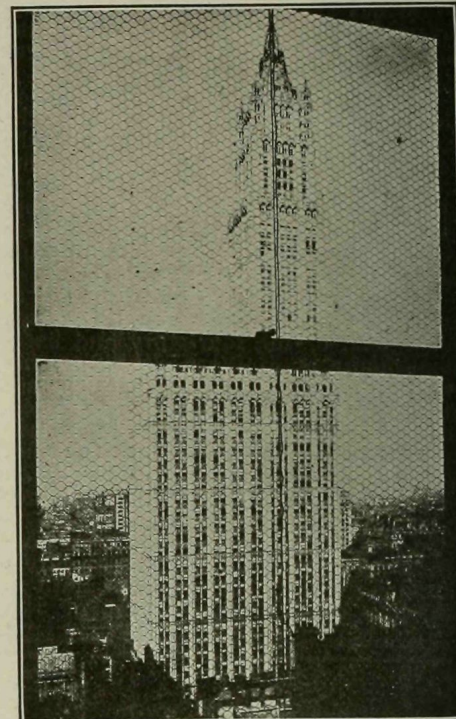
I am pleased to report that the Government has evidenced in many ways its satisfaction with the results accomplished for it by your company.

The completion of the contracts for the Commodore and the Pennsylvania Hotels in New York City has been somewhat delayed because of Government war priorities covering structural material. The work, however, on these two contracts is now progressing favorably

and no further serious delays are anticipated.

**CAROLINA SHIPBUILDING CORPORATION.**—In April the Carolina Shipbuilding Corporation, a new subsidiary company, organized for the purpose of building ships entered into an agency contract with the United States Shipping Board Emergency Fleet Corporation for the construction and equipment of plant, and building twelve 9,500-ton steel ships. The yard is at Wilmington, North Carolina, work on which is now under way. The contract price is \$20,514,000.00, which includes a fixed fee and in addition a participation in any saving realized.

**GENERAL.**—With the completion of the contract for three sections of the dual subway system, that portion of the company's income which has of necessity been applied to meet the unfortunate losses occasioned will now be applicable to the betterment of the com-



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

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pany's working assets and the reduction of its liabilities.

It is estimated that the income from the company's improved properties and investments for the current year will be sufficient to meet all charges, including interest on its debenture bonds.

With the additional work which may reasonably be expected to come to the George A. Fuller Company, your company should achieve a satisfactory result for the current year.

LAURENCE McGUIRE, President.

**PRIVATE REALTY SALES.**

THE total number of sales reported and not recorded in Manhattan this week was 22 as against 31 last week and 18 a year ago.

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

The sales north of 59th street aggregate 12, as compared with 18 last week and 9 a year ago.

From the Bronx 14 sales at private contract were reported as against 22 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 711 of this issue.

**Federal Reserve Bank Buys.**

The Federal Reserve Bank of New York is going to have a building of its own. The bank has acquired property of approximately 33,000 square feet, comprising the entire block front in the easterly side of Nassau street from Liberty street to Maiden Lane. The cost of the property will be slightly less than \$3,100,000, or about \$93 a square foot, the price agreed upon being nearly \$200,000 less than the tax valuation. The plans have not yet been drawn, and according to bank officials work on the new building will not start until after the conclusion of the war. At the present time the Federal Reserve Bank is housed in the Equitable Building, where it occupies a corner of the main floor, the whole of the twenty-fourth and twenty-fifth floors, half of the fifth floor, and a quarter of the fourth. The bank also occupies the entire building at 50 Wall street. The quarters of the bank have been greatly increased for the accommodation of the clerical forces required for Liberty Loan activities. The property acquired by the Reserve Bank has a frontage in Nassau street of 164¾ feet, in Liberty street of 235 feet, and on Maiden Lane of 269 1-6 feet. The street numbers of the properties are 28-50 Maiden Lane, 40-52 Nassau street, and 33-51 Liberty street. The previous owners of the property were the Mutual Life Insurance Company, the Lawyers Title and Trust Company, the Estate of William Ziegler, the Estate of William Ruhnstruck, and Joseph L. Delafield. The contracts were closed through the real estate firm of Horace S. Ely & Co. Messrs. George R. Read & Co. were associated with that firm as brokers in the acquisition of the Ziegler and Ruhnstruck parcels, the Ziegler Estate being represented by William Curtis Demarest and J. Curry Watson. The law firm of White & Case and the Title Guarantee and Trust Company represented the Reserve Bank in connection with the title examinations.

**Sale on Eleventh Avenue.**

The sale and lease of an Eleventh avenue corner were reported Friday, which will result in the undertaking of a large building operation to meet demands occasioned by Government orders. Ruth A. Wallace has conveyed to the 233 West Twenty-fifth Street Company title to the northeast corner of Fifty-fourth street and Eleventh avenue, 100 by 100.5, now occupied by a group of old frame tenements; also to the adjoining five-story factory at 549 to 557 West Fifty-fourth street, now used by the Henry Bosch Company.

The new owners will improve the corner with a two-story fireproof factory, which has been leased for a term of twenty-one years to the George W. Copp

Company, now on Fifty-second street, manufacturers of automobile equipment, who have a Government contract. The transfer and lease were arranged by the Cross & Brown Company. The same

broker recently sold the property at 233 to 243 West Twenty-fifth street to the same purchaser for the Title Guarantee and Trust Company. These transactions involved in the aggregate about \$450,000.

# Prepare for Peace

In the great readjustment of prices that is bound to come when the war ends, you will be glad to own securities that do not fluctuate. Buy them now—our Guaranteed Mortgages—always worth par.

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# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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.

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## INVESTMENT DEPT.

BROKERS ARE INVITED

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

### Sale on University Heights.

Lorington Court, at 2226 Loring place, Bronx, located at one of the highest points in the University Heights section, has been purchased by Frederick Brown from the Loring Construction Company. It is a well constructed five-story apartment house having accommodations for thirty families, on a plot 79x127, irregular. The building yields \$16,000 a year in rents and was held at \$130,000. J. A. Ulanov negotiated the sale.

### Schieffelin Estate Title Passes.

Title passed Tuesday for the sale of 103 acres of the Schieffelin Estate to the Hebrew Orphan Asylum. The property is located in the Edenwald section of East Bronx and has large frontages on the Boston Road, Laconia avenue, Baychester avenue and 231st street. The location is an ideal one for the purpose it is to be put to and was selected after the Site Committee of the Orphan Asylum had examined a large number of other properties in the Bronx. There is an elevation of 140 feet and an unobstructed view of the surrounding country; natural drainage; well wooded with fine old trees. Accessible to the Baychester avenue station of the New York, Westchester & Boston Railroad and the 225th Street Station of the White Plains Avenue Division of the subway. In order to consummate the sale and carry out the terms of the contract, some ten streets and avenues were closed by the City of New York, affording a plottage of about 90 acres in one parcel intact, so that the cottage plan contemplated can be carried out without streets intersecting and cutting through. Building operations will not begin until after the War. The Schieffelin home-

stead still stands on the property, but has not been occupied for some years. A farm of 193 acres was purchased in 1842 by Effingham Schieffelin, grandfather of the present sellers, Effingham L. Schieffelin, Clara B. Schieffelin and Lucy F. Schieffelin. The price paid was \$350,000, all cash. J. Clarence Davies negotiated the sale.

### Operator Adds to Holdings.

Frederick Brown, operator, purchased from William F. Connor the two five-story apartment houses at 558 and 562 West 189th street, covering a plot 100 by 100, between Audubon and St. Nicholas avenues. The properties have been held at \$140,000. Nehring Brothers were the brokers in the sale, which was made on an all-cash basis. In the Bronx, he bought from the Loring Construction Company the five-story apartment house at 2226 Loring Place, known as the Lorington, on a plot 79 by 127 by irregular. The house overlooks the Hall of Fame and has been held at \$130,000. J. A. Ulanov negotiated the sale.

### Fifty-third Street Residence Sold.

W. B. May & Company sold for Francis L. Hine, the modern 25-foot, five-story residence at 38 West Fifty-third street. The property has been owned by Mr. Hine since 1907 and has only recently been offered for sale. The holding price was \$100,000. The new owner, it is understood, will occupy.

### Heights Property in Exchange.

Samuel Grossman and Weschler & Kohn and Max Silverstein, attorneys, sold for the Mose Goodman Corporation, Mose Goodman president, the northeast

corner of St. Nicholas avenue and 191st street and 573 and 575 West 191st street, a new five-story apartment containing stores on plot 75x100, to Frank Hillman, who gave in part payment the northwest corner of Houston and Goerck streets, flats and stores on plot 50x68.86. The deal represented about \$200,000.

### Sell Park Avenue Apartment.

A feature of the week's realty market was the sale of the twelve-story fire-proof apartment house at 969 Park avenue, by the Randolph Walker Corporation to a New York City investor. The structure which occupies a plot 140x100 is on the northeast corner of Eighty-second street, and was built about two years ago and is fully leased. It was held at \$1,150,000. Jesse C. Bennett negotiated the sale.

### Broadway Apartment Sold to Operator.

The six-story apartment house at the northwest corner of Broadway and 125th street, on a plot 55x100, has been sold by the estate of Louis A. Koelsch to Frederick Brown, the operator. The house has accommodations for twenty-seven families and contains three stores and is assessed by the city at \$110,000. Jesse C. Bennett was the broker in the deal.

### To Convert Old Residence.

Another of the fine old residences on Fifty-seventh street is to be converted for business use. The newest deal in that direction has just been closed by Pease & Elliman, as brokers, who sold for the estate of Joseph W. Ogden the four-story and basement house at 33 West 57th street, midway between Fifth and Sixth avenues. The house occupies a lot 25x100.5, and has been acquired by a well-known New York man who plans to alter it for business and hold the property as an investment. A number of other houses on this block have been claimed for business, the above brokers having recently rented 36, 44, 46 and 52 for trade purposes.

### Manhattan.

#### South of 59th Street.

COOPER SQ.—Morris Simon, the tenant, purchased from Emma F. Wyckoff and others 12 Cooper sq, a 4-sty altered building, on lot 25x76.11. Horace S. Ely & Co. were the brokers.

ORCHARD ST.—William Goldstone purchased for all cash from William Goldstone & Co. the 3-sty building at 86 Orchard st, on lot 21x60, which adjoins the northeast corner of Broome st. The property was held at \$20,000.

12TH ST.—Bond and Mortgage Guarantee Co. sold 607 East 12th st, a 5-sty tenement, on lot 25x103.3, acquired last month at foreclosure. Philip Schlachetzky was the broker.

53D ST.—Francis L. Hine, president of the First National Bank, sold his home at 38 West 53d st, between 5th and 6th avs, a 4-sty structure, on lot 25x100.5. A client of William B. May & Co. is the buyer.

57TH ST.—Pease & Elliman sold for estate of Joseph W. Ogden a 4-sty dwelling at 33 West 57th st, between 5th and 6th avs.

5TH AV.—Catherine Hamersley estate sold the 4-sty dwelling, converted for trade, at 255 5th av, about 48 ft. north of 28th st, on plot 24.7x100, assessor for \$128,000, to John J. Buckley.

#### North of 59th Street.

62D ST.—William B. May & Co. sold for Edmund L. Baylies the dwelling at 9 East 62d st, on plot 25x100, between 5th and Madison avs, held at \$220,000.

99TH ST.—Kurez & Uren, Inc., sold for Henry Morgenthau Co. 224 and 228 East 99th st, between 2d and 3d avs, two 6-sty walk-up apartments, each on plot 37.6x100.11, having five families on a floor, in part payment for which they take 827 and 829 Freeman st, two 3-sty brick 2-fam. dwellings.

121ST ST.—Porter & Co. sold for Frederic N. Gilbert the 3-sty brownstone dwelling at 351 West 121st st, on plot 17x55x100.

126TH ST.—Porter & Co. sold for Wells Holding Co. to Lucie Jeanpretere the 3-sty dwelling 64 West 126th st, on plot 18.9x55x100.

127TH ST.—Porter & Co. sold to Edwin C. Worms for estate of Theodore Dieterlen the 3-sty brownstone dwelling at 41 West 127th st, on plot 18.9x55x100.

141ST ST.—Florence Nassoit sold 220 West 141st st, a 5-sty new-law house, on plot 37.6x100.11.

147TH ST.—Duff & Brown Co. sold for Emma Lockwood 614 West 147th st, a 3-sty dwelling, on lot 16.8x100.

PARK AV.—Sidney L. Warsawer sold for Carrie L. Jacobs the 5-sty tenement 1488-1490 Park av, at the southwest corner of Park av and 109th st.

ST. NICHOLAS AV.—Mose Goodman Corp. sold to Frank Hillman 1624 and 1628 St. Nicholas av, northeast corner of 191st st, a 5-sty apartment house, on plot 75x100.

**Bronx.**

**RECENT LEASES.**

**Hotel Properties Leased.**

Two hotel properties also figured prominently in Tuesday's business. The 4 East Fifty-sixth Street Company, representing Klein & Jackson, leased from William Baumgarten & Co. the Fifty-sixth Street "L" of their property at No. 4, consisting of a six-story building on plot 40 by 80.5. The lease is for a period of fifteen years. Klein & Jackson plan to extensively remodel the property and connect it with the Hotel Langdon at the southeast corner of Fifth avenue and Fifty-sixth street, erected by them on land leased from Woodbury G. Langdon, and which they rented to

Edward H. Chatillon. The addition will also be leased to Mr. Chatillon. It will provide forty additional rooms and the ground floor will be utilized for increasing the dining-room space. Baumgarten & Co. will continue to occupy the Fifth avenue portion of their property, next to the Langdon. In the other hotel deal it was learned that negotiations were pending for the long-term lease of the Hotel Glenmore, at the northeast corner of Seventh avenue and Fifty-fifth street, which is owned by the estate of John Hardy. The prospective lessee is understood to be the 859 Seventh Avenue Company, in which Alexander Pincus is interested. The Glenmore is an eight-story structure on a plot 50.5 by 100, which adjoins the Hotel Wellington.

**MANIDA ST.**—Gainsborg Estate sold to Moritz Kandel the vacant plot 83x100 in the east side of Manida st, 325 ft. north of Randall av. J. C. Davis and Dorsch & Co. negotiated the deal.

**140TH ST.**—Frederick Brown resold to Johanna Bloomfield 491 East 140th st, a 5-sty apartment house, on plot 37.6x100, near Brook av. This structure and 495, adjoining, a similar house, were acquired last week by Mr. Brown from Joyail Realty Co. Charles Kountze was the broker.

**158TH ST.**—J. Clarence Davies sold for Bankers Trust Co., trustee of George H. Moller estate, the vacant lot, 25x100, in the south side of 158th st, 173 ft. west of Courtlandt av.

**168TH ST.**—Ulster Court Corp, Joseph G. Abramson president, sold to Dr. William Whitney 288 East 168th st, corner of College av, a 5-sty new law apartment house, on plot 50x100. It has thirty apartments and three stores, and has an annual rental of over \$10,000. The property was held at \$70,000 and was acquired by the seller from J. C. Gaffney about a year ago. Dr. Whitney gave in part payment 7 West 120th st, a 4-sty dwelling, on lot 21x100.11, valued at \$25,000.

**189TH ST.**—Frederick Brown bought from William F. Connor the two 5-sty apartment houses at 558 and 562 West 189th st, on plot 100x100, between Audubon and St. Nicholas avs. The property was held at \$140,000. Nehring Brothers were the brokers in the sale, which was for cash.

**BAILEY AV.**—Kurz & Uren, Inc., sold through John C. Mead 2872 and 2890 Bailey av, between 229th and 230th sts, two 3-sty brick semi-detached 2-fam. dwellings, each on plot 25x101.

**BRYANT AV.**—A. Blumenthal sold for Bertha Sengrad 1429 Bryant av, a 5-sty apartment house, on plot 50x100, near Freeman st, to Morris Polsky. The same broker has resold the property for Mr. Polsky to Benenson Realty Co. Both were cash transactions.

**FULTON AV.**—H. T. Pfeiffer sold for the Will estate 1862 Fulton av, a 3-sty dwelling, on plot 25x206.

**MORRIS AV.**—William Sohmer, former State Controller, purchased from Catherine Hammer, through Pierre A. Geis, the northeast corner of Morris av and 193d st, a 3-sty brick dwelling, on lot 25x80, held at \$20,000. In part payment Mr. Sohmer gave the plot 175x100 at the northeast corner of Eastern blvd and Fairmont av, and a plot 80x100 on South Hampton av, Belle Harbor, L. I.

**RIVER AV.**—Richard Dickson and J. G. Breunich sold for Bond & Montgague Guarantee Co. the vacant plot on the east side of River av, 57 ft. north of East 149th st, 100x100.

**TOWNSEND AV.**—Gustav Holman sold the plot, 100x75, on the southwest corner of Townsend av and 174th st.

**WALTON AV.**—Kurz & Uren, Inc., sold for Mrs. Jennie Rudinsky 845 Walton av, near 161st st, a 5-sty new-law apartment, on plot 52x100.

**Brooklyn.**

**CHESTNUT ST.**—Friday & Lehmann, as brokers, sold the 2-sty frame 1-fam. dwelling at 445 Chestnut st for Frederick Rohwerder to Fenella Johnson.

**LINDEN ST.**—R. A. Schlesing, as broker, sold for William Carsten the 3-fam. brick house at 292 Linden st to Charles Fuchs and wife.

**KENMORE PL.**—Calder's Real Estate Co. sold for Louis R. Paulson the new bungalow at 1211 Kenmore pl to L. Salinsky.

**SHERMAN ST.**—Anna Harvey sold to Morris Hanover, for occupancy, the 2-sty dwelling at 91 Sherman st. F. C. Sauter and William G. Rehbein were the brokers.

**UNION ST.**—John Pullman Real Estate Co. sold 722 Union st, a 2-sty brownstone dwelling, on lot 18x100, for John Keck to Sylvester Alliegro.

**8TH ST.**—R. S. Fisher, Inc., sold 375 East 8th st, private dwelling, for Thomas Henry.

**14TH ST.**—R. T. Fisher, Inc., sold East 14th st Lindens plot, 40x100, to Glen Frost.

**15TH ST.**—A. J. Shannon Co., Inc., sold in conjunction with Le Vino & English the two 16-fam. apartment buildings 423 and 427 15th st, near Prospect Park West. The buyer gave in part payment a plot of 19 lots located at 59th and 60th sts, on 18th av.

**15TH ST.**—J. D. Ranck and Samuel Galitzka sold for Ralph Joyce 1142 East 15th st, a 2-sty 1-fam. detached dwelling, on plot 20x100.

**46TH ST.**—I. Salzberg sold for H. Hasse to N. Levitt a plot, 40x100, in the south side of 46th st, 300 ft. east of 16th av.

**46TH ST.**—I. Salzberg sold for M. Walsk to Morris Bros. the 2-fam. stucco cottage, on plot 50x100, at the southeast corner of 46th st and 15th av, now in course of construction.

**58TH ST.**—B. J. Sforza sold for Charles Gahren to Oscar E. Olsen, for occupancy, the 2-sty brick 2-fam. house, on plot 20x100, at 1070 58th st.

**71ST ST.**—Frank H. Malone, as broker, sold the 2-fam. brick dwelling at 1025 71st st for Maria M. Krueger.

**75TH ST.**—Frank H. Malone, as broker, sold the 1-fam. dwelling at 462 75th st for John R. Murray.

**76TH ST.**—B. J. Sforza sold for Adeline Murray to Baldassare Di Giovanni the 2-sty brick 2-fam. house, on plot 80x100, at 1750 76th st.

**76TH ST.**—Walter S. Ross and C. C. Gretzinger sold for Charles Hurwitz the house at 328 76th st.

**85TH ST.**—William Carson sold the 1-fam. house at 265 85th st, on plot 40x100, for Mr. Laurie to a client for occupancy.

**88TH ST.**—Frank A. Seaver & Co. sold the 1-fam. brick house at 142 88th st for Amelia Pellegrino, the purchaser giving in part payment one lot on the south side of Bay Ridge av, 320 ft. West of 18th av.

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**Shipping Board Leases on Fifth Avenue.**

Cushman & Wakefield, Inc., have leased for the Park Avenue Operating Company, Inc., a large suite of offices comprising nearly the whole of the seventh floor of the Ziegler Building, 512 Fifth Avenue, to the United States Shipping Board, National Service Section. This section, headed by the Rev. Dr. Charles A. Eaton, working in conjunction with Mr. Charles M. Schwab, the Director General, is obtaining great encouragement from the shipworkers of the country whom they are addressing. Dr. Eaton has just returned from an extended tour of the shipyards with Mr. Schwab and Mr. Charles Fiez, vice-president of the Emergency Fleet Corporation. The rent of the board's new offices is approximately \$15,000 per annum. The Park Avenue Operating Company, Inc., were represented in the deal by Mr. J. Curry Watson.

**Large Warehouse Leased.**

Wm. A. White & Sons, in conjunction with Walter B. Olive, leased for the Henry-William Company, Edmund Coffin, president, represented by Goodale, Perry & Dwight, the seven-story fireproof warehouse at 726 to 736 Greenwich street, southwest corner of Perry street, to the Jarvis Stores, Inc. This building faces 136 feet in Greenwich street, and 122 feet in Perry street, and is one of the largest and most substantial warehouses in that section. It was occupied for a number of years by Austin, Nichols & Company, before their removal to Williamsburgh. The Jarvis Company about a year ago leased the seven-story warehouse at 610 to 612 Greenwich street, running through to 591-593 Washington street, and the acquiring of this new warehouse gives them two of the most desirable properties in the Greenwich section. The lease is for a long term, at a substantial increase over the former rental, and is but another indication of the activity in this general section.

**Leases in Queens.**

Kindel Bed Company of Chicago leased the entire building at Anabel avenue and Creek street, Long Island City, to Albert T. Otto & Sons, Inc., and it will be occupied for the manufacture of dress forms. The building covers a plot 100 by 254. The lease is for a long term of years at an aggregate rental of \$500,000. This building was erected by the Degnon Realty and Improvement Company in 1916, and is one of a similar group now occupied by the Defender Manufacturing Company, Ward Stationery Company, the Studebaker Company, Brett Lithographing Company, and Rome Metallic Bed Company. M. & L. Hess, Inc., negotiated the lease.

**Lease in Greenwich Street.**

The Jarvis Stores, Inc., leased through William A. White & Sons and Walter B. Olive, from the Henry-William Company, Edmund Coffin president, represented by Goodale, Perry & Dwight, the seven-story warehouse at 726 to 736 Greenwich street, southwest corner of Perry street. This building faces 136 feet on Perry street. It was occupied for a number of years by Austin, Nichols & Co. before their removal to Williamsburgh. The Jarvis Company, about a year ago, leased the seven-story warehouse at 610 and 612 Greenwich street, running through to 591 and 593 Washington street. The lease just closed is for a long term of years at a substantial increase over the former rental.

**Lease Greenhut Building.**

Surgeon-General William C. Gorgas has rented for the use of the Medical Department of the United States, with the approval of the Secretary of War, the "Big Store" at Sixth Avenue, 18th and 19th streets, for the duration of the war and one year thereafter. Joseph P. Day obtained the property under such a lease for the Government from J. B. Greenhut, Inc. The property involved is the former Siegel-Cooper & Co. store, later Greenhut's, which was recently vacated when that business was dissolved. It is a six-story building, cover-

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ing a plot 184x460 feet, and is to be converted into a hospital with a capacity of 4,000 beds. Approximately twenty-three acres of floor space will be devoted to the care of wounded soldiers from the front, landed at Ellis Island, and from there transported to a Chelsea dock in specially designed motor launches, built to prevent rocking. This base will be used only for medical cases, surgical patients being assigned to the more elaborately equipped hospitals maintained by the Government at Lakewood, N. J., and on Staten Island.

**Manhattan.**

AMES & Co. leased for estate of W. E. Fleming to Martin J. Potter, veterinary, the 4-sty building at 156 East 30th st; also for Larkin Lumber Co. to P. D. Campbell & Co. the 1st loft at 630 and 632 1st av, northeast corner of 36th st.

ALBERT B. ASHFORTH, INC., leased the store and basement at 32 West 32d st to Cohen Brothers; space at 50 Broad st to Fellingner & Barnewall, Inc., Bodkin Teschke & Co., John P. Delaney; space at 366 5th av, southwest corner 35th st, to George S. Sweeney, Kay & Weiss, Walter E. F. Bradley; and space at 105 West 40th st to Schenck & Mead, J. J. O'Keefe & Co., Miss Daisy H. Andrews and Engineering Publicity.

DUFF & BROWN CO. leased for William F. Gartner to C. A. Content 26 Hamilton ter. a 3-sty dwelling.

DUROSS CO. leased for G. B. Raffetto the 5th and 6th lofts at 408 West 13th st to Stencil & Aylward; and the 6th loft at 124 West 18th st to Brinkerhoff & Co.

DUROSS CO., in conjunction with James M. Cooper, leased for Steinhardt Brothers Co. to Sunset Warehouse Co. the 6-sty building at 571 and 573 Hudson st, on plot 50x100.

DUROSS CO. leased for Mariani & Co. the 5-sty building at 52 West 15th st to National Storage Co.; the store and basement at 90 8th av to Atlantic & Pacific Tea Co.; and for Thomas Lynch the 5-sty stable at 9, and 11 Weehawken st to Conboy Trucking Co., Inc.

DUROSS CO. and James M. Cooper leased to Sunset Warehouse Co. the 6-sty building 571 and 573 Hudson st, between West 11th and Bank sts.

DOUGLAS L. ELLIMAN & CO. leased one of the largest apartments at 270 Park av for the Vanderbilt Avenue Realty Co., Dr. Charles V. Paterno, president, to Harry S. Harkness. Mr. Harkness' new apartment consists of 20 rooms and 6 baths. Others who have taken apartments in this group are James A. Stillman, Francis L. Hine, Edward C. Hoyt, Paul D. Cravath, James C. Colegate, C. A. Spreckles. This enormous building, the largest apartment house in the world, is now over 70 per cent. rented.

DOUGLAS L. ELLIMAN & CO. leased for Renaissance Realty Co. the 4-sty house, on lot 18.9x65, at 152 East 74th st to Dr. J. P. Hoguet for a term of years.

HORACE S. ELY & CO. rented 595 to 599 Washington st, southeast corner of Leroy st, on plot 75x86, to Standard Express and Trucking Co.; also the building at 138 Jane st to the same concern.

HORACE S. ELY & CO. leased the 2-sty stable at 568 and 570 Greenwich st, at King st, to John Fey.

HORACE S. ELY & CO. sublet for Joseph J. Herold the two upper floors at 127 Reade st to William Zepp & Son.

HORACE S. ELY & CO. leased for a client 561 Washington st, a 2-sty brick stable, on lot 25x71, to W. L. H. Gallin for a term of years. The tenant will make extensive alterations and use the premises for garage purposes. The same brokers also leased the building at 412 and 414 Lafayette st to Arrott & Faunce, Inc., hauling contractors of Philadelphia.

J. ARTHUR FISCHER leased to John Barnetti the 4-sty dwelling at 204 West 40th st; for the Arco Realty Co. the 5-sty building at 30 West 60th st to Mr. Falco; after extensive alterations Mr. Falco will utilize these premises as a first-class table d'hotel restaurant; also the 4-sty building at 105 West 38th st to the American-Hungarian Restaurant, Inc. The former tenant, procured through the same broker, was in occupation for 25 years.

ROBERT G. GRUNERT leased for D. A. Cushman Realty Corp. store at 47 West 32d st to U. S. Lunch Co.

HEIL & STERN leased to Henry Froelich & Co., Inc., a floor containing 11,500 sq. ft. at 33 to 43 East 33d st.

M. & L. HESS, INC., leased the 5th floor, containing 10,000 sq. ft., at 160 5th av, northwest corner of 21st st, to Rothenberg Gown Co.; also to International Millinery Co., Inc., the 3d floor at 35 and 37 West 35th st.

M. & L. HESS (INC.) sublet for the Ostrich Feather Importing Co., Ltd., the entire 2d floor at 48-52 West 4th st; 39-41 West 3d st and 236-50 Wooster st, containing about 13,000 sq. ft., to Cohen, Goldman & Co., Inc., for the manufacture of clothing.

SAMUEL H. MARTIN leased offices at 1974 Broadway to American Rubber Corp.

ALICE MAYNARD, now at 546 5th av. has leased the store, basement & 2d floor at 16 and 18 West 46th st. The lease was made by Pease & Elliman for Silas E. Pearsall Co. and the Schneider Anderson Co., and will provide larger quarters for the lessee.

CHARLES F. NOYES CO. leased the entire 4th floor at 373 5th av for Joseph Fahys & Co. to A. L. Reed & Co. for 8 years; the 9th floor at 165 and 167 William st for Dr. R. Ralston Reed to New York Process Letter Co.; and space at 21 and 23 Ann st to Isidore Rosenberg.

**REAL ESTATE NOTES.**

CALDER'S REAL ESTATE CO. have been appointed managing agents of 279 Henry st, a 4-sty modern apartment house.

THOMAS J. O'REILLY has been appointed agent by Emigrant Industrial Savings Bank of the 4-sty building at 231 East 105th st.

MAX PANISH is the buyer of the 5-sty flat at 220 West 141st st, the sale of which by Florence Nassoit was reported last week. J. P. Finneran was the broker.

DUROSS CO. have been appointed agents for the property at 67 7th av, 70 7th av and the several houses at the northeast corner of Washington and Bethune sts.

ELIZABETH N. TODD, of Lake Mahopac, N. Y., is the buyer of 309 West 92d st, a 5-sty dwelling, reported sold recently by Slawson & Hobbs for Charles T. Root.

JOHN J. MACKIN has been appointed receiver of the rents of 234 and 240 West 39th st, pending a suit brought by Bowery Savings Bank to foreclose a mortgage of \$75,000.

JUSTICE PLATZEK of the Supreme Court has granted permission to the Congregation Sherith B'nai Israel to sell 22 East 113th st, on plot 20x100.11, to Beth David Anshiel Wilna for \$14,000.

DUROSS CO. was the broker in the lease of the stables at 447 to 451 West 18th st to Max Bloch. They will be altered into a warehouse immediately for about \$8,000 from plans of Robert T. Lyons.

PEASE & ELLIMAN have been appointed by Mrs. Jessica M. Smith managing agents of the 6-sty elevator apartment house known as "Hever Chambers," at 13 East 65th st, which they recently sold to her.

ALBERT B. ASHFORTH, INC., and Bernard F. Martin were the brokers in the lease of the apartment at the northeast corner of 7th av and 55th st for \$500,000 total rent. The building will be altered into small apartments.

ARCHIBALD C. KAINS is the buyer of the dwelling at 10 West 10th st, sold recently by Mrs. J. P. Paulding. Mr. Kains procured from Bankers' Trust Co. as trustee a mortgage of \$12,000 for three years at 5 1/2 per cent.

**REAL ESTATE STATISTICS**

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

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

MANHATTAN.		
Conveyances.		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	122	162
Assessed Value.	\$18,456,600	\$20,080,700
No. with consideration.	19	21
Consideration.	\$767,360	\$768,525
Assessed Value.	\$723,000	\$901,700
Jan. 1 to May 29		
Total No.	2,658	3,527
Assessed Value.	\$153,126,380	\$256,584,125
No. with Consideration	421	457
Consideration.	\$19,377,213	\$21,120,147
Assessed Value.	\$21,730,700	\$29,365,950
Mortgages.		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	50	71
Amount.	\$804,750	\$10,610,001
To Banks & Ins. Cos.	6	19
Amount.	\$74,500	\$7,872,500
No. at 6%.	27	23
Amount.	\$379,700	\$472,866
No. at 5 1/2%.	6	2
Amount.	\$70,000	\$447,500
No. at 5%.	9	19
Amount.	\$219,550	\$3,457,075
No. at 4 1/2%.	1	4
Amount.	\$2,000	1,670,000
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual Rates.	.....	.....
Amount.	.....	.....
Interest not given.	.....	.....
Amount.	\$133,500	\$4,562,560
Jan. 1 to May 29		
Total No.	1,026	1,623
Amount.	\$26,968,211	\$62,570,021
To Banks & Ins. Cos.	186	367
Amount.	\$13,483,043	\$35,161,300
Mortgage Extensions		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	18	33
Amount.	\$875,000	\$4,483,000
To Banks & Ins. Cos.	5	17
Amount.	\$304,500	\$4,073,000
Jan. 1 to May 29		
Total No.	558	965
Amount.	\$43,458,975	\$66,168,350
To Banks & Ins. Cos.	211	486
Amount.	\$23,817,250	\$50,318,350
Building Permits.		
	1918	1917
	May 25 to 31	May 26 to June 1
New Buildings.	2	4
Cost.	\$50,000	\$288,300
Alterations.	\$249,300	\$322,950
Jan. 1 to May 31		
New Buildings.	79	171
Cost.	\$5,374,550	\$21,010,400
Alterations.	\$4,150,053	\$5,802,609

BRONX.		
Conveyances.		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	83	102
No. with consideration.	12	13
Consideration.	\$138,600	\$79,700
Jan. 1 to May 29		
Total No.	1,943	2,385
No. with consideration.	261	275
Consideration.	\$2,470,559	\$2,985,175
Mortgages.		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	27	36
Amount.	\$165,097	\$323,601
To Banks & Ins. Cos.	.....	3
Amount.	.....	\$142,750
No. at 6%.	13	12
Amount.	\$47,950	\$31,400
No. at 5 1/2%.	4	3
Amount.	\$65,175	\$11,000
No. at 5%.	6	9
Amount.	\$30,470	\$111,915
No. at 4 1/2%.	1	.....
Amount.	\$9,000	.....
Unusual rates.	1	3
Amount.	\$502	\$132,476
Interest not given.	2	9
Amount.	\$12,000	\$36,810
Jan. 1 to May 29		
Total No.	804	1,043
Amount.	\$4,456,136	\$7,768,832
To Banks & Ins. Cos.	33	96
Amount.	\$650,442	\$1,435,750
Mortgage Extensions.		
	1918	1917
	May 24 to 29	May 25 to 31
Total No.	7	11
Amount.	\$85,850	\$290,700
To Banks & Ins. Cos.	3	6
Amount.	\$15,750	\$237,000
Jan. 1 to May 29		
Total No.	151	335
Amount.	\$3,417,687	\$6,474,149
To Banks & Ins. Cos.	42	94
Amount.	\$1,109,750	\$2,418,100
Building Permits.		
	1918	1917
	May 24 to 29	May 25 to 31
New Buildings.	5	3
Cost.	\$193,000	\$28,000
Alterations.	\$2,300	\$8,350
Jan. 1 to May 29		
New Buildings.	112	320
Cost.	\$4,366,300	\$5,328,225
Alterations.	\$1,039,821	\$588,350
BROOKLYN.		
Conveyances.		
	1918	1917
	May 23 to 28	May 24 to 29
Total No.	417	333
No. with consideration.	29	20
Consideration.	\$174,287	\$113,000
Jan. 1 to May 28		
Total No.	8,606	9,362
No. with consideration.	647	828
Consideration.	\$5,423,923	\$10,714,788
Mortgages.		
	1918	1917
	May 23 to 28	May 24 to 29
Total No.	249	233
Amount.	\$822,028	\$788,023
To Banks & Ins. Cos.	23	37
Amount.	\$166,125	\$157,425
No. at 6%.	173	140
Amount.	\$476,338	\$437,067
No. at 5 1/2%.	39	62
Amount.	\$170,550	\$246,816
No. at 5%.	15	17
Amount.	\$115,300	\$52,890
Unusual rates.	.....	.....
Amount.	.....	.....
Interest not given.	.....	14
Amount.	\$59,840	51,260
Jan. 1 to May 28		
Total No.	4,790	6,265
Amount.	\$17,720,019	\$27,162,924
To Banks & Ins. Cos.	560	1,230
Amount.	\$2,951,990	\$9,700,444
Building Permits.		
	1918	1917
	May 24 to 29	May 25 to 31
New Buildings.	75	33
Cost.	\$356,375	\$160,400
Alterations.	\$111,860	\$45,250
Jan. 1 to May 29		
New Buildings.	1,304	1,448
Cost.	\$9,301,836	\$13,796,600
Alterations.	\$1,780,328	\$2,129,024
QUEENS.		
Building Permits.		
	1918	1917
	May 24 to 29	May 25 to 31
New Buildings.	53	48
Cost.	\$98,995	\$49,810
Alterations.	\$14,759	\$30,076
Jan. 1 to May 29		
New Buildings.	988	1,738
Cost.	\$3,463,725	\$6,105,846
Alterations.	\$634,718	\$507,165
RICHMOND.		
Building Permits.		
	1918	1917
	May 24 to 29	May 25 to 31
New Buildings.	15	9
Cost.	\$11,350	\$12,525
Alterations.	\$4,035	\$2,670
Jan. 1 to May 29		
New Buildings.	222	24
Cost.	\$587,428	\$773,45
Alterations.	\$161,190	\$169,63

# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

**D**ESPITE the fact that Federal mandate has made it at least difficult, if not altogether impossible, for non-essential building projects of importance to proceed during the remaining period of the war, there is a fair volume of new construction in progress at the present time and every likelihood that numerous small structural operations will continue to be started without interruption. There is no existing ruling to the effect that construction must not proceed, only that priorities for materials and supplies will be withheld for projects that are not considered essential to the successful prosecution of the war. Owners and builders must assume all of the risks of starting work on non-essential operations.

Structural projects for which funds are readily available and for which materials and supplies may be obtained locally may proceed without interruption. It is work of this character that is now being planned and for which contracts are being awarded.

Important building operations requiring a large steel tonnage, or stone, brick, lumber and other materials in great quantity, transported from distant localities, either by rail or water, are the ones experiencing the effect of the recent ruling of the War Industries Board. The smaller projects, for which materials are to be obtained in the local markets, are going ahead. There is quite a mass of this type of construction now in progress or contemplated for an early start, and from all accounts this phase of building will most likely be active through the summer and coming autumn months.

One of the most hopeful aspects of the existing building situation is the number of small dwellings that are being erected in the outlying parts of this city and in the nearby suburban sections. The recent demand for small houses in good neighborhoods has been intense, and with apartment house owners in the cities steadily increasing their rentals for living accommodations there is a constantly increasing demand for private dwellings, both for rent and for sale. The "own-your-own-home" idea is rapidly gaining in popularity and force among the flat dwellers of this city, and one of the results of the existing mania of apartment house owners to advance the scale of rents will surely be the ownership of private houses, in the suburbs, by families that have never dreamed of living in any structure other than a city apartment house.

Although construction costs are admittedly high the present is generally considered a good time to build. According to the statements of those competent to judge building materials and supplies, labor costs, and all of the numerous factors that enter into the final cost of a residence are still increasing, and there is no prospect of a recession for many years to come. Many there are who predict that the cost of structural materials will never again return to the levels of the pre-war period, and even if they should that it would not pay to wait the necessary length of time. At the present time values for unimproved property in suburban and rural districts are only slightly advanced from those prices that were in effect a year or two ago, but values will most assuredly increase within the current year, and thus add considerably to the ultimate cost of construction.

With comparatively few exceptions the markets for building materials and supplies have been quiet during the past week. The tone of the market is firm, however, and many look forward to substantially increased business from

federal building operations. Material prices are holding firmly at the high levels that have now maintained for a long time, and there is no disposition on the part of manufacturers or dealers to reduce them. On the contrary there is a strong effort to maintain the levels now in effect and, where possible, even to advance building commodity prices a notch or two. Current demand is almost uniformly quiet, and there are no immediate prospects of a revival of interest from sources other than those incidental to the vast federal building program.

**Common Brick.**—The wholesale market for Hudson River common brick has undergone but slight change since the last report. The demand is only fair and the inquiries comparatively light. Prices are firm, however, at the new levels established last week, \$10 to \$10.25 a thousand, with \$10.50 being asked for top grades. There is feeling that the market is likely to advance before long. Manufacturing up-river is extremely light and the rainy weather of the past week almost stopped what little was in progress. The arrivals are relatively few but are sufficient to cover the demand and leave a slight margin in reserve. There is no labor to speak of available along the river and producers would be severely handicapped if they desired to increase their output for this season. The Raritan situation is unchanged. Manufacturing is progressing, but on a small scale, and no quotations are being made for brick deliveries in New York. The entire output of the Raritan yards is going to New Jersey points.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, May 31, 1918. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$10.00 to \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 15. Distribution: Manhattan, 7; Brooklyn, 1; New Jersey points, 4; outside, 3.

**Structural Steel.**—Commitments of steel for building purposes are confined to structures being erected by the Government or incidental to military usage. There is quite some industrial building underway or contemplated, but the major portion of this work involved reinforced concrete construction. Federal requirements of fabricated material are large and steadily growing in volume and the mills will have all they are able to do even devoting their entire output to Government use.

**Lumber.**—The requirements of the Government remains as the dominant feature of the lumber situation and the demands for this product are steadily increasing. Orders for a considerable quantity in addition to car material orders have recently been booked. The North Carolina Pine Bureau lately received orders for approximately 10,000,000 feet, nearly one-half of which is for delivery at Norfolk and vicinity and the balance to be distributed to the Charleston, S. C., Navy Yard, Brooklyn Navy Yard and the plant of the Submarine Boat Corporation, Port Newark Terminal, N. J. The Southern Pine Emergency Bureau also received orders totalling almost 10,000,000 feet for distribution to various points where warehouse construction is under way or contemplated. Retail lumbermen from the Eastern section of the country were recently in conference with the War Industries Board. As a result of this conference dealers in New York will be paid \$12.50, and in Philadelphia and Baltimore, \$11.50 for material required by the Government. This represents an increase of \$2 a thousand feet over former prices and is designed to cover all of the retailers' handling costs and allow a fair margin of profit. Locally the situation

is unchanged. Demand is fair and prices exceedingly firm. There is still considerable difficulty in replenishing stocks owing to the congested traffic conditions and the car shortage.

**Wire Products.**—Interest in these commodities centers in the orders emanating from Government departments for wire and wire nails to be used for military purposes. There is an inquiry from the British Government for 50,000 tons of barb wire to be shipped soon as possible. The Federal Government is now taking almost one hundred per cent. of the entire output of the wire mills of the country and this condition is likely to maintain for the balance of the current year at least. Private consumers are obtaining but slight consideration under the circumstances and are only getting what the Government has no use for. Stocks of wire and wire nails in the hands of the jobbers are extremely low and prices are strong.

**Iron and Steel Bars.**—The entire output of the mills is devoted either directly or indirectly to the war-essential industries and no further orders are to be taken from any source other than Federal utilization. From this time forth the market will be limited to the requirements of the Government at the current quotations. Steel bars rolled from billets, 2.90c.; from old steel rails, 3c. Refined iron bars, 3.50c. at mill.

**Linseed Oil.**—Shortage of flaxseed both domestic and imported has created a scarcity of linseed oil. Fortunately the demand is not heavy or there would be considerable difficulty. Prices are firm and on the increase and from the trend toward further advances there is no present possibility of relief. The condition will maintain while there is a shortage of bottoms for the transportation of seed from Argentina.

**Window Glass.**—Business in this line is exceptionally quiet and no improvement in the situation is anticipated until there is a marked revival of building construction throughout the country. Demand from building sources is extremely light. Prices are firm, however, and it would not be a surprise if the schedules of discounts were revised and prices advanced. The manufacturers have practically ceased operations for the season and there is only a small amount of glass being held in reserve at the mills.

**Sand and Gravel.**—The market for these commodities is steady and the prices firm. The influence of the trend toward reinforced concrete construction is marked and is one of the important factors in the present strength of the sand and gravel situation. Sand is still available in almost any desired quantity, but gravel for private construction work is scarce, the Government demands are taking nearly the entire output. Current quotations, New York, are as follows. Sand, \$1.25 a cubic yard and gravel, \$2.00 a yard.

**Portland Cement.**—Conditions are generally considered satisfactory by both manufacturers and dealers. The demand for this commodity is strong. Naturally the orders for material scheduled for use in Government building contracts are the most important features of the current business, but there is also a favorable demand from builders having new contracts for industrial work. Present prices are likely to hold for some time.

**Cast Iron Pipe.**—Business in this line is dull and what activity is current is coming from Federal sources. Municipal and private buying has slowed down materially and no improvement is looked for at this time. Revised Federal prices are now effective: 6 in., 8 in., and heavier, \$61.35 and 4 in., \$64.35, New York.

**CURRENT WHOLESALE PRICES.**

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

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

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

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

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

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.....**\$2.59**@

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@

Crushed limestone, 1½ in.....1.50@ 1.60

Crushed limestone, ¾ in.....1.70@ 1.80

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.....\$1.57@

Less than 5 bbls.....1.58@

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 (merchandise 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, returnable at 15c. each, per ton...8.25@ 8.75

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

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

Boards, ¾ in. x 8 ft......12½@

Boards, ¾ in. x 8 ft......15½@

SAND—

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

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

Beams & channels up to 14 in..3.195@

Beams & channels over 14 in..3.195@

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

Zees and tees.....3.195@

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

TURPENTINE:

Spot in yard, N. Y., per gal..\$0.52½@**\$0.51**

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%

**Wm. L. Crow Co. Obtains Contract.**

A general contract has been awarded to the Wm. L. Crow Co., 103 Park avenue, Manhattan, for the construction of a convalescents' home at the northeast corner of Jerome and McLean avenues, Yonkers, N. Y. This building will be two stories in height, with basement, 85x176 feet, and will be fireproof throughout. The owner is the Neustadter Foundation, Sidney Borg, 175 West 58th street, Chairman of the Building Committee. The plans and specifications were prepared by York & Sawyer, architects, 50 East 41st street, Manhattan. The building will cost in the neighborhood of \$250,000.

**New Building for Swift & Co.**

The White Fireproof Construction Co., 286 Fifth avenue, Manhattan, has obtained the general contract for the construction of a five-story reinforced concrete cooerage shop and storage building to be located at the corner of Henderson and 9th streets, Jersey City, N. J., for Swift & Co. The structure will have ground dimensions of 100x150 feet, and will cost approximately \$205,000. The plans for the project were prepared under the direction of A. E. Bump, architect and engineer, 60 North Market street, Boston, Mass. The contract calls for the completion of this building within twelve weeks.

**Police Station Plans Approved.**

The Municipal Art Commission has recently approved plans as prepared by Hoppin & Koen, architects, 4 East 43d street, for a new police station house for the 61st Precinct, to be erected at the southwest corner of Brook avenue and 142d street, the Bronx. This structure will be four stories in height, with basement and will be constructed of brick and granite. The cost is approximately placed at \$125,000.

**PERSONAL AND TRADE NOTES.**

**B. Hustace Simonson**, architect, has recently moved his office from 315 Fifth avenue to 15 East 40th street.

**Murphy Construction Company**, general contracting, announces the removal of its offices to 10 Wall street.

**Brunswick-Balke-Collender Co.** have moved their showrooms from 29 West 32d street to 35 West 32d street.

**Sussman & Sussman**, electrical contractors, removed their factory and offices from 225 Lexington avenue to 8 East 31st street, New York City.

**Chester H. Pennoyer** recently became general sales manager of the National Conduit & Cable Company of New York City. He will devote much of his time to traveling in the Eastern States. Mr. Pennoyer is from Oakland, Cal.

**Oliver E. Willis**, formerly with the Vapor Heating Co., 597 Fifth avenue, has been commissioned first lieutenant in the Ordnance Reserve Corps and has been assigned to active duty with the American Ordnance Base Depot in France.

**A. P. C. Schramm**, for the last five years associated as chief engineer of the Klaxon Company, Newark, N. J., has established himself as a consulting engineer at 276 Canal street, New York City. His work embraces electrical, industrial and efficiency engineering.

**Crane Packing Company** has removed to larger quarters in the Park Row Building. Julian N. Walton has been appointed manager. A. W. Payne, connected for some time as manager of the New York district, has been made sales manager of the United States and Canada with headquarters at the home office in Chicago.

**Hudson Iron Works, Inc.**, announce the removal of their plant and offices from 409 West 36th street to new headquarters at 33 East 12th street. Telephone, Stuyvesant 7751. This concern deals in structural and architectural ironwork and wire work of every description, and is in a position to give estimates and execute contracts upon short notice.

**James R. McMann**, formerly of McMann & Taylor, New York, has engaged in business, under his own name, as a dealer in pipe, fittings and steam supplies. Quarters have been opened at 56-60 Gold street, New York. Mr. McMann will have as associates Harry Muliken, formerly with McMann & Taylor for many years, and Philip Spiro, formerly manager of McMann & Taylor's export department.

**Donald Morrison Campbell**, for a number of years office manager for Hoppin & Koen, architects, and well known throughout the building fraternity of Greater New York, was married to Miss Adele E. Powers, Saturday, May 25, at the home of the bride, 24 West 84th street. Mr. Campbell has recently become associated with the Y. M. C. A. Overseas Service and will probably sail for France at an early date.

**Vulcan Sheet Metal & Mfg. Co., Inc.**, 45 Fulton street, New York, has been organized to conduct a contracting business in sheet metal work of all kinds. The officers, who are well known in the heating trade, include C. A. Quirk, mechanical engineer for Howard & Morse, fan manufacturers, New York. Mr. Quirk is general manager and vice-president of the new concern. He is a member of The American Society of Heating and Ventilating Engineers.

**Ralph W. E. Donges**, president of the Board of Public Utility Commissioners of New Jersey, has been commissioned a lieutenant-colonel in the National Army. Governor Edge of New Jersey has requested Secretary of War Baker to permit the continuance of Mr. Donges' commissionership until pending important rate cases are decided. Lieutenant-Colonel Donges has been a commissioned officer in the New Jersey National Guard for the last seventeen years. He has been a member of the State board since 1913, when he was appointed by Woodrow Wilson, then Governor.

**GOVERNMENT WORK.**

Advance Information relative to operations for Federal Authorities.

**NEW YORK CITY**—U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner, has had plans completed privately for hospital bldgs, at No. 1 General Hospital. Owner will soon announce general contractor. Cost, \$50,000.

**LAKE DENMARK, N. J.**—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 10, for ten 2-sty hollow tile and concrete magazine bldgs, 50x150, from privately prepared plans. The following are figuring the general contract: Norman Ker Co., 1123 Broadway; Berlin Construction Co., 220 Broadway; North Eastern Const. Co., 225 5th av; Frymier & Hanna Co., 25 West 45th st; G T M Const. Co., 103 Park av; Levering & Garrigues, 552 West 23d st; O'Rourke Engineering Const. Co., 17 Battery pl; Charles Mead & Co., 38 Park Row; W. G. Cooper, Inc., 220 Broadway; Hamilton & Chambers, 29 Broadway; Warren Bros. Co., 50 Church st; W. J. Taylor, 7 East 42d st; 7th Ave. Const. Co., 277 Broadway, and George Colon Const. Co., 81 East 125th st, all of Manhattan; also DeKimpe Construction Co., 70 Hudson st, Hoboken, N. J.; King Lumber Co., Charlottesville, Va.; King Const. Co., North Tonawanda, N. Y.; Freeman-Sweet Co., 608 S. Dearborn st, Chicago, Ill.; McClintic Marshall Co., Munsey Bldg, Washington, D. D.; Penn Bridge Co., Beaver Falls, Pa.; New Jersey Cement Const. Co., 116 Market st, Newark, N. J.; C. M. Beach, P. O. Box 2285, Boston, Mass.; Weiss Const. Co., 40 Court st, Boston, Mass., and the Austin Co., 1313 H st, N. W., Washington, D. C.; also Altieri Const. Co., 101 Park av, Manhattan, and F. W. Mark Const. Co., Finance Bldg, Philadelphia, Pa. Cost, \$300,000.

**KEY WEST, FLA.**—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract to close June 10, for an extension to the Naval Air Station, from privately prepared plans. Consists of barrack bldg., mess and recreation hall, durable storehouse, fabric shop, guard houses, and addition and alterations to officers' quarters. Specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$110,500.

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## PLANS FIGURING.

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

### APARTMENTS, FLATS & TENEMENTS.

WEST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, architect, is ready for bids on the general and separate contracts for the two 3-sty brick and limestone apartments, 25x68, at 6 Valley road, for Joseph Glick, 18 Valley rd, West Orange, N. J., owner. Cost, \$10,000.

### DWELLINGS.

CHROME, N. J.—George Nolan, Chrome, N. J., owner, is taking bids on the general contract for a 2-sty frame dwelling, 24x30, in Atlantic st, from plans by J. B. Beatty, 15 N. Reid st, Elizabeth, N. J., architect. Cost, \$5,000.

LOCUST VALLEY, L. I.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids on the general contract, to close about June 5, for a 3-sty frame dwelling, 45x65, with an extension 30x33, for E. Jackson Reynolds, owner. W. I. Lawson, Maple st, Glen Cove, L. I., and L. H. McCauley, Oyster Bay, L. I., are figuring the general contract.

### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—R. W. Erler, 45 Clinton st, Newark, architect, is ready for bids on the general contract for a 1-sty brick factory, on New Jersey Railroad av, Miller and King sts, for the United Advertising Corp., 27 Treat pl, Newark, owner, and Star Fan & Motor Works, 245 New Jersey Railroad avs, Newark, lessee. Cost, \$25,000.

IRVINGTON, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract to close about June 5, for a 2-sty brick auto truck mfg plant, 125x450, at Clinton av and Coit st, for the Day-Elder Motor Corp., 167 Ogden st, Newark, owner. E. M. Waldron & Co., 84 South 6th st, and the Becker Const. Co., 361 Grove st, both of Newark, N. J., are figuring the general contract.

### MUNICIPAL.

BLACKWELL'S ISLAND—City of New York, Dept. of Public Charities, Bird S. Coler, com'r, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 10:30 a. m., June 7, for the installation of new plaster ceilings in the female and male barracks at the New York City Home for the Aged & Infirm.

### SCHOOLS AND COLLEGES.

MANHATTAN—City of New York, Board of Education, Arthur Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg., owner, is taking bids on the general contract, to close 11 a. m., June 7, for furnishing and delivering materials for use of mechanics (Heating Division, Building Bureau) in the public schools of the City of New York.

BROOKLYN, N. Y.—City of New York, Board of Education, Arthur Somers, pres., and C. B. J. Snyder, Supt. of School Bldgs, Room 2800, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 11 a. m., June 7, for alterations, repairs, etc., at Public Schools Nos. 19, 72, 120 and 166, and Eastern District High School.

VERONA, N. J.—Borough of Verona, Board of Education, John Culvert, District Clerk, Verona, owner, is taking bids on the general contract, to close June 4, for a 1-sty public school (No. 2), 142x34, with an extension, 24x48, on Laning av, west of Elmwood road, from plans by Guilbert & Betelle, 665 Broad st, Newark, architects. DeRiso Bros., 17 Bergenline av, Town of Union, N. J., are figuring the general contract. Cost, \$30,000.

NEWARK, N. J.—Board of Education of the City of Newark, Frank H. Sommer, pres., City Hall, Newark, owner, is taking bids on the general contract to close June 3, for a 3-sty addition to the brick and stone public school in Hawkins st, from plans by Louis Sonntag, school architect, and George W. Knight, school engineer, both of City Hall, Newark. Addition will be about 275x50 feet, and will provide 15 classrooms, assembly room, kindergarten and two gymnasiums. Cost, \$225,000. George Varley, 31 Hudson st, Newark, is figuring the carpentry contract.

### STABLES AND GARAGES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, architect, is taking bids on the general contract for a 1-sty brick public garage, 56x107, at the northwest cor of South Orange and Munn avs, for P. Walsh, 735 South Orange av, Newark, owner. Architect is taking bids from a few selected bidders. Cost, \$15,000.

### MISCELLANEOUS.

OLEAN, N. Y.—New York State Armory Commission, J. A. Coffey, Secy., Telephone Bldg, Albany, N. Y., owner, is taking bids on the general contract, to close 3 p. m., June 12, for erecting a State Armory on old site, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$100,000.

HOBOKEN, N. J.—City of Hoboken, Daniel A. Haggerty, City Clerk, City Hall, Hoboken, owner, is taking bids on the general contract, to close 10 a. m., June 4, for grading, paving and reimproving 4th st, 7th st, 14th st, Park av, etc.

NEW PROVIDENCE, N. J.—Board of Chosen Freeholders of Union County Court House, Elizabeth, N. J., owner, is taking bids on the general contract, to close 2:30 p. m., June 5, for repairs on Springfield av, near Kuntz's Hotel, comprising about 1,250 sq. yds. of 4-inch stone and bituminous dress repairs.

NEWARK, N. J.—Public Service Railway Co., Terminal Bldg., Park Pl, Newark, owner, is taking bids on the general contract, to close about June 5, for a 1-sty brick car repair shop, 50x162, at the southeast cor of Bloomfield av and Lake st, from privately prepared plans. Martin Schreiber, in charge, c/o owner, is the engineer. Frederick Kilgus, 13 South 6th st, Newark, is figuring the general contract.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

### APARTMENTS, FLATS & TENEMENTS.

UNIVERSITY PL.—Emilio Levy, 331 Madison av, has plans in progress for the alteration of the 3-sty brick and stone dwelling, 35x74, at 3 University pl, into apartments and studio, for Ely Bernays, Produce Exchange, owner. Architect will take figures on general contract.

70TH ST.—Schwartz & Gross, 345 5th av, completed plans for the alteration of the 4-sty brick dwelling, 23x65, at 58 West 70th st, into an apartment house, for S. L. Hyman, owner. Cost, \$6,000.

80TH ST.—Maximilian Zipkes, 405 Lexington av, completed plans for alterations to the 5-sty brick tenement, 72x102, at 171 West 80th st, for Samuel Harris, 250 West 103d st, owner. Owner will take bids on general contract. Cost, \$5,000.

CATHERINE ST.—Ferdinand Savignano, 6005 14th av, Bklyn, completed plans for the alteration and extension of the 4-sty brick tenement, 25x46, at 77 Catherine st, for Michael Stramielo, on premises, owner. Cost, \$8,000.

MADISON AV.—O. B. Smith, 25 Madison av, completed plans for alterations to the two 5-sty brick tenements, 20x60, at 1133-5 Madison av, for the County Holding Co., 100 Broadway, owner. Architect will take bids on the general contract. Cost, \$4,000 each.

72D ST.—Charles G. Grant, 15 West 38th st, completed plans for alterations to the apartments and store bldg, at 148 West 72d st, for Edward F. Hassey, on premises, owner. Frederick Winkler, 304 Columbus av, has the general contract. Consists of changing two apartments into three smaller ones, partitions and carpentry work.

### FACTORIES AND WAREHOUSES.

40TH ST.—Jardine, Hill & Murdock, 50 East 42d st, have plans in progress for rebuilding the 5-sty brick storage bldg, 50 x100, at 323-5 East 40th st, for the Estate of James De W. Cutting, owner, c/o Farmers' Loan & Trust Co., 22 William st. Horace Waters & Co., 134 5th av, is the lessee. H. H. Vought Co., Grand Central Terminal Bldg, has the general contract.

68TH ST.—Mortensen & Co., 405 Lexington av, completed plans for alterations to the 7-sty brick storage bldg, 71x99, at 511 East 68th st, for the Central Brewing Co., 533 East 68th st, owner. Cost, \$3,000.

### HOTELS.

BROADWAY.—Starrett & Van Vleck, 8 West 40th st, will draw plans for a 28-sty brick, granite and stone Hotel Commonwealth, 200x200, on the square block bounded by Broadway, 55th and 56th sts and 7th av, for the Commonwealth Hotel Construction Co., Jason Rogers, pres., 18 East 41st st, owner.

### STORES, OFFICES AND LOFTS.

32D ST.—Jardine, Hill & Murdock, 50 East 42d st, completed plans for general alterations to the ground floor of railroad office for ticket offices, at 31-33 West 32d st, for the New York Central; Penn Baltimore & Ohio; New Haven; Lackawanna, and Lehigh Valley Railroad Co. lessee, c/o architects.

**BROADWAY.**—Herman Lee Meader, 2 West 33d st, completed plans for alterations to the 21-sty office bldg, 84x85, at 100 Broadway, for the American Surety Co., 100 Broadway, owner. Cost, \$25,000.

**PARK ROW.**—John B. Snook Sons, 261 Broadway, completed plans for alterations to the 5-sty brick store and loft bldg, 30x70, at 178 Park Row, for Louisa M. Gerry, Newport, R. I., owner. Architect will take bids on general contract about May 31. Cost, \$3,000.

**5TH AV.**—Starrett & Van Vleck, 8 West 40th st, will draw plans for alterations to the 6-sty brick store bldg, 25x100, at the northwest cor of 5th av and 45th st, for Adelaide S. Browning Estate, owner, c/o S. John, 16 Cooper sq. Consists of alterations to basement and 1st floor.

**WEST BROADWAY.**—John B. Snook Sons, 261 Broadway, completed plans for alterations to the 6-sty brick store and loft bldg, 25x90, at 537-9 West Broadway, for William Bruce Brown, owner, c/o Horace S. Ely & Co., 21 Liberty st. Cost, \$3,000.

**43D ST.**—Starrett & Van Vleck, 8 West 40th st, completed plans for alterations to the 8-sty brick and stone store and banking offices, 75x124, at the southwest cor of 43d st and 5th av, for William Zingler, 527 5th av, owner, and the National City Co., 55 Wall st, lessee. George A. Fuller Co., 949 Broadway, has the general contract. Cost, \$40,000.

#### MISCELLANEOUS.

**5TH ST.**—Richard Lamb, architect and engineer, c/o owner, completed plans for a 1-sty frame and asbestos metal freight shed, 60x191, at the foot of East 5th st, for the Pawtucket & New York Transportation Co., John A. Upshur, general manager, 90 West st, owner and builder. Owner desires estimates on materials as specified above. Cost, \$15,000.

**BROAD ST.**—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 5-sty brick restaurant, storage and factory, 27x96, at 86 Broad st, for S. M. Robins, 54 Broad st, owner. Architects will take bids on general contract about May 31. Cost, \$10,000.

#### Bronx.

##### DWELLINGS.

**214TH ST.**—William Koppe, 830 Westchester av, completed plans for a 1-sty brick dwelling and stores, 19x27x100, at the southeast cor of 214th st and White Plains av, for the Sound Realty Co., 128 Broadway, owner and builder. Cost, \$9,000.

##### STABLES AND GARAGES.

**EAGLE AV.**—Dunnigan & Crumby, 3d av and 149th st, completed plans for a 1-sty stone garage, 110x100, on the east side of Eagle av, 102 ft south of 158th st, for John O'Leary, 991 East 167th st, owner. Architects will take bids shortly. Cost, \$20,000.

**TINTON AV.**—William Koppe, 830 Westchester av, completed plans for alterations to the 2-sty brick garage at 883 Tinton av, for Charles Hlawatsch, on premises, owner. Architect will take bids on general contract soon. Cost, \$5,000.

#### Brooklyn.

##### FACTORIES AND WAREHOUSES.

**VAN DYKE ST.**—George T. Sinclair, 237 East 41st st, Manhattan, completed plans for fire repairs to the 2-sty storage bldg, in the north side of Van Dyke st, 160 ft east of Van Brunt st, for the Estate of Margaret W. Knowles, 763 East 32d st, owner. Cost, \$9,000.

##### DWELLINGS.

**HOOPER ST.**—Elliott P. Lynch, 345 5th av, Manhattan, completed plans for a 4-sty brick or stone convent, 50x100, at the cor of Hooper st and Marcy av, for the Roman Catholic Church of the Transfiguration, Hooper st, cor Marcy av, Bklyn, Rev. Father W. J. Maguire, pastor. Architect will soon take bids on general contract from a selected list of bidders.

**EAST 18TH ST.**—B. F. Hudson, 503 Church av, completed plans for a 2-sty frame dwelling, 20x35, in the east side of East 18th st, 185 ft north of Av R, for Malbone Lucas, 2121 Bay av, owner. Cost, \$4,500.

**LAWRENCE AV.**—F. W. Dorfman, 26 Court st, completed plans for a 2-sty brick dwelling and garage, 90x100, on the north side of Lawrence av, 600 ft east of East 3d st, for the Webster Holding Co., 26 Court st, owner. Cost, \$18,000.

**86TH ST.**—J. R. Edwards, 7616 Ridge Blvd, completed plans for a 2-sty brick dwelling and garage, 20x35, at the northeast cor of 86th st and Ridge Blvd, for Frank F. Bendelton, 84th st, owner. Architect will take bids on general contract shortly. Cost, \$4,000.

**MERMAID AV.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2-sty brick dwellings, 20x50, on the south side of Mermaid av, 37 ft west of West 29th st, for Paul Hindus, 515 Park av, owner and builder. Cost, \$10,000.

##### STABLES AND GARAGES.

**TROY AV.**—M. A. Cantor, 371 Fulton st, completed plans for a 1-sty brick public garage, 140x120, at the southeast cor of Troy av and Carroll st, for Isaac Miller, 1663 Union st, owner and builder. Cost, \$40,000.

**MONTROSE AV.**—Shampan & Shampan, 772 Broadway, completed plans for a 3-sty fireproof garage and service station, 100 x100, at the southeast cor of Montrose av and Leonard st, for the Lasky Motor Car Corp., owner.

**17TH ST.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 1-sty brick public garage, 105x127, at the southwest cor of 17th st and Neptune av, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$15,000.

**130TH ST.**—Charles B. Meyers, 1 Union sq W, completed plans for a 1-sty brick garage, 50x99, at 73-5 East 130th st, for the Benson Realty Co., 31 Nassau st, owner. Cost, \$15,000.

**EAST 12TH ST.**—E. M. Adelsohn, 1776 Pitkin av, completed plans for eight brick garages, 13x18, in the east side of East 12th st, 32 ft south of Av J, for the East Inwood Corp., 614 West st, owner and builder. Total cost \$4,000.

**HERZLE ST.**—A. Farber, 1746 Pitkin av, has plans in progress for a 1-sty brick garage, 17x67, at 361-373 Herzle st, for the Independent Steam Laundry Co., on premises, owner and builder. Cost, \$3,500.

##### HALLS AND CLUBS.

**TOMPKINS AV.**—Gilbert I. Prowler, 167 Van Buren st, has plans in progress for alterations and extension to the 4-sty brick club, at 165-7 Tompkins av, for the Sixth A. D. Socialists Party Assn, Sam Mason, pres., on premises, owner. Consists of general interior alterations, and an extension, 38x40, to be used as dance hall. Cost, \$10,000.

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STORES, OFFICES AND LOFTS.  
24TH ST.—A. E. Hullo, 140 Montague st, completed plans for a 1-sty brick shop, 50 x100, in the south side of 24th st, 125 ft east of 3d av, for Donegan & Meilson, 743 3d av, owner. Cost, \$6,000.

**Queens.**  
DWELLINGS.

ROCKAWAY BEACH, L. I.—Albert C. Kunzi, 53 Elliot av, Middle Village, L. I., completed plans for a 2½-sty frame dwelling, 22x50, on the east side of Atlantic av, 350 ft south of the Boulevard, for Phillip Hartenstein, Rockaway Beach, owner. Cost, \$10,000.

ROCKAWAY BEACH, L. I.—Albert C. Kunzi, 53 Elliot av, Middle Village, completed plans for two 2½-sty frame dwellings, 22x58, on the east side of Atlantic av, 250 ft south of the Boulevard, for Emanuel and Jacob Streemeyer, Rockaway Beach, owners and builders. Cost, \$20,000.

LITTLE NECK, L. I.—Sid Greene, 601 West 156th st, Manhattan, owner, has had plans completed privately for a 2½-sty dwelling, 25x40, from privately prepared plans. Dwelling will be constructed of wood. F. Johnson, 416 Prospect av, Flushing, L. I., has the general contract. Cost, \$10,000.

RICHMOND HILL, L. I.—D. Stage, 1815 Walnut st, Glen Morris, N. J., completed plans for a 2½-sty frame dwelling, 19x58, at the northeast cor of Ridgewood and Lefferts avs, for Hyman Losken, 17 George st, Jamaica, L. I., owner. Cost, \$7,000.

JAMAICA HEIGHTS, L. I.—William Sprosser, 211 12th av, L. I. City, completed plans for a 2½-sty brick dwelling, 22x40, on the north side of Ferry av, 110 ft east of Schenectady av, for Louis Ontel, Flushing, L. I., owner. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Dwight Seabury, Pawtucket, R. I., completed revised plans for a 3-sty brick silk mill, 73x212, at the northwest cor of William st and Freeman av, for Aaron Cohen, 212 5th av, Manhattan, owner. Owner will be ready for estimates on general contract about May 31. Cost, \$60,000.

STABLES AND GARAGES.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 1-sty brick garage, 50x112, in the west side of Church st, 137 ft south of Fulton st, for the Leah Realty Co., 215 4th av, Manhattan, owner and builder. Cost, \$8,000.

**New Jersey.**

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing preliminary plans for a 4-sty brick apartment house, 94x82, on Summer av, near Chester av, for which owner's name will be announced later. Cost, \$90,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans in progress for a 2-sty brick tenement, 50x42, at 3d av and High st, for Daniel Carro, 1197 East Grand st, Elizabeth, owner. Cost, \$10,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans nearing completion for a 2-sty brick apartment and store, 25x40, at Bay Way and McKinley sts, for Adam Novitzkie, c/o architect, owner. Plans will be completed soon and architect will take bids on separate contracts. Cost, \$7,000.

DWELLINGS.

EAST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has plans in progress for a 2½-sty frame dwelling, 34x27, with a kitchen extension, 14x12, for which owner's name and exact location will be announced later. Cost, between \$5,000 and \$6,000.

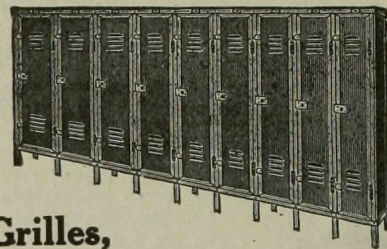
ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, N. J., has revised plans in progress for a 2½-sty frame shingle and stucco dwelling, 22x65, on 2d av, near 7th st, for Peter Buckley, 2d av and Amity st, Elizabeth, owner. Cost, \$5,000.

TOWNSHIP OF HILLSIDE, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 22x40, in Becker st, cor Boston st, for K. Richkus, owner. John Locust, Pine st, near 1st st, Elizabeth, has the general contract and will do the mason and carpentry work. Cost, \$4,500.

MAPLEWOOD, N. J.—Kenneth W. Dazell, Depot pl, Maplewood, N. J., owner and builder, has had plans completed privately for a 2-sty frame and shingle dwelling, 22x35, on Salter pl, near South Mountain av. Cost, \$6,000.

ELIZABETH, N. J.—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2-sty brick dwelling, 26x40, at 648 1st av,

for Louis Rusciano, 325 Amity st, Elizabeth, owner. Owner is taking bids on separate contracts. Cost, \$7,000.

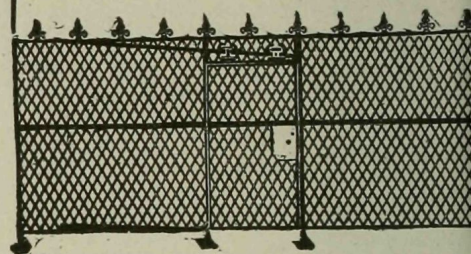


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**CONTRACTS AWARDED.**

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

**BANKS.**

**MANHATTAN**—Marc Eidlitz & Son, 30 East 42d st, have the general contract for alterations to the 1-sty brick bank, 20x72, at 2001 1st av, for Anna M. Simon Estate, owner, c/o Alwyn Stoss, 1103 Gates av, Bklyn, owner, and the New York Produce Exchange Bank, 10 Broadway, lessee, from plans by Samuel H. Baker, architect. Cost, \$4,000.

**HARMON, N. C.**—C. E. Castle, Ogdensburg, N. Y., has the general contract for a 1-sty brick, granite and terra cotta bank, 30x55, for the First National Bank of Harmon, G. M. Risley, cashier, Hermon, N. Y., owner, from plans by Holmes & Winslow, 110 West 40th st, Manhattan, architects. Cost, \$20,000.

**CHURCHES.**

**BRONX**—Borgia Building & Construction Co., 63 Mills st, Astoria, L. I., has the general contract for a 4-sty brick extension, 14x17, to the church and rectory in the south side of 151st st, 70 ft east of Morris av, for the R. C. Church of Our Lady of Pity, Rev. Father Francis Oppici, pastor, on premises, owner, from plans by Gustave E. Steinback, 15 East 40th st, architect.

**DWELLINGS.**

**MANHATTAN**—Isaac Maas, 79 1st av, has the general contract for alterations to the 3-sty brick dwelling and stores, 17 x45, at 164 West 48th st, for Maurice Herrman, 164 West 48th st, owner, from plans by John Knube, 305 West 43d st, architect. Cost, \$3,000.

**MANHATTAN**—Gillies-Campbell Co., 101 Park av, has the general contract for alterations and extension to the 4-sty brick dwelling at 3 West 81st st, for Caleb O. Dula, Hotel Beresford, 81st st and Central Park West, owner, from plans by Walter D. Blair, 597 5th av, architect. Includes rear extension, 22x38, brick partitions and changes to entrance. Cost, \$8,000.

**BROOKLYN, N. Y.**—Kelso Construction Co., 4408 14th av, has the general contract for a 2½-sty frame dwelling, 26x60, in the north side of 48th st, 120 ft east of 12th av, for William Levin, 1229 48th st, owner, from plans by M. A. Cantor, 671 Fulton st, architect. Cost, \$10,000.

**TENAFLY, N. J.**—Harry Vought, Jr., Grand Central Terminal Bldg., Manhattan, has the general contract for a 2-sty frame and stucco hostess house, about 60x50, at Camp Merritt, for the War Work Council National Board, Y. W. C. A. of U. S., Mrs. James S. Cushman, pres., 600 Lexington av, Manhattan, owner.

**STAMFORD, CONN.**—Howard B. Kunes, 50 Park pl, Stamford, has the general contract for a frame dwelling, 27x40, to contain ten rooms, at Shippan Point, for Mrs. B. A. Tooner, 98 William st, Stamford, Conn., owner, from plans by Emmens & Abbott, Washington Bldg., Stamford, Conn., architects. Cost, \$5,000.

**TOWNSHIP OF LINDEN, N. J.**—Frank Schiller, Linden, N. J., has the general contract for a 2-sty frame and stucco dwelling, 20x40, at Wood av and 14th st, for Stanislaus Wiczkoski, Linden, N. J., owner, from privately prepared plans. Cost, \$4,500.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—C. L. Dooley, Inc., 257 Adelphi st, has the general contract for alterations to the 3 and 5-sty brick factory, 76x74, in the north side of Bergen st, 83 ft west of Franklin av, for the Kemble Realty Co., 1042 Dean st, owner, from

plans by Boyle & Kelly, 367 Fulton st, architects. Consists of new windows, shaft and stair enclosures and new partitions. Cost, \$20,000.

**LONG ISLAND CITY**—Universal Steel & Concrete Co., 452 5th av, Manhattan, has the general contract for a 4-sty reinforced concrete macaroni factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner, from plans by Adolph Mertin, 34 West 28th st, Manhattan, architect.

**HALLS AND CLUBS.**

**MINEOLA, L. I.**—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for a 1 and 2-sty frame and stucco hostess house, 200x100, at Camp Mills, for the War Work Council, National Board, Y. W. C. A. of U. S., 600 Lexington av, Manhattan, Mrs. James S. Cushman, pres., from plans by K. C. Budd, 527 5th av, Manhattan, architect. Cost, \$60,000.

**HEMPSTEAD, L. I.**—U. S. Portable Building Co., 115 Broadway, Manhattan, has the general contract for a 1-sty frame K. of C. bldg, 28x40, at Camp Mills, for the Knights of Columbus, owner, c/o Maurice Breen, in charge, Room 724, Municipal Bldg, Manhattan, from privately prepared plans.

**HOSPITALS AND ASYLUMS.**

**MANHATTAN**—D. Baake, 368 Columbus av, has the general contract for interior alterations to the 3-sty brick nursery, at 443 West 24th st, for the Haven Day Nursery, 445 West 24th st, owner, from plans by Herbert M. Baer, 665 5th av, architect.

**STABLES AND GARAGES.**

**MANHATTAN**—Fountain & Choate, 110 East 23d st, have the general contract for a 2-sty garage, probably reinforced concrete, 75x100, including a ramp, on the east side of Park av, from 130th to 131st sts, for the J. M. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans.

**NEWARK, N. J.**—Louis Gesuelli, 518 North 5th st, Newark, has the general contract for thirteen 1-sty brick individual garages, 80x20, with a wing, 41x20, at 215-217 North 6th st, for Vitale Cicienia, cor 5th st and Park av, Newark, owner, from plans by R. W. Erler, 45 Clinton st, Newark, architect. Cost, \$4,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN**—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office at 112 West 42d st, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

**MANHATTAN**—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office, at 280 Broadway, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

**MANHATTAN**—James S. Bush Co., 239 Broadway, has the general contract for alterations to the brick and stone railroad ticket office, at 31-33 West 32d st, for the Penn., Long Island, Erie, Lehigh Valley and N. Y. C. & H. R. R. Co., George A. Cullen, in charge, Delaware & Lackawanna R. R., 90 West st, lessee, from privately prepared plans.

**MANHATTAN**—Potterton Bros., 215 West 28th st, have the general contract for alterations and addition to the 4-sty brick and stone store and office bldg, 20x56, at 144 West 65th st, for Peter Sexton, 584 Park av, owner, from plans by James J. Gavigan, Grand Central Terminal Bldg, architect. Consists of a 2-sty brick and stucco extension, 8x23, and general interior alterations to present bldg to provide offices and apartments.

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MANHATTAN—Wharton Green & Co., 37 West 39th st, has the general contract for alterations to the 3-sty brick and limestone store and loft bldg, 25x90, at 71 Madison av, for Z. Korikoski & Co., owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$20,000.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

\*A—Interior Alarm System; DI—Locked Doors; EI—Electrical Equipment; EX—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; FE—Fire Escapes; \*FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receipts; GE—Gas Equipment and Appliances; DG—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 25.

MANHATTAN ORDERS SERVED.

- Bedford st, 37-1/2—Daniel P Niro.....Rec
Bowery, 297—Florence E Smallwood, 42 E S1.....Ex(R)-ExS
Broadway, 394—Est Jno W Southack, Summit, N J.....A-FD
Broadway, 524-8—Geo E Miller.....Rub
Canal st, 202-4—Hoffman & Itken.....Rec
Canal st, 380-4—Diamond Point Pen Co.....O
Canal st, 505-11—Central Cigar Mfg Co...A-FD
Cliff st, 18-20—Saml E Howard care N G Carman, 166 Montague, Bklyn, Ex-St(R)-ExS-Ex(R)
10 st, 81 E—Luchese Bros.....FA
18 st, 148 E—Est Rutherford Stuyvesant....DC
32 st, 404-8 E—Arthur S Williams, Montclair, N J.....St(R)
32 st, 318-24 E—318-24 E 32d St Corp..A-Spr(R)
34 st, 214-6 E—N Y Polyclinic Medical School & Hosp, 345 W 50...Ex-ExS-Ex(R)-St(R)-FE
46 st, 10 E—Jennie E Van Brunt, 116 W 73, A-FD
51 st, 220 E—Adolph Bowsky....FE(R)-St(R)
54 st, 22 E—Est Elizabeth H Jewett, care R Dickinson Jewett, 30 E 42—ExS-WSS-FE(R)
102 st, 404 E—Gerarimos Potamianos.....Rec
5 av, 273—Fontaine, Inc.....Rec-FA
5 av, 520—Geo H Warren Est, care Thos C Camp, 68 Broad.....FE(R)-ExS-Ex(R)
Front st, 215—Chas Kneeland Est, care Adele, 154 E 71.....DC
Fulton st, 195-7—South Publishing Press...Rec
Greenwich st, 259—Welsh Est, FE(R)-St(R)-ExS-Ex(R)-WSS(R)
Lafayette st, 245-7—N Y & Bklyn Paper Co.Rec
Lexington av, 1079—Abram Miller.....O
Monroe st, 303-7—Textile Paper Co.....Rec
9 av, 281-291—Est Henry Phipps, 787 5 av, WSS-Ex-ExS-WSS(R)
Pearl st, 243-5—Saml E Howard, care N G Carman, 166 Montague, Bklyn, FE(R)-St(R)-ExS-Ex(R)
Pier 103 D, North River—N Y Central R R, Grand Central Term.....A
2 av, 2187—Lizzie L Ball.....DC
7 av, 269—Isadore Cooperman.....Rec
7 av, 343—Emil E Hortal.....ExS
6 av, 13—Anthony Di Mattia.....FA-El-Rec
6 av, 13—Linda M Frambach,FE(R)-ExS-Ex(R)
6 av, 174—Est Mary A Chisolm, care Geo E, 84 William.....FE-St(R)-ExS-Ex(R)
6 av, 174—Albanos Inc.....FA-GE-DC-Rec
6 av, 402—Eagle Sign Co.....FA
8 st, 39 W—Sarah D Donovan.....FE(R)
29 st, 518-20 W—Daniel Mullin.....Rec
25 st, 45-51 W—Michael Coleman.....Stp(R)
25 st, 127-31 W—Samuel Corn.....Ex-Rec
26 st, 30-4 W—Charles Kave.....A-FD
26 st, 128 W—West 26th St Cafe.....Rec-DC-GE
28 st, 36 W—New York Skirt Co.....Rec
28 st, 137 W—Joseph Manheimer.....FE
28 st, 137 W—Benjamin Wildman.....Rec
28 st, 137 W—J H Stein & Co.....Rec
28 st, 137 W—Egnotz Welkowitz.....Rec
28 st, 137 W—Oriental Button Wks.....Rec
2 st, 137 W—Raw Fur & Skin Trading Co. Rec
28 st, 137 W—Joseph Manheimer...ExS-Ex(R)
29 st, 513 1/2-15 W—515 West 29th St Coro, Ex(R)-WSS(R)
35 st, 46 W—North River Savgs Bank, FE-ExS-Ex(R)
40 st, 345-9 W—Est Geo B Leonard, care Thos D, 1 Liberty.....GE-O-WSS(R)-ExS
42 st, 407-9 W—Clara Odell.....Ex(R)-SA-ExS
42 st, 407-9 W—John Odell.....GE-DC
45 st, 25-33 W—Century Holding Co.....ExS
45 st, 55 W—Conried & Kisch.....Rec
46 st, 34-6 W—Camas Bros.....Rec
46 st, 61 W—Charles Lazure.....Rec
BRONX ORDERS SERVED.
151 st, 345 E—Benenson Realty Co, 401 E 152.....DC
166 st, 435-7 E—Morrissania Silk Mills....A-FD
BROOKLYN ORDERS SERVED.
Atlantic av, 388—Charles W Foster, ExS-FP(R)-FP
Bedford av, 324—Bklyn Union Gas Co, 176 Remsen.....A-FD
Boerum st, 128 (rear)—Max Beckoff....DC-FA
Broadway, 11-13—Louis Lark.....FA
Broadway, 107—Max Shub.....DC-GE-O
Broadway, 640-4—Arlington Knitting Mills..FP
Broome st, 19—Joseph Golutsky.....GE
Court st, 52—John Garvey.....DC

- Montross av, 89—David Ludmer.....Rec
Montross av, 89—Genandes Antine & Zimmer- man.....GE-FP(R)-Rec
Montross av, 89—Eagle Knitting Mills..FP-Rec
Ocean av, 657—Miss M Louise McCreary, FA-ExS-Ex(R)
Park av, 120—Benj Scharfstein.....FP
Penn st, 306-10—Wilson Steam Laundry Co, Rec-FA

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

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.

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

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

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

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

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

NATIONAL ASSOCIATION OF MASTER STEAM AND HOT WATER FITTERS will hold its annual convention in Chicago, Ill., June 4 to 6. Headquarters will be located at the Hotel Sherman.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

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, June 4, 1918, at 10 a. M.

Under Building Zone Resolution.

- 717-18—784-786 Hart st, Brooklyn.
901-18—191 West Houston st, Manhattan.
934-18—South side St. Johns pl, 332.2 ft. east of Classon av, Brooklyn.
90-18—20 College pl, Brooklyn.
849-18—112-116 East 32d st, Manhattan.
937-18—534 Livonia av, Brooklyn.
938-18—215-23 E. 36th st, Manhattan.
940-18—193-201 Nostrand av, Brooklyn.
946-18—1102-14 Kings Highway, Brooklyn.
947-18—604 Pacific st, Brooklyn.
948-18—472-82 Sterling pl, Brooklyn.
954-18—S. S. Archway pl, 125 ft. east of Continental av, Forest Hills, L. I.
956-18—357 87th st, Brooklyn.
961-18—1217-19 Gates av, Brooklyn.
962-18—N. E. cor. Rockaway blvd & Belmont av, Woodhaven, Queens.
969-18—1306 Union av, The Bronx.
876-18—Glenwood rd, north side, 165 ft. west of East 17th st, Brooklyn.
309-18—1057-1059 68th st, Brooklyn.
972-18—223-235 East 20th st, Manhattan.
457-18—111 West 122d st, Manhattan.

Appeals from Administrative Orders.

- 122-18—30 Verandah pl, Brooklyn.
798-18—302-304 Broadway, Manhattan.
922-18—16-18 Exchange pl, Manhattan.
917-18—42 Broadway & 55 New st, Manhattan.
918-18—42 Broadway & 55 New st, Manhattan.
927-18—149 West 23d st, Manhattan.
579-18—50-52 Pine st, Manhattan.
1024-18—1801-1805 7th av, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, June 6, at 10 a. m.

Rules.

- 1155-18-S—Revision of Rules of Procedure.
Petitions for Variations.
925-18-S—217 East 38th st, Manhattan.
944-18-S—37-41 East 12th st, Manhattan.
950-18-S—1337 Webster av, The Bronx.
952-18-S—5 Wooster st, Manhattan.
284-18-S—150 Nassau st, Manhattan.
1439-17-S—3 East 44th st, Manhattan.
1521-17-S—28 West st, Manhattan.
1525-17-S—154-56 Grand st, Manhattan.
1976-17-S—38 West 28th st, Manhattan.
408-18-S—125-7 Grand st, Manhattan.
732-18-S—203-5 Centre st, Manhattan.
898-18-S—195-197 Canal st, Manhattan.
85-18-S—494-496 Grand st, Manhattan.
300-18-S—42 John st, Manhattan.
975-18-S—103 Cook st, Brooklyn.
981-18-S—503-505 Rockaway av, Brooklyn.
983-18-S—95 Van Dam st, Manhattan.
988-18-S—16-26 Cooper sq, Manhattan.
989-18-S—16-26 Cooper sq, Manhattan.
997-18-S—305-307 Bergen st, & 87-91 3d av, Brooklyn.
716-18-S—337 West 38th st, Manhattan.
897-18-S—20-42 Hewes st & 689-697 Kent av, Brooklyn.
936-18-S—186 Bowery, Manhattan.
619-18-S—9 Washington pl, Manhattan.
1017-18-S—238-244 6th av, Manhattan.
1023-18-S—257-259 West 120th st, Manhattan.
1037-18-S—142 West 23d st, Manhattan.
1038-18-S—8 Lisperard st, Manhattan.
1039-18-S—398 Washington st, Manhattan.
1040-18-S—29 West 15th st, Manhattan.
1041-18-S—18 West 33d st, Manhattan.
1042-18-S—37 West 10th st, Manhattan.
1043-18-S—32-34 West 34th st, Manhattan.
1044-18-S—230-234 West 17th st, Manhattan.
1045-18-S—285 West Broadway, Manhattan.
1046-18-S—902-910 Broadway & 18-20 East 21st st, Manhattan.
1047-18-S—48 West 27th st, Manhattan.
1049-18-S—71 Laight st, Manhattan.
1050-18-S—267 West Broadway, Manhattan.
1051-18-S—729 Broadway, Manhattan.
1052-18-S—901 Broadway, Manhattan.
1053-18-S—105 Wooster st, Manhattan.
1054-18-S—21 Bond st, Manhattan.
1055-18-S—154 West 14th st, Manhattan.
1056-18-S—84-90 5th av, Manhattan.
1057-18-S—102-104 5th av, Manhattan.
1058-18-S—38-40 West 32d st, Manhattan.
1059-18-S—64-68 Fulton st, Manhattan.
1060-18-S—12 East 33d st, Manhattan.
1061-18-S—17-19 Walker st, Manhattan.
1062-18-S—200-204 William st, Manhattan.
1063-18-S—29-31 East 22d st, Manhattan.
1064-18-S—261-265 West 36th st, Manhattan.
1065-18-S—83 Canal st & 34 Eldridge st, Manhattan.
1066-18-S—Northwest corner Canal & Chrystie sts, Manhattan.
1067-18-S—19 East 17th st, Manhattan.

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