

# REAL ESTATE BUILDERS RECORD AND GUIDE

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## Proposed Budget May Raise Tax Rate to 2.48 If Adopted, This Will Be Manhattan Figure, an Advance of Twelve Points Over 1918—Other Boroughs in Proportion

THE proposed budget presented by the Board of Estimate and Apportionment at the public hearings this week showed an increase over last year of \$9,984,728.18. This is a considerable increase over the tentative budget in its original form, and is due largely to the additional amount allotted to the Board of Education. The budget now stands at \$248,108,487.38, as compared with \$238,123,759.20 for last year.

Although the Board of Estimate may make decreases up to October 31, when that body must finally pass on the budget, and the Board of Aldermen then has twenty days in which to make decreases, it is probable that there will be little change from the above figures.

The biggest increase in the budget over 1918 is in the Department of Education, \$9,730,658, but in reality the schools will get only about \$2,600,000 more than last year, as last year the budget carried a special fund of \$7,110,651. This year the special fund has been thrown into the general fund for the reduction of taxation.

Some of the large increases are shown in the following table:

Department—	1919 Budget total	1918 Budget total	Inc. 1919 over 1918
Police Dept.....	\$20,671,579	\$19,394,613	\$1,276,965
Fire Dept.....	10,814,665	10,251,145	563,520
Dept. of Health.....	3,932,292	3,711,376	220,915
Dept. of Public Charities.	5,794,963	5,111,440	683,522
Board of Child Welfare...	1,664,120	1,552,170	111,950
Bellevue and allied hos- pitals .....	2,415,233	2,089,625	325,608
Dept. of Street Cleaning..	11,240,668	9,033,349	2,207,319
Payments to charitable institutions .....	6,949,800	6,485,510	464,290
Dept. of Correction.....	2,042,074	1,814,954	227,119
Dept. of Plant and Struc- tures .....	2,785,440	754,632	2,030,808
Debt service.....	77,931,938	75,590,460	2,341,478

The Law Department budget is increased over this year's by over \$30,000. In the mayor's office there is an increase of several thousand dollars.

At the hearing on Wednesday the mayor explained the increase of his secretary's salary to \$6,500 as follows:

"I had Whalen's salary reduced to \$5,000 when I took office. I have found out that he did a great deal to help save the \$9,000 which the Mayor's Department turned back to the city treasury last year, and which we intend to turn back again this year, so I recommended that his salary be restored."

Controller Craig issued a statement in connection with the Board of Education appropriation in which he said:

"For the first time in the history of the present City of New York the appropriations for educational purposes have been the subject of joint conferences and discussions between the members of the Board of Education and the Board of Estimate and Apportionment. On Thursday, the 17th, these two bodies were in continuous joint session from 11 o'clock in the morning until midnight. Never before has a Board of Education sat down with the Board

of Estimate and Apportionment to discuss budget requirements.

"The appropriations for the 1919 budget were the result of this harmonious co-operation. Substantial reductions were made in the amounts originally requested by the Board of Education; but in every instance this was done by the voluntary and spontaneous action of the members of the Board of Education.

"The appropriation provided in the proposed budget for the Board of Education is \$45,121,163.26. This is \$3,025,000 in excess of 4.9 mills on taxable values required by law.

"Numerous attempts have been made to create the impression that this appropriation barely exceeds that of 1918. Such attempts are founded upon sheer manipulation of the figures involved and careful avoidance of the facts.

"Last year the Board of Education requested appropriations of \$49,599,834.79. This was cut by the former Board of Estimate and Apportionment to \$43,330,363.02 in the proposed budget. An examination of the newspaper files of last year will disclose that not one of the mischief makers now active uttered one word of protest against this reduction of more than six and one-quarter millions. The amount thus allowed for 1918 was \$829,206.98 in excess of the 4.9 mills required by law.

"The appropriation proposed by the present Board of Estimate and Apportionment for 1919 is \$3,025,000 in excess of that mandatorily required, and is \$2,620,007.22 above the appropriation for 1918."

Charles A. Beard, director of the Bureau of Municipal Research, says that while the budget shows an increase of only \$9,984,728.18, the actual increase is \$12,249,329.98 over 1918. He said:

"The difference between the actual increase and the apparent increase is explained by the fact that the item for tax deficiencies is placed at \$1,835,000 in the budget, while the actual tax deficiency, according to the statement of Charles L. Craig, city controller, to the Board of Estimate, amounts to \$4,101,302.88. This difference the controller is permitted this year to take from the sum of \$2,264,601.80 of unspent moneys from previous administrations.

"In spite of this twelve-million-dollar and over increase, it has been pointed out that the service of the city has been materially depleted, because of the large decrease in personnel. For illustration, the Department of Water Supply, Gas and Electricity drops about 140 employees, at a total salary of about \$180,000. The Tenement House Department drops about 76 employees, at a total of \$56,000 salary. The Board of Estimate and Apportionment drops about 66 employees. Holes like these are shot through the service of practically all divisions of the city government.

"In other words, the present administration is furnishing less service for more money."

The Citizens' Union in a statement pointed out numer-



ous cases in which salaries over \$1,800 had been increased in the proposed budget, most of which had not appeared in the tentative budget.

Leonard M. Wallstein, counsel of the Citizens' Union, in a communication to the Board of Estimate, said:

"Your earlier general policy of establishing no new exempt jobs at high salaries and of making no substantial salary increases in well paid positions has been abandoned. For instance, we find that the proposed budget published yesterday contains provision for the following new and necessarily exempt jobs which were not mentioned in the tentative budget, and which in many instances were not even contained in the published requests of department heads for appropriations:

"Two assistant corporation counsels at \$5,000 each per annum and one at \$3,780, a secretary of the Teachers' Retirement Fund at \$3,000, a confidential inspector in the Department of Public Markets at \$1,800, and a water register in the Department of Water Supply, Gas and Electricity at \$3,500.

"The new positions enumerated are in addition to other new positions which may or may not be made exempt, as, for instance, an accountant in the Finance Department at \$4,000; a municipal examiner in the Teachers' Retirement Fund at \$1,980, and two assistant engineers in the Department of Water Supply, Gas and Electricity at \$3,900 and \$2,700, respectively.

"Similarly the proposed budget for the first time contains for the increase of the salary of a deputy comptroller from \$7,500 to \$8,500, a confidential inspector in the office of the Bronx borough president from \$2,300 to \$2,500, the private secretary to the commissioner of correction from \$2,340 to \$2,500, the secretary to the commissioner of health from \$3,000 to \$3,500, three assistant corporation counsels from \$2,940 to \$5,000, a superintendent of telegraph in the Police Department from \$4,000 to \$4,500, an accountant in the Teachers' Retirement Fund from \$2,400 to \$4,000, a clerk in the Department of Water Supply, Gas and Electricity from \$3,500 to \$3,750, and an assistant engineer in the same department from \$4,000 to \$5,000."

The Real Estate Board's Budget Committee issued the following statement on the budget:

"When the tentative budget was finished the Real Estate Board of New York expressed its satisfaction with the serious and partially successful attempt to keep the budget for 1919 close to the budget of 1918. The board realized that there must of necessity be many increases in salary, and that the cost of the supplies in the several departments and of the allowance for maintenance of the dependents in the city's charitable institutions must be largely increased.

"When the tentative budget showed an increase of \$6,000,000 only the Real Estate Board felt that the members of the Board of Estimate and Apportionment were entitled to commendation. Since then increases have been allowed which brings the budget up to practically \$10,000,000 more than the budget for 1918. Although the comptroller repeatedly stated that he was opposed to giving the Board of Education more than 4 9/10 mills allowed by law, the Board of Estimate has allowed over \$3,000,000 in addition.

"The Real Estate Board feels that at this time it should call attention to the rapidly increasing cost of the Department of Education. In 1908 the amount appropriated for the Department of Education was \$26,712,963; in 1912, \$33,849,819; in 1916, \$42,512,896 and in 1919, \$45,120,000. In all probability the expenditures for the coming year will be in excess even of this amount. This shows an increase in ten years of about \$18,000,000 in spite of the activities of the Parochial School System, and in spite of the fact that through loss of immigration there are fewer children of school age in the city today than there were five

years ago. The phenomenal increase in the expenses of this department must be attributed to the perfect teachers' organization, which, by including all the teachers and forming them into a close political union, has enabled them to dominate the schools and to unduly influence both the state and local legislative bodies. That this organization is detrimental both to the schools themselves and to the city is beyond question.

"Although there were printed in last Sunday's newspapers many columns of 'Help Wanted' advertisements, and although the wage for unskilled labor is \$4.40 per day, an appropriation of \$50,000 is made for school lunches. The reason for this is said to be the great number of poorly nourished children in the schools. As there are no poor people in the city among the so-called laboring classes, except those who are physically or mentally disabled, there is no need for this appropriation as an act of charity, and for the community to feed school children as a matter of right and not as a matter of charity is to establish a precedent extremely dangerous to the future well-being of this city. There is no reason why, if the community feeds ill-nourished children in certain sections of the city, the children in every section of the city should also be fed; if children are fed, why not adults?"

"The budget as now proposed, and which will without doubt be adopted, will mean a tax rate in 1919 of about 0248.5 for Manhattan, 0252.5 for the Bronx, 0252.5 for Kings, 0253.5 for Queens and 0258.5 for Richmond. It is true that the assessed valuation of both real and personal property has been tentatively increased, but at the Department of Taxes and Assessments there is a constant stream of citizens swearing off the personal property assessment, and the best real estate experts do not believe that it will be possible for the Department of Taxes and Assessments under existing conditions to maintain the tentative increase in real estate valuations.

"An examination of the budget shows that in the matter of tax deficiencies sufficient moneys are not provided. For this purpose \$3,100,000 was appropriated last year. According to the comptroller's report, January 31 of the present year, at least \$18,000,000 of personal taxes were considered uncollectable, and there are many millions of real estate taxes uncollectable, because of tax liens that could not be sold. An appropriation, therefore, of \$1,835,000 seems to be absurdly small. A sufficient amount to cover the increase in the debt service has not been provided.

"The Real Estate Board regrets also that it has been stated in connection with the budget that the landlords have taken advantage of the slightest increase in taxes to 'raise rents to an oppressive degree.' There are more vacant stores in the city than ever before in its history, and very little attempt, if any, has been made to raise rents in the cheaper grades of tenements. It is only in certain classes of office buildings and the better class apartments that rents have been raised, and an impartial investigation conducted recently shows that the increase in rent has been more than met by the increase in all kinds of fixed charges. Not only have taxes increased twenty-five per cent. in a few years, but interest rates have increased from four to five and one-half and six per cent.; plumbers are getting \$1.00 an hour; painters, \$6.60 a day; carpenters, \$6.60 a day; coal is almost double in price, and every article that the landlord must buy to properly maintain his building is almost double in cost. There is no justice in calling the landlord a 'profiteer' and not applying the same term to every man to whom the landlord must go, either for supplies or for personal service. It can be stated without fear of successful opposition that the net income from real estate today in the City of New York is less than it was five years ago."



# Raw Materials and New U. S. Merchant Marine

Vital to American Commerce After the War That This Country  
Should Buy From the People We Sell To

By EDWARD N. HURLEY,  
Chairman United States Shipping Board.

**R**AW materials have grown to be a dominant issue in the war. Not even Germany with all her boasted foresight understood the significance of raw materials at the outbreak of the war, for she was badly provided with many necessary things such as metals and fibers. But four years of waste and embargo have brought the world to a new appreciation of raw materials, and they will not only be a vital issue when peace is arranged but the world will take steps to guard them and increase production.

This is a question which vitally concerns us in connection with our new merchant marine.

In thinking of foreign trade we are too prone to think of the sale of goods to a customer in some other country and forget that trade is always an exchange of goods—our foreign customer has to pay us in the commodities that he is able to produce. With several thousand ships carrying the American flag and American goods to other nations we shall have to bring home return cargoes. So, while we are again acquiring international vision and preparing for the extension of our markets abroad, as salesmen, we must devote just as much attention to the buying end and grasp the possibilities in raw materials.

In many cases the quickest way to make a sale to a foreign customer is to buy something from him first.

Let us picture an imaginary customer. Suppose we want to do business with Robinson Crusoe on his desert island. He needs our fabrics and tools. His island has good soil capable of raising foodstuffs. It has goats to yield milk and meat. It has guano for fertilizer and maybe it has undeveloped minerals. Robinson Crusoe does not possess any money and his island resources have been developed only for the needs of himself and Friday. But if we send him a merchant ship several times a year with calico and shoes and good American tools for farming, woodworking, and blacksmithing, Crusoe and Friday will gather guano or fatten goats, or raise crops to pay for our goods. That is, they will pay us in raw materials. What was useless now has value to them because through our ships we have provided markets. Crusoe's labors pay him a profit. He and Friday live better—wear better clothes, have a better table, live in a better house. They may even think about bringing in settlers to help them and open mines inland and running a railroad to the mines.

Our new merchant marine can establish trade on this basis with many a nation which while not in any sense deserted, is still undeveloped as to resources and markets and profitable employment and good living standards. Half the world is on rations for raw materials today, while in the other half there are surplus supplies piled up—thousands of shiploads, waiting ocean transportation. The people who produce these raw materials are almost as badly off as people in the war zone, because trade has stopped and employment and wages and buying capacity.

The world has learned much about this question of raw materials during the war, and when peace comes will bring new ideas and new methods to bear upon the problem.

Already two broad policies are discernible—that of Germany, which is based upon national selfishness, and

the policy of Great Britain and the British Empire, which is so largely our own.

Germany believes in autocratic control of raw materials wherever she can bring them under the domination of her trusts and her Government. At home she has very little raw material to sell the world, except potash and a few chemical products. Her policy before the war was to sell these at extortionate prices, and wherever she could gain a monopoly of a raw material in some other country she charged outrageous prices, too, or put other nations at a disadvantage, as was the case with her secret control of our metal markets. She is already preparing to force other nations to trade their raw materials with her by holding her own raw products over them as a club. Were she permitted to hold a great colony in Middle Africa, she would make it a great tropical machine for producing raw materials through industrial slavery of the natives.

British policy seeks to develop all the resources of the far-spread British Empire. A world-wide inventory is being taken of the metals, the fibers, the crops, and other resources of British colonies so that John Bull may supply his own needs as far as possible and may increase the prosperity of Britains everywhere by developing their resources, broadening their trade and raising their incomes and living standards.

Our task is to use American merchant ships, American dollars, American factories, and American ability to help other nations in the same way.

Since the Civil War we have learned what railroads, money and energy will do for undeveloped sections in our great West. After the world war we must learn what American ships and American money and American energy can do for the undeveloped sections of other nations—such sections as the rich mineral country of the west coast of South America, the great fertile Amazon Basin, the growing nations of Australia and South Africa, so like our own in many ways.

Before the war both Great Britain and America were commercially asleep. The United States had no merchant marine on the ocean and could neither develop her own trade in manufactured goods nor serve other nations by improving their markets for raw materials. Great Britain had her wonderful empire, but permitted Germany to develop many of its resources through German ships and German scientific production. Germany overreached herself because her philosophy of trade and shipping was wrong—based upon selfish exploitation and one-sided dealing. England and America have both learned their lessons. They are now waking to the possibilities in a new world of international service. "He profits most who serves most." One nation cannot prosper at the expense of another. World trade is not one-sided—both parties to a bargain must be better off after the exchange is made. Trade in both raw materials and manufactured goods is unsound and transitory unless behind it the nations making the exchange are developing their agriculture, their mines, their factories, transportation, wealth and living standards. Our new merchant ships will take us into this great field of international service and international opportunity. It is time for Americans everywhere to be thinking of world trade from this angle of raw materials.



# Realty Men and Builders Exceed Loan Quotas

## Team Work, Enthusiasm and Untiring Devotion Push Drives Over the Top

**E**XCEEDING the expectations of the most ardent boomer in the ranks, the Real Estate Division of the Fourth Liberty Loan Drive reported yesterday, a grand total of \$10,625,250 in subscriptions, or more than double its original quota of \$5,000,000. With belated returns continuing to drift in, there is a possibility that this total will assume even greater proportions, attesting further the remarkable energy, perseverance and patriotic fervor which inspired every one of the real estate workers in the great drive.

Aside from launching a spectacular campaign engineered by Alfred E. Marling, as chairman of the di-

**T**HE Liberty Loan Committee of the Building and Allied Trades exceeded their quota of \$7,000,000 by \$2,673,900, according to the final returns announced yesterday, an unusual achievement considering the depressed condition of the building situation, but reflecting, nevertheless, the unusual efforts and activity of the members of the committee to successfully perform their obligations to the Government in this greatest of all Loan drives.

The grand total raised by the building and allied trades was \$9,673,900, representing 27,679 subscriptions. The largest amount was raised by the sub-division of Builders, Shorers and Hoisters, headed by Edwin Thatcher, which turned in \$1,510,850. The largest num-

### The Record and Guide and the Fourth Liberty Loan

#### FROM ALFRED E. MARLING

Chairman Real Estate Division, Fourth Liberty Loan.

"Permit me to take this opportunity to express on behalf of our Committee my warmest thanks for the great support which the Record & Guide has given to us in this Fourth Liberty Loan Campaign."

#### FROM FRANCIS A. SHINN

Secretary Liberty Loan Committee, Building and Allied Trades.

"On behalf of the Building and Allied Trades Liberty Loan Committee I wish to thank you for your co-operation with us during the recent campaign. The publicity which you gave us both in the Record and Guide and in the Dodge Reports very materially helped in our results."

vision, and Robert E. Simon, chairman of the Steering Committee, and the introduction of striking new methods of salesmanship, the Division achieved the distinction of being the first to reach its quota. This event, happening at the end of the second week of the drive, was signalized by the raising of the quota to \$7,500,000. Adopting the slogan of \$1,000,000 a day, the members of the various teams continued their work with undiminished vim, their efforts finally being crowned by a rush of subscriptions that carried the division over the \$10,000,000 mark.

The team captained by Charles S. Brown and John N. Golding won the distinction of turning in the largest amount, \$3,472,400, or nearly one-third of the amount raised by the entire division. The Albert B. Ashforth and Douglas L. Elliman team raised \$1,429,700. Brooklyn teams turned in \$1,549,450, many of these representing subscriptions from small owners.

The amounts raised by each of the teams and the names of the team captains follows:

Captain	Amount
Charles S. Brown, John N. Golding.....	\$3,472,400
Alwyn Ball, Jr. (H. H. Trice), the Cruikshank Co. (Mr. Raywood) .....	811,000
Frederick Fox & Co., Aaron Rabinowitz.....	644,450
Goodale, Perry & Dwight, M. & L. Hess (Mr. Hahner) .....	513,850
Geo. R. Reed & Co. (Mr. Kuder), Cross & Brown Co	613,350
Pease & Elliman, N. A. Berwin.....	655,550
Albert B. Ashforth, Douglas L. Elliman.....	1,429,700
Mark Rafalsky & Co., F. Zittel & Co.....	373,700
Dubois & Taylor, Wood-Dolson Co.....	68,400
Goodwin & Goodwin, Knap-Wasson Co.....	93,500
Norman Denzer, Nehring Bros.....	40,450
A. N. Gitterman, Max Just.....	35,350
A. A. Hageman .....	4,650
Brooklyn .....	1,549,450
J. Clarence Davies.....	79,150
Queens .....	150,150
Miscellaneous .....	90,100
Grand total .....	\$10,625,250

Probably the most interesting feature of the entire drive from the standpoint of the Real Estate Division was the adoption of the original idea of Laurence McGuire, offering a real estate honor flag to every property owner who subscribed for bond amounts equalling one-half of one per cent. of the assessed valuation of his real estate holdings. This plan met with such a hearty and generous response that hundreds of buildings are now displaying the honor emblem.

ber of subscriptions, 6,188, was reported by the cement workers, campaigning under H. C. Turner.

The committee, in addition to the heads of the various sub-divisions, consisted of Otto M. Eidlitz, chairman; Ronald Taylor, vice-chairman; Chas. J. Kelly, vice-chairman; John P. Kane, vice-chairman; Francis A. Shinn, secretary, and Bertram Sears, publicity member.

The name of each team, its captain, the amount raised and the number of individual subscriptions follows:

Team	Amount	Number
Asbestos, Pipe and Boiler Covering, Owen Glasson .....	\$358,850	198
Builders, Shorers and Hoisters, Edwin Thatcher .....	1,510,850	3,850
Building Materials, Frank E. Wise.....	478,300	387
Cement Workers, H. C. Turner.....	731,900	6,188
Elevator Manufacturers, W. L. O'Connell..	565,150	1,384
Glass Trade, Joseph Dreyfuss.....	502,350	710
Lighting Fixtures, Albert Wahle.....	459,900	2,500
Marble Industry, Benjamin Traitel.....	288,400	1,180
Metal Lathers, Max Bauman.....	20,400	82
Ornamental Bronze & Iron, C. A. Fullerton	91,400	778
Painters, Carl H. Dabelstein.....	493,250	2,250
Plasters, Davis Brown .....	70,200	*271
Plumbers & Gas Fitters, Joseph H. Jasper	598,350	2,050
Roofers & Sheet Metal Workers, M. F. Westergren .....	901,050	1,234
Steamfitters, W. H. Curtin.....	648,000	1,200
Steel & Iron, Andrew J. Post.....	725,750	1,250
Stone, L. W. Dennis.....	127,250	350
Wire Workers, E. F. Rattey.....	158,650	641
Woodworkers, John I. Downey.....	913,900	1,175
Builders' Traders Employers Ass'n.....	30,000	1
Total .....	\$9,673,900	27,679

In spite of the fact that the quota for the Fourth Loan was raised to \$7,000,000, as against \$5,000,000 in the Third Loan, the men in the building trades, captained by the representative men in the industry and inspired by their record of \$6,400,000 in the Third Loan Drive, rallied to the call for these extra demands on their purses and time. With the organized efficiency of all the trades concentrated upon the passing of the quota, their ultimate success was assured in spite of the fact that even after two-thirds of the allotted time for the canvass had elapsed, considerably less than one-half of the \$7,000,000 had been subscribed. During the last week the returns began to pile in and with practically every man in the construction field sending out his message of the loan through every possible medium, including meetings at all the big building jobs now under way, the committee swept on past its quota.



# Checks Unnecessary Violations on Property

## Mayor Hylan Directs Commissioners of City Departments to Curb the Annoying Activities of Inspectors

### MAYOR CALLS A HALT ON "SNOOPING" INSPECTORS.

Heads of city departments directing inspection forces have received the following letter from Mayor Hylan:

"Dear Commissioners: I am in receipt of many complaints relative to the drastic action of inspectors while making investigations and the annoyance caused property owners by compelling them to make unnecessary changes in these war times.

"I want you to direct the inspectors to treat people courteously and put a stop to inspectors rushing around the city and placing unnecessary violations of all kinds on city property. They are making themselves ridiculous and a nuisance. If they have nothing else to do except to go snooping around annoying people who are already overburdened, I would advise you to give them a permanent vacation without pay.

"Very truly yours,

"JOHN F. HYLAN, Mayor."

**L**EADERS in the metropolitan realty field are discussing with much interest and with earnest approval a letter against over-regulation which Mayor Hylan recently sent to various heads of departments in his administration.

This letter, which is here reproduced, is held by realty leaders as proof that the new city administration will give to owners of buildings a respite from the many petty annoyances to which they have been subjected for years past.

There has been a great deal of complaint of over-regulation on the part of city inspectors. In hundreds of instances property-owners have maintained that they have been put to a great deal of trouble and a great deal of unnecessary expense in complying with trivial orders issued by inspectors from various city departments. In the city campaign last fall this became quite a prominent issue, scores of property-owners feeling that they had been made the victims of an unreasonable system made intolerable through the lack of exercise of good judgment on the part of the city inspectors.

Mayor Hylan's letter is regarded by realty leaders as indicating that New York property-owners no longer will be subjected to the over-regulation about which there has been so much complaint. In this connection it is being recalled that the Real Estate Board of New York brought the matter to the attention of the several candidates for mayor in the 1917 campaign. At that time the Real Estate Board pointed out that it favored such revision and administration of the laws relating to building construction and inspection and orders for structural changes as would provide for fire prevention by bringing really hazardous buildings up to a better standard. The board expressed its preference for that sort of regulation rather than a continuance of the existing system of administration of fire prevention laws, involving, it declared, "unreliable, changing and vexatious orders relating to the alteration or construction of buildings already proved to be safe under ordinary occupancy."

Replying to the board's request that he make his position clear on this subject, Judge Hylan stated at that time:

"From my investigations, I am of the opinion that the administration of the Fire Prevention Law has been undertaken and carried out not only in an unscientific manner, but in a way that has brought much hardship to small owners. The reorganization of that bureau with a view of ending hazardous conditions by actual construction measures in accord with a consistent policy will be one of the subjects to which the attention of the fire commissioner will be directed in case I am elected."

Charles F. Noyes, head of the Charles F. Noyes Company, is one of the prominent New York realty leaders who has given a good deal of thought to this subject. Mr. Noyes expresses to the Record and Guide his gratification that Mayor Hylan has sent his recent letter to the heads

of all city departments having inspection forces under their jurisdiction. Mr. Noyes regards the mayor's action as an important step, and he believes it will have a far-reaching effect on realty conditions.

Discussing the subject a short time ago, Mr. Noyes declared that, "Over-inspection with its kindred evils is stated to have taken \$40,000,000 out of the pockets of owners and tenants during the last few years, and the greater part of this money positively was wasted as far as accomplishing any real benefit was concerned. One statistician of recognized standing has estimated that the Fire Prevention Bureau and its activities in connection with the labor law has cost Greater New York the staggering sum of \$400,000,000 during the last five years, and, to add insult to injury, it is stated that it has cost approximately \$2,000,000 to the taxpayers during the last six years for the city to maintain its Fire Prevention Bureau."

Mr. Noyes expressed the belief that New York City real estate could not have stood the drain were it not for the fact that this is probably the fastest growing metropolis in the world.

"It is unnecessary," Mr. Noyes added, "to go deeply into statistics and give details of the vast expense involved by the city in the enforcement of the irritating, expensive and unnecessary hardships brought about by over-inspection and over-regulation. The records show that 1,500,000 inspections had been made by the uniformed fire force in 1915 and 96,876 cases reported (50,000 of which were immediately thrown out or corrected); 85,000 formal orders were issued by the Fire Prevention Bureau from the time of its organization, including 200 sprinkler orders and more than 8,500 directions to fireproof shafts and make other structural changes. There was a loss of \$186,000,000 in assessed valuations of real estate alone on Manhattan Island south of Fortieth street due, it is believed, largely to the over-regulation of buildings.

"The Court of Appeals' decision in the Wm. H. Browning case revealed the fact that thousands of orders had been unlawfully issued and illegally enforced, and millions of dollars had been spent by owners and gone beyond recall."

### Must Maintain Gold Reserve

By WILLIAM C. REDFIELD,  
Secretary of Commerce.

**O**NE vital factor of the readjustment period brought by peace will be our foreign trade. It was valuable before the war; it will be essential after it. This country has the greatest unexhausted supply of credit in the world. The mechanism which makes this credit effective is our gold reserve. Perhaps it would be more accurate to say that our banking system is the mechanism and the gold reserve is the foundation upon which the whole credit system rests. The whole credit-making power of the country depends upon the gold reserve. If this is seriously depleted, our ability to give credit is by so much reduced.

There are four ways by which, according to my mind, this reserve can be maintained. These are by sales abroad, by loans abroad, by investments abroad, and by services abroad.

We may render services abroad by our ships, by insurance of various kinds, and in similar ways. We should make investments abroad in order that the normal business arising from the use of those investments may flow to us and that the earnings upon the investments may be returned to us also. We must make loans abroad in order that others may prosper, that we may through their prosperity gain better customers, and that we may receive the interest upon our loans. And we must make sales abroad that our materials and labor may find a market, that our workmen may be employed, our capital receive its due income, that our necessary taxes may be paid, and that we may ourselves receive in return the supplies that we need from other lands.



# Electric Meters for Tenants Will Save Coal

## Wasteful Use of Current Will Be Stopped, to the Benefit Alike of Tenant and Landlord

By REGINALD PELHAM BOLTON.

TO those who have followed the development of the modern office building, the recent announcement in your issue of the 12th, of the probable abandonment of the free electric service, affords some interesting reflections.

Such burdens carried by the owners of real estate have been, to a considerable extent, of their own making, born of the competition arising from excessive and unregulated construction of one class of building.

In the good old days of modest-size buildings, occupied by a single tenant, the investor was able to determine the limit of his expense and liabilities, confined usually to outside repair and taxation. But when real estate prices were boomed, and larger buildings became a necessity in order to provide an income on the inflated value, the owner was forced to embark on a growing number of expenses, the cost of which was uncertain, such as elevators, heating, lighting, cleaning and sanitation involved by the multiple tenancy of the building, and the cost of which, owing to lack of means of measuring the individual usage, the owner was obliged to shoulder.

The extent and expense of these common conveniences gradually grew until they have become so burdensome, as to deprive business buildings of much of their attractiveness as an investment. The apparatus involves substantial additions to the original investment, largely increases the expense of operation and maintenance, and has a much shorter life of usefulness than the building which houses it.

Tenants' habits of wastefulness have been aggravated by the facility afforded them of obtaining something for nothing. The careful or thrifty tenant gains nothing by care or thrift in their use, but pays in his rent a part of the wastage of the careless neighbor.

The ground floor tenant pays for elevator service which he never uses, and the occupant of light rooms pays for the lighting of dark ones, and the person who washes his hands in cold water pays for his neighbors' hot water supply.

The system, as I wrote years ago, is utterly lacking in inducements for thrift or care, and the time was bound to come when the owners of buildings would be forced, in order to protect their investment from destruction, to find some means of apportioning these ex-

penses among tenants according to their use. The stress of war conditions has now brought this about in the business building, as it has long ago been established in the apartment and the loft building in regard to the use of electric energy for light or power.

The measuring of electric energy has been found to have the effect of inducing the user to exercise care and economy, even when the service is not the subject of a direct charge. Thus, wastage is reduced by the mere installation of a metered service, and the effect is much increased by a direct payment for the service afforded. It will doubtless be found that the first result of the provision of meters in individual office spaces is a substantial reduction in the amount of energy used by tenants. This will effect a direct reduction in fuel whether the supply be provided from the public system or from a plant within the building.

The system of sub-metering the public service of electricity will probably be found profitable in many such buildings, and should in all cases be examined, as it is in successful operation in a large number of loft and residential buildings in the city.

It is now unfortunate that the planning of most office buildings has been so defective in failing to provide for this development, by a suitable arrangement of the interior electric conductors. Much can, however, be accomplished at no considerable expense, by modern systems of exposed and concealed wiring carried in fire-proof casing and flexible armored conductors, thus rearranging the circuits so as to admit of measuring the usage of each individual suite of offices.

The care, repair and maintenance in accurate recording condition of small meters is also a matter which of recent years has developed into a standard form of business, and the common idea of the inaccuracy of meters applies only to those in which this constant and systematic attention is neglected.

The new step is as much in the interest of the tenant as the landlord, since no one gains by waste, and if tenants do not support good buildings, no good buildings can be built.

This development of war economies is a hopeful and long-needed change of a bad system in the operation of the highest class of metropolitan real estate. It should never be permitted to be re-established.

## Board of Standards and Appeals Makes a Record

CAPTAIN JOHN P. LEO, chairman, Board of Standards and Appeals, announces that the work of the Board of Appeals has been brought up to date, that all pending appeals and Building Zone applications, forty-two in number, have been set for hearing within the next six weeks.

The work of the Board of Standards and Appeals will be up to date by December 10, all the old pigeon-holed petitions having been brought out of the files and set for hearing before that date. These cases number more than five hundred, and will be disposed of by holding extra sessions of the Board, so as to clear up the calendar.

As showing, so far as figures can, what has been done since Captain Leo became chairman of the Board on March 11, 1916, these figures are cited:

Cases pending March 11, 1918.....	2032
(Including 209 cases filed prior to March 11, but not put on the calendar until after that date).	
New cases filed between March 11 and October 18..	520
Cases reopened .....	57
Total .....	2609
Cases disposed of since March 11.....	2027
Cases pending October 18.....	582
Net reduction in number of cases pending as compared with March 11.....	1450
These figures show that the number of cases disposed	

of has been nearly four times as many as the number of new cases filed.

In regard to the progress made, Captain Leo says that great credit is due to the members of the Board, John J. Beatty, Alfred J. Boulton, John DeHart, James P. Holland, James Kearney, Fire Chief Kenlon, Fire Commissioner Drennan, and the superintendents of buildings, Walsh of Manhattan, Reville of The Bronx, Kleinert of Brooklyn, Moore of Queens, and McDermott of Richmond.

To give effect to the decisions of the Board, the law requires that each resolution be published in the Bulletin of the Board, and that certified copy be sent to the petitioner or appellant and to the administrative official. Captain Leo, when he became chairman, found that there were 1225 decisions of the Board which had not been published. With the co-operation of the secretary, Wm. Wirt Mills, the new chairman instituted the practice of publishing every resolution on the Tuesday following the meeting at which it was adopted, and all resolutions adopted since March 11, numbering 1327, have thus been printed and in addition 1105 of the old unpublished resolutions have been promulgated. Thus, as the records of the Board stand today, there are only 582 cases pending and every one of these has been set down for hearing within the next six weeks, and there are only 120 unpublished decisions of the Board, all of them of a date prior to March 11, 1918.



# Candidates Who Favor Realty Board's Program

## Replies to Questionnaire Indicate Attitude of Many Is Favorable to Measures Proposed by Real Estate Men

On September 18, 1918, the Real Estate Board of New York addressed a letter to the candidates for the legislature of the principal political parties in Greater New York. The letter is as follows:

Dear Sir: We are in the midst of a great war which must be pressed to a successful conclusion no matter at what sacrifice of life and property. The burden of Federal taxation is enormous, but is cheerfully borne with the full knowledge that as time goes on the burden may be greater and more enormous.

To enable the people to meet these ever increasing expenses of the Federal Government it becomes the paramount duty of all local legislative and administrative bodies to exercise the most rigid economy and to enact and carry out measures of relief. All unnecessary City, County and Borough departments should be abolished and those doing duplicate work should be consolidated. Existing building and labor laws should be amended so as to prevent unnecessary expense and yet adequately protect life and property.

The tax lien law should be repealed, or at least suspended during the period of the war and for two years after the war. The limit of taxation on real estate should be fixed at 2% or 20 mills and on personal property at one quarter of 1% or 2½ mills.

There should be but one place to pay all taxes and assessments and the personal tax should be levied and collected before February 15 of each year and the balance of the budget, less the surplus revenues of the general fund, should then be levied on real estate. These matters are of such importance that some expression of your sentiments regarding them are deemed necessary by the real estate interests of the city to enable them to determine with accuracy your attitude toward what they consider the most important question to be submitted to the next legislature or to be considered by executive heads.

Robert E. Dowling,  
Laurence McGuire,  
Stephen H. Tyng,  
Thomas P. Graham,  
George T. Mortimer,  
Robert W. Goelet,  
Edward P. Doyle.

The following candidates replied and their answers and legislative record on legislation directly affecting real estate is given:

Black, Loring M. Jr., candidate for senator, Kings.—Favorable. Served in Senate 1911, 1912, and was especially active in opposing legislation seeking to place an unfair share of the burden of the State expenses on New York City.

Boylan, John J., candidate for senator, New York.—Favorable. Member Real Estate Board. Served in Senate 1913, 1914, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed in Senate, 1918, bill to limit tax rate on real estate; secured many important amendments to labor laws in the interest of property owners while at the same time adequately protecting life and property.

Burlingame, Alvah W. J., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Excellent record. Consistent supporter of measures urged by real estate interests of the City of New York.

Dowling, Edward J., candidate for senator, New York.—Favorable. Served in Senate, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced in 1918 Four Family House bill.

Dunnigan, John J., candidate for senator, Bronx.—Favorable. Served in Senate, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced resolution urging investigation of unnecessary and conflicting city departments. Introduced bills to abolish unnecessary city departments which would have saved the city \$20,000,000 annually

and to amend the Tax Lien law so as to give proper notice to owners of property.

Foley, James A., candidate for senator, New York.—Favorable. Served in Senate, 1913, 1914, 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced 1918 bill to give local legislative bodies power to abolish or consolidate conflicting city departments.

Lawson, Robert R., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed Three Family House bill at the instance of the Brooklyn Board of Brokers.

Lockwood, Charles C., candidate for senator, Kings.—Favorable. Served in Senate 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced and passed bill creating the Board of Standards and Appeals whose work has so much benefited real estate. Represents large real property interests and is a capable and efficient legislator.

Meyer, Schuyler M., candidate for senator, New York.—Favorable. Served in the Assembly 1917, 1918. Introduced a number of measures affecting the City of New York and is especially familiar with local conditions and able to pass intelligently on city measures.

Murphy, Charles F., candidate for senator, Kings.—Favorable. Served in Senate 1917, 1918. Consistent supporter of measures urged by real estate interests. In 1918 worked hard to secure the passage of the bill Limiting the Tax Rate on Real Estate. A strong supporter of measures for the benefit of real estate.

Favorable replies were also received from the following Senatorial candidates who have had no legislative experience:

Adel, Frank F., Kings; Brewer, Mary G., Richmond and Rockland; Herzfeld, Max, Kings; Marsch, Edwin C., Kings; Lynch, John A., Richmond and Rockland; Russell, Charles E., Kings; Walsh, John T., Kings.

Bourke, Martin, candidate for Assembly, New York.—Favorable. Served in Assembly, 1917, 1918. Introduced a number of measures in the interests of real estate.

Curley, Thos. F., candidate for Assembly, Richmond.—Favorable. Represent large property interests. Served in Assembly 1917. Introduced and passed bill extending the time the Comptroller could adjourn tax lien sales. Consistent supporter of measures urged by real estate interests.

Johnson, E. A., candidate for Assembly, New York.—Favorable. Served in Assembly, 1918. Consistent supporter of measures urged by real estate interests.

O'Hare, W. H., candidate for Assembly, Queens.—Favorable. Served in Assembly 1915, 1916, 1917, 1918. Consistent supporter of measures urged by real estate interests.

Seeselburg, Henry A., candidate for Assembly, Richmond.—Favorable. Served in Assembly 1917, 1918. Consistent supporter of measures urged by real estate interests. Introduced bill to establish a fixed tax rate.

Leininger, Peter A., candidate for Assembly, Queens.—Favorable. Served in Assembly 1918. Consistent supporter of measures urged by real estate interests.

Favorable replies were also received from the following candidate for the Assembly, who have had no previous legislative experience:

Thomas E. Brownlee, Kings; Henry J. Cusher, New York; David Drechsler, Kings; Edward J. Flanagan, Kings; Theo. H. Friend, Bronx; Isaac Fuld, New York; L. Janson, Kings; George N. Jesse, New York; Oliver B. Lafrenierre, Kings; Daniel J. Lyons, Kings; A. G. Madison, Kings; Myra Marks, New York; William W. Pellet, New York; Stuart L. Ritz, Richmond; Herbert W. Schuobel, New York; Earl A. Smith, New York; Marshall Snyder, Kings; Solomon Ullman, New York; Philip A. Walter, New York; Charles C. Johnson, Kings.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

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

## The Same Old Story

The hearings on the city budget for 1919 have been finished, and the indications are that there will be a good deal of disappointment when the final figures are announced. The hope earlier expressed that the total of the budget would not exceed that of last year is doomed.

Some slight changes may be shown in the final work of the city budget makers, but it is reasonably certain that the total of the new budget will exceed \$248,000,000. This means an increase of approximately \$10,000,000 over the budget for 1918, even eliminating from the calculation an additional item of \$2,264,601.80 appropriated by former administrations but not spent. This item now becomes applicable toward the expenses of the city for 1919. Without this piece of good fortune, therefore, the net increase in the 1919 budget would exceed \$12,000,000.

Representatives of various organizations at the recent budget hearings are frank in their expressions of disappointment. Instead of a reduction in the tax rate, or instead of a tax rate of higher than that for 1918, the cold fact of an actual increase in the tax rate for 1919 now must be faced.

It is bad news for the taxpayers of the metropolis. When the new budget was in the making, and even up to the time when it was tentatively agreed upon, students of the subject felt warranted in expressing the hope that at the worst there would be no increase in the budget and consequently no increase in the tax rate. It is most unfortunate that the budget-makers could find no way to sustain the optimism of their friends who predicted a budget and a tax-rate at least no greater than in 1918.

Mayor Hylan and his associates, in presenting their

first budget, naturally will be subjected to the criticism of their opponents in the last city campaign. When such criticism is inspired mainly by political motives it is apt to receive, as it deserves, little attention. Those out of power always regard it as a duty, as well as a privilege, to criticize the actions of those in power. When this criticism is constructive it sometimes helps, but for the most part it accomplishes little toward advancing the public weal.

The misfortune of the situation lies in the fact that the realty owners of the metropolis find themselves hard hit at a time when they were especially hopeful of some lightening of their tax burdens. It does seem as if, in a budget of a quarter of a billion of dollars, the saving of a few millions here and there might have been effected. But it is the old story right over again, and in spending more money than their predecessors the city authorities are merely doing the same thing which the state authorities at Albany are doing.

It is apparent that public officials, regardless of their political affiliations, have not yet learned the homely lesson that the only way to save money is to not spend it. This applies just as truly to public officials handling the money of the taxpayers as it does to the individual handling his own money.

In every political campaign all candidates and all parties promise, if successful at the polls, to give to the people a business administration of public affairs. And then, no matter which side wins, the indiscriminate spending of the taxpayers' money goes right on.

## Great Work in a Great Cause

New York well may feel proud in having once again sent word to our fighting men in France that they are ready to go "Over the Top" when it comes to buying bonds.

Despite the large total of \$1,800,000,000 which the New York district was asked to subscribe in the Fourth Liberty Loan, the result justified the confidence of the Washington authorities in asking New York for it. This district again exceeded its quota, and great credit is due to the campaign committees for the efficient and patriotic manner in which they performed their task.

The Record and Guide feels that too high praise cannot be given to the Real Estate Division and the Building and Allied Trades Division in the recent drive. Originally the quota of the Real Estate Division was placed at \$5,000,000, and this latter was raised, in accordance with the wish of the real estate workers, to \$7,500,000. Chairman Marling's energetic assistants have turned in a total of more than \$10,000,000 in subscriptions. The quota assigned to the Building and Allied Trades was \$7,000,000 and Chairman Eidlitz's hustling assistants have turned in more than \$9,670,000 of subscriptions.

That was great work in a great cause.

## The Mayor's Warning

Mayor Hylan strikes a popular chord in his recent order to heads of departments calling upon them to check the misdirected zeal of some of their inspectors. It gives a ray of encouragement to property-owners who for years have been subjected to much needless annoyance and expense.

In view of the general suspension of building on account of the war it is difficult to understand why city inspectors should be paid salaries for telling property owners to make various changes in their buildings which the Federal authorities will not allow to be made. If, as Mayor Hylan indicates, these activities of the inspectors



are furthered by "snooping" tactics, there is double reason why property owners should feel indignant.

Proper inspection and proper repair of buildings is accepted without question as necessary, not only by tenants but by landlords themselves. Objection is made only

when officious inspectors, possibly impelled solely by a desire to show sufficient activity to keep on the city payroll, exceed their instructions and lay aside both discretion and judgment. With this type of city inspector Mayor Hylan's letter should have a salutary effect.

## How Nuisances Are Affected by Zoning Law

By HERBERT S. SWAN,  
Secretary of Zoning Committee.

**N**EXT to controlling the erection of new buildings, nothing is more important in zoning than to regulate the use of old ones. The latter is as necessary as the former to protect "spotted" districts against steady deterioration.

It is clear that it would be exceedingly difficult, if not impossible—and if possible, most inequitable, to treat existing buildings that do not conform to the regulations in the same manner as those that do. All existing uses have been established under the sanction of existing or past laws and are therefore entitled to protection. But this does not apply to changes or extensions of non-conforming uses. A new use or an extended use has not acquired a vested right to exist. To prevent its introduction into a restricted district, therefore, presents no question of equity like that of continuing an existing use.

In making this distinction between the continuance and the change of a non-conforming use the Zoning Resolution, it is believed, goes a long way in ultimately healing the wrong suffered by restricted neighborhoods in the days of unregulated building through the invasion of inappropriate uses. In time the consequence of obliging the change of use in non-conforming buildings to be as far as possible in conformity with the regulations of the use district in which the building is situated will undoubtedly be to "weed out" many of these sporadic uses and thus restore the district to its proper character.

Non-conforming uses in the restricted districts are sub-divided under the resolution into two classes—the nuisance uses which are especially noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; and the non-nuisance uses which are objectionable chiefly because they violate the amenities of the neighborhoods in which they are situated.

The continuance, extension and change of use in all non-conforming buildings and the conditions and limitations under which such buildings may be reconstructed or structurally altered are defined in a very painstaking and precise manner by the resolution. These restrictions are very appropriately more stringent in the case of nuisances than in the case of non-nuisances.

The nuisance uses are sub-divided into forty-five separate and distinct classes. Blacksmith shops, for instance, are in class 4; boiler shops in class 5; breweries in class 6; carpet cleaning establishments in class 7; garages for more than five cars in class 15; stables for more than five horses in class 36, etc. The non-nuisance uses are broadly speaking sub-divided into two groups, factories and business establishments other than those enumerated in the nuisance group.

Speaking now only of the buildings occupied July 25, 1916, by a use described in the law as a nuisance, the regulations are as follows:

Once structurally altered, a building used for a nuisance cannot have its use changed into another nuisance. The converse is also true—if the use has been changed from one nuisance into another, the building may not

thereafter be structurally altered. For the purpose of continuing the particular nuisance use existing July 25, 1916, structural alterations are allowed in a building only up to 50 per cent. of its value exclusive of foundations.

The law makes no distinction between nuisance uses situated in residence districts and those situated in business districts. Both are treated identically the same in all respects.

How do these provisions apply to a specific nuisance, say a brewery? To what extent may a brewery be extended? Into what other uses may it be changed? And to what degree may the building be reconstructed?

An analysis of the law reveals the fact that the conduct of a brewery, like that of any other nuisance, is restricted in the following ways:

The brewery may be continued and the building in which it is situated may be reconstructed or structurally altered to an extent not exceeding 50 per cent. of its value, exclusive of foundations, provided absolutely no extension is made to the floor space used for brewery purposes.

The brewery may be changed into a nuisance use of any other class, say a soap factory, a paint works, or a lard refinery, provided the building in which it is maintained has in no wise been structurally altered since July 25, 1916. This provision is as broad as it is long, for when a nuisance of one class has been changed into a nuisance of another class, the building in which it is situated may not be structurally altered after the change unless the use is changed to a use in the non-nuisance class.

The brewery may under no circumstances be extended at the expense of a non-nuisance use. The extension of the brewery may be effected only at the expense of floor space used by other nuisances at the time the law was passed, i. e., other nuisance uses must be discontinued in order to permit the enlargement of the brewery.

A brewery which has in any manner been reconstructed or structurally altered since July 25, 1916, may not be changed to a nuisance in another class. Changes of use in such cases are limited to non-nuisance uses.

A brewery which has had its use changed since July 25, 1916, to a non-nuisance use may not thereafter be changed back again into a nuisance use. In other words, when a nuisance use has once been changed into a non-nuisance use, future changes of use in the building are restricted to uses in the non-nuisance group.

These limitations apply not only to breweries, but to all nuisances. Extensions of use, changes of use, and structural alterations made in buildings contrary to these provisions since the adoption of the resolution are in the nature of violations unless they have been specifically sanctioned by the Board of Appeals after a public hearing at which all property owners immediately affected were notified to appear and have their objections heard. The exceptions of this character that may be granted by the Board of Appeals are very restricted by the law except in the case of stables and garages.



## The Story of THE WINDOW SHADE

(This talk is No. 8 of a series)

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## Every indication

points to a resumption of an industrial activity during the next few years that will surpass anything the world has ever known. Manufacturers and merchants are now planning an extensive advertising and selling campaign so as to be ahead of their competitors in this market which has been so long neglected.

RECORD AND GUIDE

## LARGE ADDITIONS TO STATE LANDS

Pending Negotiations for Vast Tract Assures  
Citizens of a 2,000,000-acre Forest Preserve.

The summary just compiled by State Conservation Commissioner George D. Pratt indicates that a forest preserve of over two million acres is assured to the people of the State of New York, and the purchase of more than two hundred thousand additional acres is now being negotiated with the owners. The summary represents what has been accomplished by the Conservation Commission in the eighteen months since funds became available under the \$7,500,000 bond issue which the voters of the State approved for the acquisition of lands in the Adirondacks and Catskills for State park purposes.

The figures show that, since the approval of the bond issue, 460,731 acres of forest land have been offered for sale to the State, of which, after deducting such tracts as by their location were manifestly unsuitable for forest preserve purposes, 411,650 acres have already been examined and appraised by the Commission's foresters. This is an area almost one-quarter the size of the entire forest preserve owned by the

State previous to the bond issue, which has been gradually accumulated since the year 1883.

Absolutely no property is recommended for purchase to the Commissioner of the Land Office until it has been completely examined and appraised by the experts of the Conservation Commission. This painstaking method of careful survey and valuation assures to the people of the State full value for every dollar expended.

Of the 411,650 acres, of which the Conservation Commission has completed its inspection, it has agreed upon a price for 171,045 acres, and recommended their purchase to the Commissioners of the Land Office. This Board has so far approved the acquisition of 156,398 acres—135,398 in the Adirondacks and 21,000 in the Catskills—and passed the cases on to the office of the Attorney-General for the necessary examination of titles. The lands purchased in the Adirondacks average \$5.79 per acre, and those in the Catskills \$7.10 per acre. Altogether, a total expenditure of over \$900,000 is involved.

### Deny Anti-Heating Report.

Mercer P. Moseley, chief of conservation, announced this week that no order has been issued by the United States or the State Fuel Administration directing proprietors of apartment houses and office and loft buildings not to give heat before November 1.

This announcement was made by Mr. Moseley because a great many letters and telephone calls received at State Fuel Administrator Cooke's office indicate some proprietors had refused to give heat because of such an order by the State Fuel Administration.

"While all good citizens were interested and anxious to meet the present coal situation with every feasible and logical economy," Mr. Moseley's statement read, "nevertheless those in charge of fuel in this State wish it distinctly understood that the public health comes first, and that nothing should be done that will jeopardize it."

Heating of all tenements or buildings where more than three families live is required by terms of a proposed ordinance introduced Tuesday in the Board of Aldermen by Aldermen Kenneally and Palitz. Violation of the rule is to be punishable by \$250 fine, the ordinance provides. It was referred to the Committee on General Welfare.

No owner or lessee occupied by three or more families shall "permit the building to remain heated at a temperature of less than sixty-eight degrees between October 15 and April 15, excepting between the hours of ten o'clock in the evening and seven o'clock in the morning," the resolution states. This action by the aldermanic body is in conformity with the ruling of the Board of Health, which has decided that to prevent the spread of influenza all tenements must be heated.

### Add to Bronx Acreage.

During the last twenty-three years, the Department of Street Cleaning has added 240 acres of land to the Borough of the Bronx by filling in certain sections of the East River around Riker's Island.

The task of adding to the Bronx was started long before it was a county. To be exact, it was in 1895, and it has continued despite the change in administration and commissioners ever since. Before it is completed, the work must be carried on for seven years more.

As an illustration of what a gigantic task it is to add 240 acres of land to the Bronx, one need but point to the fact that nearly 22,000,000 cubic yards of ashes, all of which have been removed from Bronx County, have been dumped adjacent to Riker's Island and that it will require at least 8,000,000 more cubic yards to complete the work.

It will be recalled that during the administration of Mayor McClellan there was considerable agitation on the part of societies engaged in prison work to have the Penitentiary on Blackwell's Island, where it has been located since 1874, removed to Riker's Island.

The Board of Estimate, after considerable discussion, agreed to the removal of the Penitentiary from Blackwell's to Riker's Island, and authorized the Commissioner of the Department of Corrections to retain the services of an architect to draw up plans for a proposed new prison to cost \$2,000,000.

When the late Mayor Gaynor came into power, the plan proposed by the McClellan administration was abandoned, and nothing more was heard of what use was to be made of Riker's Island until the Street Cleaning Department in 1912 attempted to locate there a garbage disposal plant. The ire of the residents of the Bronx was aroused, and the plans killed.

The Department of Corrections, at the present time, is using a portion of the southerly half of this island as an annex to the Penitentiary. Several small buildings have been erected to house the prisoners. It is conceded by several persons familiar with prison work in this city that the plan, as suggested by the McClellan administration, to remove the Penitentiary from Blackwell's to Riker's Island will have to be revived.

During the year 1918, the Street Cleaning Department handled and disposed of 436,000 cubic yards of ashes, 319,000 cubic yards of garbage, and 139,000 cubic yards of rubbish in Bronx County alone.

### William R. Nash.

William R. Nash, who has been with Pease & Elliman since 1905, is dead from pneumonia, following influenza. Mr. Nash was particularly active during the Fourth avenue boom of a decade ago, and closed many sales along that thoroughfare. Following this he was made manager of the West Side office which Pease & Elliman opened on West Seventy-second street. Of late years he had been connected with the main office.

### Improvements at West Point.

Plans are being prepared for extensive improvements at the U. S. Military Academy at West Point under the direction of Lt. Col. W. J. Timberlake, Commandant and Quartermaster General. Plans call for the erection of a garage to cost \$10,000, additional wings to barracks, \$40,000, addition of wing to stable, \$40,000, and the addition of a wing to a large shed, \$32,000 and eight sets of quarters for married officers \$60,000.



# Real Estate Review for the Current Week

## Market Shows Broadening Tendencies, Reflecting a Decided Improvement—Good Demand For Small Investment Properties

**S**UBSTANTIAL progress was recorded in the real estate market this week, business displaying distinct broadening tendencies. Not only was there a consistent and well maintained demand for downtown business property, but there was an increased call for small investment holdings in various parts of the city, the demand concerning itself chiefly with moderate priced dwellings and tenements. A distinctly encouraging feature of the business was the comparatively small number of trades, many of the transactions being negotiated on cash basis. One of the weaknesses of the market for many months has been the practical monopoly of the market by exchange deals, in other words, transactions involving trades with little or no element of cash. This factor in the real estate situation has rarely been considered an indication of strength since no new capital is released into real estate, and deals simply involve transfers of equities.

The departure therefore from this trend and the acquisition of a number of small parcels on a cash basis may be regarded with considerable optimism since it may be interpreted as the possible beginning of an upward turn of the market. While undue optimism cannot be expressed at this time because the market has always been inclined to be spotty and one week's particular activity cannot be fairly taken as a foundation for a new trend, nevertheless the fact that there has been a quickening of real estate interest and a substantial increase in the demand is worthy of comment.

Coming at the close of probably the most remarkable financial campaign loan in the history of the world, during a period when unprecedented sums were taken from ordinary

investment channels and placed into Federal securities, the business of the week assumes an additional favorable position. Sales of mercantile buildings in the downtown section continued to reflect the steady interest which business men and investors are displaying in holdings in downtown neighborhoods.

The investment possibilities of New York real estate was again demonstrated by the purchase of a Front street office structure by a San Francisco buyer, who has become interested in downtown properties and has been adding to his holdings from time to time. An important transaction reflecting the continued growth of the automobile center on Broadway north of 53rd street involved a tall office building at Broadway near 57th street, acquired by a prominent automobile company which already has extensive real estate interests in the block. The establishment of this section as the automobile's trade zone has tended to stabilize values to an unusual degree and the purchase by the Chevrolet Co. of the fee to this building indicates not alone their confidence in the future of the section, but tends to strengthen the belief that this district will remain the permanent center of the automobile industry.

Important leasing transactions of more than passing interest involved a Pine street building taken by a bank to meet increased business requirements and the leasing of large space in a Madison avenue building by a leading silk concern. The growth of Staten Island as a promising center for industrial activity was emphasized the lease of a large tract at Stapleton to an English manufacturing concern.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 24, as against 18 last week and 16 a year ago.

The number of sales south of 59th street was 9 as compared with 5 last week and 9 a year ago.

The number of sales north of 59th street was 15, as compared with 13 last week and 7 a year ago.

From the Bronx 10 sales at private contract were reported, as against 9 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 496 of this issue.

#### Adds to Broadway Holdings.

An important purchase in the automobile section involved the nine-story Peerless Building at 1762 Broadway, with an "L" to Fifty-seventh street, which was sold by the Doan Realty Company, representing the Peerless Motor Car Company, to the Chevrolet Company. Recently the same company purchased the nine-story Demarest Building on the southeast corner of Broadway and Fifty-seventh street. The Peerless Building fronts 70 feet on Broadway and 25 feet on Fifty-seventh street, the northerly and southerly frontage measuring about 92 feet. The two buildings have a combined frontage of 136 feet on Broadway and 141 feet on Fifty-seventh street, the easterly and southerly lines measuring 116 and 91.6 feet, respectively. The General Motors Company, through the Chevrolet Company, now controls the block front on the east side of Broadway, between Fifty-sixth and Fifty-seventh streets, with the exception of the Broadway Tabernacle at the Fifty-sixth street corner. These two investments involve close to \$1,500,000. The Cross & Brown Company negotiated the sale.

#### A San Francisco Buyer.

The Charles F. Noyes Company has sold for Max Marx for about \$50,000, all cash, to Edward H. O'Brien, of San Francisco, the Richardson Building, a

seven-story office structure, at 124 Front street on lot 18 by 75. The building is 100 per cent. rented at an aggregate rental of nearly \$6,000. The property is well located, adjoining the corner of Wall and Water streets, leased by the Noyes Company to G. Amsinck & Co. for 21 years, and also abuts the Beadel Estate holdings at Wall and Front streets. Earlier in the week Mr. O'Brien purchased through the same broker 95-97 Front street, corner of Gouverneur Lane, and both transactions were made on an all cash basis. The Noyes Company has been appointed Mr. O'Brien's agents. The Front street building just purchased is in the neighborhood where a great deal of activity has occurred. Lanborn & Co. are erecting an office building at 130-132 Front street, corner of Pine, and Joseph F. Cullman recently purchased the Venezuela Building at 135 Front street.

#### John Street Investment Purchase.

Charles L. Huisking, head of a large drug brokerage firm, has purchased through the Charles F. Noyes Company from Frederick J. Stimson the five-story building at 110 John street, covering a lot about 20 by 50. The property was valued at \$35,000. Mr. Huisking is the owner of 5 Platt street adjoining, and by this purchase now controls a plottage of about 3,000 sq. ft., with entrances on both John and Platt streets. He will probably make extensive alterations to the property just purchased, and use 110 John street exclusively for the offices of his firm, maintaining his present quarters at 5 Platt street for warehouse and shipping purposes.

#### Plan Long Island Aero Club.

Prominent New Yorkers interested in aviation and hydroplane practise have purchased a tract of 260 acres at Lloyd's Neck, L. I., under the name of the Lloyd's Neck Club, of which Reginald C. Vanderbilt is president. It will be used to further Government work in this field. The tract has a frontage of two and a half miles on the Sound and Lloyd's Harbor, and almost in the centre of the tract is a lake of about ten acres. Its location for schooling and post-gradu-

ate work in aviation and hydroplaning is considered ideal. Few changes will be necessary to place the property in almost immediate Governmental use. A farm house on the property, together with portable barracks, will furnish comfortable quarters for aviators. The vice-presidents of the club are Henry Payne Whitney and Lawrence Lewis Gillespie. Samuel Willets is secretary and Henry Sanderson treasurer. With them on the board of governors are C. Oliver Iselin, Edward D. Morgan, Frederick N. Watriss, Elbert H. Gary, T. Coleman Du Pont, Cornelius K. G. Billings, and others equally prominent. After the war it is planned to make the club a great centre of social outdoor life. In due time a clubhouse will be erected and an eighteen-hole golf course, a polo field, and a race course will be laid out.

#### Manhattan-Brooklyn Trade.

Meister Builders, Inc., have sold to the Progressive Realty Company, 229 East Twelfth street, a seven and a half story elevator apartment house, on plot 50 by 103.3, held at \$100,000. In part payment the company took fifteen two-family houses at 491 to 525 Alabama avenue, East New York, on a plot 300 by 100.

#### Buys Long Island City Plant.

The American Chiclé Company bought from the American Bar Lock Co. its property on the north side of Borden avenue, 275 ft. east of building, covering six lots. The property has been held at \$50,000, and adjoins the six lots to the west, the property recently sold to the same company, on which a building is now being erected to be used in conjunction with this building as an experimental laboratory for the refining of gum. M. & L. Hess, Inc., were the brokers.

#### Manhattan.

##### South of 59th Street.

SULLIVAN ST.—Sperber Bros. sold, through Carlucci & Co., 146 Sullivan st., a 6-sty flat, on a lot 22x100, between Prince and West Houston sts.

22D ST.—The estate of Douglas Taylor sold the old fashioned 3-sty dwelling on plot 37.6x98.9, at 333 West 22d st., to an operator who intends to alter the building into small suites. The prop-



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erty was acquired by the late Douglas Taylor in 1889 and he occupied it for some time. Recently it has been used as a boarding house.

56TH ST.—Harry Sugarman sold for Rachel Katze to James H. Cruikshank and Charles Wynne the 5-sty tenement, with stores, at 235 East 56th st, assessed by the city at \$21,000.

**North of 59th Street.**

75TH ST.—W. J. Boller and Robert M. Fulton sold 17 East 75th st, a 4-sty dwelling, 20x103.2, for the Madison Avenue and Fifty-sixth Street Corporation, which acquired it in June.

102D ST.—Herbert Cracauer, an attorney, resold 171 West 102d st, a 5-sty flat, 20x96.10, for Mrs. Catherine Ernst, who acquired it for \$19,500 through foreclosure on Oct. 4.

107TH ST.—S. Soraci sold for the Metropolitan Savings Bank the 4-sty tenement 226 East 107th st, on lot 25x100.11.

118TH ST.—Sidney I. Moll bought from the Seymour Realty Co. 17 West 118th st, a 5-sty flat, 20x100.

119TH ST.—Emanuel Davidson sold for the Lawyers' Mortgage Co. 74 West 119th st, a 3-sty dwelling, 16x100.

120TH ST.—A. Kane & Co. sold for the Lawyers Mortgage Co. the 5-sty brownstone front dwelling, on lot 10x100, at 155 West 120th st.

125TH ST.—Charles E. Moore sold for James H. Cruikshank to Morris Borsodi the 5-sty double flat at 551 West 125th st, adjoining the corner of Broadway, on lot 25x100, assessed by the city at \$22,000.

126TH ST.—James H. Cruikshank resold to Louisa Caggiano the two 3-sty private houses, on plot 32x100, at 215-217 East 126th st. J. A. Kehoe was the broker.

134TH ST.—Edward W. Browning bought from the Wells Holding Co. through Porter & Co. the 5-sty flat, on lot 25x100, at 318 West 134th st.

3D AV.—Cornelia E. McCormack sold to an investing client of Ames & Co. the 4-sty business building at 1501 3d av, between 84th and 86th sts. This property has been in the McCormack family for more than 70 years. The building was leased by the same brokers last May to M. Eberhart & Sons, hardware dealers.

7TH AV.—The American Bible Society sold the 3-sty flat, with stores, at 2246 7th av, on lot 25x100, adjoining the northwest corner of 132d st.

**Bronx.**

BURKE ST.—The estate of Lorillard Spencer sold, through J. Clarence Davies, the plot 50 by 100 on the north side of Burke st, 100 ft. east of Bronxwood av.

MARION ST.—Hugo Wabst sold the plot, 50x95, on the east side of Marion st, 400 ft. south of 240th st.

TIFFANY ST.—Porter & Co. have sold for the Wells Holding Co. to the Bridgewater Realty Corporation the 5-sty apartment house at 965 Tiffany st, size 40x100.

163D ST.—Frederick Brown sold to Diedrich Fink, 195 East 163d st, a 4-sty double flat, 30.6x 69.3, at the northwest corner of Saeridan av, one block from the Concourse. The buyer gave in trade, free and clear, a 2-fam. house, 25x100, on Bedford av, near Merrick rd, Bellmore, L. I.

187TH ST.—S. Soraci sold for the Niagara Life Insurance Co. of Buffalo 660 and 662 East 187th st, a 6-sty flat, 50x100, near Cambreling av.

ALLERTON AV.—J. Clarence Davies sold for the estate of Lorillard Spencer the vacant plot, 100x100, at the southeast corner of Allerton and Paulding avs.

BATHGATE AV.—The Isear Realty Co. purchased for cash from a client of H. B. Davis 2027 and 2029 Bathgate av, a 5-sty flat, on a plot 94x60. The property yields an annual rental of \$12,000 and was held at \$85,000.

CROTONA AV.—The Benenson Realty Co. purchased for cash 2157 Crotona av, a 4-sty flat, 30x225, and 3762 and 3764 Park av, two 3-sty flats, on plot 40x150. These properties were valued by the sellers, the Namsorg Realty Co., at \$40,000.

CRUGER AV.—The Hudwill Corporation, Hudson P. Rose, president, bought from David and George Hanrahan the 3-fam. house at 1732 Cruger av, on a plot 50x95.

JACKSON AV.—The Charles Galewski Co. purchased from the Broadway Savings Institution the 6-sty flat, 41x107, at 675 Jackson av, adjoining the Jackson av station of the subway. The building is tenanted at an annual rental of \$5,500 per annum and has been held at \$45,000. Joseph E. Greenberg, as attorney, represented the purchaser, and Richard Kelly acted for the bank.

**Brooklyn.**

BERGEN ST.—The Bulky & Horton Co. sold 1211 Bergen st, between New York and Brooklyn avs, a 3-sty dwelling, on lot 16.8x107, for the Hester Realty Co.

BERKELEY PL.—Charles E. Rickerson sold for Frank, Paul and Harry Brady the 3-sty dwelling at 264 Berkeley pl, between 8th av and Plaza st.

EAST 14TH ST.—Samuel Galitzka sold for Pauline Strauss the 2-sty 2-fam. house at 1047 East 14th st, Flatbush, on a plot 34x100.

PROSPECT PL.—Harry Wood sold for I. Lester Wood 479-483 Prospect pl, two 4-sty flats, held at \$45,000.

10TH ST.—Meister Builders, Inc., sold 120 and 120A 10th st, two 1-fam. cottages. This completes the resale of the ten houses lately purchased by this company.

10TH ST.—Meister Builders, Inc., sold 122 10th st, a 1-fam. cottage. The buyer will occupy.

50TH ST, ETC.—Realty Associates sold 1159 50th st, a 2-fam. house, to Wolf Kotlowitz; 99 Rutland rd, dwelling, to Mary Waldman; 1162

51st st, a 2-fam. brick house, to Joseph Blauvelt, and 123 Sandford st, a 2-fam. frame house, to Francesca De Meo.

59TH ST, ETC.—Martin A. Ansbro sold 2-fam. brick dwellings at 462 59th st for Nellie McNamara; 560 62d st for Daniel F. W. Bursch; 610 61st st for John Carey; 538 78th st for P. J. Carley; 521 62d st for Daniel F. W. Bursch, and 424 57th st for Rose Mendelson.

62D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. semi-detached dwelling at 2108 62d st, Mapleton Park, to J. Ciaffour.

**Queens.**

BROADWAY-FLUSHING.—Mary A. Brown bought from Joseph Kastner the 10-room dwelling on two lots at 65 North 23d st. J. Albert Johntra was the broker.

FLUSHING.—The New York and Queens Electric Light and Power Co. has added to its holdings by acquiring the old Cornell Peck homestead, with a frontage of about 150 ft. on Lawrence st, near the Flushing Creek.

ROCKAWAY PARK.—The Hatch-Gazan Co. sold for Regina Koch her cottage on 8th av to Cornelius Rogers.

**Richmond.**

TOMPKINSVILLE.—Moffatt & Schwab of Staten Island sold for Mrs. Martha J. Wilkinson of New Milford, Conn., her house at 382 Westervelt av to Mrs. Mathilda J. Larsen of Tompkinsville, who is to take immediate possession.

**Out of Town.**

STAMFORD, CONN.—Griffen, Prince & Ripley and Arthur W. Bell have sold a tract of three acres, with residence and outbuildings, for L. K. Prince to F. E. Warren.

BAYSHORE, L. I.—Howard E. Watts sold the Maxwell Lester estate on the South Country rd at Baysshore, L. I., to Henry G. Lauten, cotton goods merchant of New York City.

JERSEY CITY, N. J.—The Standard Oil Co. bought from the Continental Can Co. property on the east side of Ogden av at the foot of Prospect st, Jersey City, and three-quarters of an acre adjoining for enlarging their Jersey City distributing plant.

MONTCCLAIR, N. J.—Henry J. Bley sold to George Bradley a \$9,000 frame residence, facing Watchung av, in the Marlborough Park section, through the Simpson-Merritt Co.

NEWARK, N. J.—Feist & Feist, Inc., sold for Isadore Siris to Thomas Knight the 1-fam. dwelling at 163 Seymour av.

NEW ROCHELLE.—James D. McCann sold for C. J. Dunlap a Forest Hills dwelling held at \$15,000 to R. R. Appelby.

NEW ROCHELLE, N. Y.—T. J. Sullivan sold the Manhattan Hotel, a 3-sty brick building, on lot 25x100, on Main st, New Rochelle, to the owners of Loew's Theatre, which adjoins. The price was reported as \$30,000. The same brokers also sold 17 Hubert pl to Joseph Subdeaz. This property was held at \$6,500.

NYACK, N. Y.—William H. Whiting & Co. sold to Albert M. Bowen, Jr., of Piermont, N. Y., the homestead of the late William Duryea, at Nyack-on-the-Hudson, consisting of about four acres, a large stone mansion and garage. The property was held at \$25,000.

RYE, N. Y.—C. E. Faulkner sold for Frank J. Fellows his cottage on Rye Beach av, Oakland Beach, to Miss Helen Ware, the actress.

YONKERS, N. Y.—Hugo Wabst sold the plot, 50x100, on the south side of Winfred av, 300 ft. west of Crescent pl, Shearwood Park.

**RECENT LEASES.**

**Bank Takes More Space.**

In order to meet increasing business demands the Mercantile Bank of the Americas, Inc., now at 38 Pine street, has leased for its exclusive occupancy the entire nine-story building adjoining at 40 to 44 Pine street, next to the corner of William street. The lease was arranged by Horace S. Ely & Co. for Mary A. Hoyt, Angelus A. Morgan and Gertrude L. Hoyt. The building just taken has been occupied by various concerns for office purposes, and will be extensively remodeled to meet the special needs of the bank.

The leasing concern is an American bank for foreign trade established in 1915, and controlled by Brown Brothers & Co., J. & W. Seligman & Co., the Guarantee Trust Company, and the Central Union Trust Company of this city, and other banking firms from out of town. It has branches in Paris, France; Barcelona, Spain, and various parts of South America.

**\$300,000 Store Lease.**

Huberth & Huberth have rented the entire Broadway frontage of 75 feet in the New York Evening Journal Building, from 58th to 59th streets, with a frontage of 50 feet on 58th street and 48 feet on Columbus Circle, for a long term of years to the Auto Supply Company, dealers in motor accessories, at a gross rental of \$300,000.



**Big Madison Avenue Lease.**

Pease & Elliman have leased for the 31st-Madison Company, of which Frederick Tench is president, the store, basement, first and second floors in 135-41 Madison avenue, which is built around the northeast corner of 31st street and Madison avenue. The Duplan Silk Company, now located on Fourth avenue, is the lessee. This space has been occupied by the Peck & Hills Furniture Company, which has taken through Pease & Elliman a large amount of space in the upper part of the same building. The total rental which the Duplan Company will pay is in the neighborhood of \$400,000. The George Rosenfeld Company represented the 31st-Madison Company. This lease represents a considerable advance in rental over the previous one, and proves the great existing demand for such space.

**Exporters in S. I. Lease.**

Jaburg Bros. have leased through Joseph P. Day their property at Stapleton, S. I., to Rowson, Drew & Clydesdale, Inc., an English concern manufacturing conveying machinery. The lease is for five years at \$15,000 a year and carries a purchase option. The property is on Front street, between the B. and O. Railroad tracks and New York Bay, and contains about 42,000 square feet of floor space, consisting of a one-story building, 180 by 60; power plant; a two-story brick building, 42 by 185, and a large one-story frame building. Railroad siding from the B. and O. R. R. enters the building. The waterfront is improved with a dock 276 feet long, having a depth of water of about 30 feet. Riparian grant extends out 1,381 feet to the pierhead line. Henry L. Dowd was associate broker in the transaction.

**Manhattan.**

AMES & CO. leased the 4-sty building at 157 10th av for Benjamin Boley to the Pan American Warehouse Co.

AMES & CO. leased for the Hartley Silk Co. to Henry Alkan & Co. the 4th loft in 377 4th av. Gaines, Van Nostrand & Morrison were associated as brokers.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building, 105 West 40th st, to the Woman's Department of National Civic Federation; and space in the St. Paul Building, 220 Broadway, to Joseph F. O'Brien and Herbert B. Henry.

BARNETT & CO. leased for Morris B. Baer the large store and basement, 75x90, at 66-70 East 125th st to the Wade Piano Co., now on West 24th st.

F. & G. BUCKMANN leased to the Kahn Window Shade & Awning Co. the 3-sty building at 77 Manhattan st for 5 years.

THE DUROSS CO. leased for the Manhattan Studios, Inc., to the New York Herald Co. the ground floor of 314-316 East 48th st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 400 Park av, consisting of 14 rooms and 4 baths, for Mrs. F. L. Belin to J. Parker Kirlin, furnished for the season; in 777 Madison av an apartment for Mrs. Goelet Gallatin to George W. Blossom, of Chicago, furnished for the season; and an apartment in 103 East 86th st for the State Construction Co. to Mrs. Joseph Boylan, completing the rental of the building.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in the new building at 270 Park av for Dr. Charles V. Paterno to Thomas F. Conway; also a large apartment in 875 Park av for Henry Tallmadge to S. T. Skidmore, furnished, for the season; and an office in 270 Park av for the Vanderbilt Avenue Realty Corp. to Wardell & Adams, members of the Stock Exchange, for a branch office; also leased the 4-sty house at 523 Madison av for Mrs. Mary H. Wells to Rimer Bros.

DOUGLAS L. ELLIMAN & CO. leased the 2-sty private garage at 407 Park av, on a lot 25x 108.8, for Bing & Bing to H. E. Verran.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment in 929 Park av for John D. Battin to E. Dimon Bird of Tiffany & Co., furnished, for the season; in 116 East 63d st an apartment for Mrs. J. L. Durant to Guy B. Johnson, furnished, for the season; in 106 East 85th st to Mrs. R. M. Davis for the 106 East 85th St. Corporation; and in 3 West 56th st the parlor store and basement for Joseph Satinover to Greau, Inc.

J. ARTHUR FISCHER leased for the Maresi estate to Samuel L. Snyder the 4-sty building 260 West 41st st for a term of years; after alterations Mr. Snyder will use it for his plumbing business; also leased to Victor LaSalle an apartment in 34 West 37th st.

DUNCAN B. HARMON leased for \$20,000 from the Gothic Garage 239 to 245 East 56th st, a 4-sty garage, 100x100, with an option to purchase the property within five years for \$185,000.

THE HOUGHTON COMPANY leased to Annie Liddington the 3-sty dwelling 107 West 87th st for Arthur D. Hannagan.

THE HOUGHTON COMPANY leased for Theresa Goldsmith and Seymour Realty Co. the 3-sty dwelling 272 West 113th st to Harry Boas.

CHARLES G. KELLER rented for Elmer A. Darling, loft in 100 West 24th st, to Thomas Poppas.

A. H. LEVY and A. Simon have leased for the Bedford Realty Co., John Volz, president, the Fairview Court apartments, a 6-sty elevator structure, on plot 141x100, at 3117 to 3131 Broadway, located opposite 124th st. The lessee is Morris Shacnow, who takes the property for a term of years at an aggregate rental of \$65,000.

ELLEN MITTENDORF and another leased to David and Theodore Roth for ten years, with the privilege of renewing the lease for ten years, 13 East 55th st, a dwelling. It is said the property would be altered for a restaurant as soon as building conditions should be normal. Theodore Roth is the head waiter of the St. Regis Hotel. The lease states that there is an agreement that the party of the first part shall defend any actions to restrain any party from using the premises as a restaurant, &c.

CHARLES F. NOYES COMPANY leased for the Sailors Snug Harbor to E. Fougere & Co., Inc., the store and basement at 64 East 8th st for a long term.

CHARLES F. NOYES CO. leased for a long term the building 356 Canal st for Michael J. Adrian Corp. to Joseph Sobel.

CHARLES F. NOYES CO. leased a floor at 320-322 Pearl st to the Canady-Blaisdell Corporation a floor at 625 Broadway to the Millinery Exchange, represented by Bleiman & Co., and for John J. Burton space in 61 Beekman st to Edward Spatz.

CHARLES F. NOYES CO. leased a store at 54-56 Stone st to A. M. Capen's Sons; offices in the Fulton Chambers Building, 102-104 Fulton st, to John H. Crockett, and in 70 Wall st space to S. E. Horrigan.

PEASE & ELLIMAN have leased for Mrs. H. I. Hubbard to Frederick Bellamy the 4-sty dwelling at 138 West 74th st; also have made the following rentals of furnished apartments: in 850 Park av for Mrs. John D. Wood to Edwin G. Merrill, president of the Central Union Trust Co.; in 399 Park av for Alfred E. Curtis to Horace H. Work; in 156 East 79th st for Mrs. Spencer Aldrich to Mrs. Louis A. Shaw; in 103 East 75th st for Mrs. G. C. Tuttle to Mrs. H. R. Ahles; in 112 East 74th st for Joseph B. Powell to Mrs. M. T. Allen; in 105 East 53d st for Mrs. F. I. Livermore to G. B. Leighton; in 5 West 39th st for Miss Phyllis Ackerman to Henry B. Merrill; in 258 Riverside dr for William J. Worden to Fred I. Kent; in 8 East 58th st for Mrs. A. M. Portner to Mrs. K. N. Warner; in 170 West 73d st for C. E. Rees to Carl E. Ward; in 71 Central Park West for Miss Irene F. Long to Algernon S. Schaefer; in 258 Riverside dr for Mrs. H. R. Dulles to Hugh

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R. Chilberg; and in 305 West 80th st for Mrs. A. A. Mildeberger to Orestes G. Nomico.

PEASE & ELLIMAN leased furnished for Alfred Jaretzki, Jr., to Mrs. Madeline Cole Dixon the 3-sty dwelling at 128 East 74th st; also leased, furnished, in 520 Park av a duplex apartment of 20 rooms and 5 baths on the 5th and 6th floors for Mrs. E. B. Kendall, who was represented by W. M. Sullivan as attorney, to James H. Dunn; in 570 Park av for Mrs. Robert Sweeney to Mrs. W. S. Porter; in 405 Park av for H. Hobart Porter to Edward V. Hartford; in 70 East 77th st for Cornelius W. Luyster, Jr., to John C. Kennard; in 167 West 72d st for Mrs. A. R. Whitney to Mrs. M. B. Hastings; in 307 West 83d st for Frank D. Shaw to Jules Hess; and in 640 Madison av for Miss Cora VanC. Burch to Mrs. Dorothea F. Wilder.

PEASE & ELLIMAN have leased furnished for Mrs. F. Salver to the Misses Marie and Adelaide Buckley the 4-sty dwelling at 134 East 38th st, adjoining the southwest corner of Lexington av.

PEASE & ELLIMAN have made the following rentals of furnished apartments: in 144 East 56th st for Mrs. Arthur Bullus to Mrs. William Rand; in 570 Park av for Mrs. George Henderson to E. S. J. McVickar; in 375 Park av for Harry B. Hempstead to W. B. Sewell; in 36 East 40th st for L. C. Lindenberger to Mrs. Frederick Pope; and in 103 East 75th st for Mrs. M. E. Cassler to Mrs. Henry S. Dunning. Pease & Elliman also leased apartments in 490 West End av for the Durham Realty Co. to Dr. A. C. Klebs; in 44 Gramercy Park to C. F. Nicholson; in 1 West 68th st to G. B. Biddinger; in 1215 Madison av to N. B. Henrotin; in 39 West 76th st to Samuel Davis; in 81 West 3d st to Mrs. Adele Lang; in 305 Lexington av to Lyman DeF. Brandon; in 21 West 58th st to Lyman Bartlett; in 13 East 65th st to M. R. Church; in 100 West 59th st to Frederick W. Anderson; and in 88 Central Park West for Bing & Bing to Mrs. J. L. Henriquez.

GEO. R. READ & CO. have leased space in 3 East 17th st to Herman B. Bromberger; in 122-4 East 25th st to Wylie Way Publishing Co.; and in 1170 Broadway to Charley Miller & Bro. and Samuel Meyers.

THE RULAND & WHITING-BENJAMIN CORPORATION leased apartments in 772 Park av to R. Lawrence Smith, Dr. Wm. VanV. Hayes and to Miss Minnie Cornell; in 710 Madison av to Miss Harriet Lines et al, and a furnished apartment to Preston Gibson; in 30 East 68th st to Mrs. Harriet Peck, S. A. Mathews and Mrs. Mary L. Merchant; in 34-36 East 58th st to Geo. B. Wagstaff, E. B. Nye, Dr. Jos Muir, Max Merton and John Spitzel; in 857 Lexington av to Miss Mary T. Cotes; in 155 East 72d st to Mrs. Emily T. Hopkins, and a furnished apartment to Willard C. Reid; and in 799 Park av to Stephen Whitney.

SCHINDLER & LIEBLER leased for the Oaklawn Corporation the 4-sty dwelling 785 Madison av to Therese E. McDonnell.

SHAW & EBBITT, INC., leased a store in 4030 Broadway to I. Halfkin.

SHAW & CO. rented for Bernard Kreizer 160 East 122d st, 3-sty dwelling, to William Staub; also for M. Fried the 3-sty house 153 West 126th st to Mrs. Mary Reilly.

CHARLES B. WALKER leased for I. Hayes et al a loft in 174 Wooster st to Daniel Dorf; for John Buckelew in 81 Walker st to Shapiro & Hunan; and space in 178 Centre st to the Majestic Machine and Tool Co.

WILLIAM R. WARE leased 618 West 113th st, an American basement dwelling, to Sarah M. Calvert.

WILLIAM R. WARE and Slawson & Hobbs leased for the Romaine estate the four 4-sty dwellings 237, 239, 241 and 243 West 76th st to the College of Pharmacy of the City of New York, to be used for the Columbia College Students' Army Training Corps.

**Out of Town.**

JULIA BEVERLY HIGGENS has renewed for Stephen Bonsal the lease of his place at Bedford to Mrs. W. S. Sloan.

MRS. RALPH PAYNE CRAFT leased her residence, furnished, in the Cedar Knolls section to Lindsay P. McKinley of New York City; Chester A. Holmes leased his house in Bronxville Terrace to Frank Braucher of New York City, and for Mrs. Elizabeth Ceasar her house, furnished, at Lawrence Park, to William M. Townsend of New York City. Burke Stone negotiated the deals.

THE ROBERT E. FARLEY ORGANIZATION rented the Langfelder house in Scarsdale, N. Y., to D. Arslanian.

THE ROBERT E. FARLEY ORGANIZATION leased for Mrs. Marie Kling her house in Scarsdale, N. Y., to Edward C. Jefferies of New Rochelle.

WILLIAM FOX, president of the Fox Film Co., has leased the Empire Theatre at 152-156 Ellison st, Paterson, N. J., for a long term of years from the Northern New Jersey Realty Co., through Feist & Feist, Inc. The theatre is on a plot 75 ft. front on Ellison st with a depth of 120 ft., and was built about seven years ago. It is to be entirely remodeled at a cost of substantially \$35,000.

LADD & NICHOLAS rented the Hamlin house on Stanwich road, Greenwich, Conn., to Clifford M. Hendrix.

**REAL ESTATE NOTES.**

NASSOIT & LANNING were the brokers in the recently recorded sale of 110 East 116th st to Charles N. Heymann.

SCHINDLER & LIEBLER have been appointed agents of 806 and 808 Jackson av; 303 to 309 East 71st st; 109 and 111 East 87th st; 216 East 80th st; 359 East 124th st; 2421 to 2437 1st av; 350 East 125th st.

PEASE & ELLIMAN have been appointed by Mrs. E. F. Curtis managers of the apartment house at 39 West 76th st; by E. H. Palmer for the dwelling at 693 West End av; and by Mrs. Isaac Blumenthal for the store and apartment property at 24 West 47th st.

ROBERT B. DINKELSPIEL writes from Camp Gordon, Atlanta, Ga., that he is now a corporal in Company G, Third Infantry Replacement Regiment. Mr. Dinkelspiel is a member of the real estate firm of Larkin & Dinkelspiel, with offices at 101 West 42d st.

CHARLES E. MITCHELL, president of the National City Co., is the buyer of the residence 933 5th av, between 74th and 75th sts, assessed at \$275,000. The house, which adjoins Mortimer L. Schiff's new home, will be altered for Mr. Mitchell's occupancy as soon as building conditions permit.

THE MORTGAGES on the residence of the actress, Amelia Bingham at 193 Riverside dr, near 83d st, have been renewed through William A. White & Sons, as brokers. The holder of the mortgages is Mrs. Sarah A. Jefferson, widow of Joseph Jefferson, the actor. The scheduled foreclosure sale of the house was withdrawn on Tuesday.

JOSEPH P. DAY and E. S. Willard & Co. sold for the American Cotton Oil Company two and a half acres, containing unused factories, at West Point, Miss., held at \$35,000, to a new corporation, which will operate the property. Joseph P. Day subleased a store, 7x26, in the building at the southwest corner of Church and Chapel sts, New Haven, to Nick Piperas for ten years for \$40,000 total rent, an unusually high rental for store space of this size in New Haven.

DOUGLAS L. ELLIMAN, president of Douglas L. Elliman & Co., is now in active service in the United States Navy, having received a commission as ensign. Last year Mr. Elliman went abroad as a member of the Y. M. C. A. War Work Council to investigate the development work in the war zone, and since his return has devoted practically all of his time to some branch of war work. He entered the Pelham Bay Naval Station on Aug. 12 and earned his ensigncy within two months.

PURCHASE AND SALE INVOLVING 560,000 square feet of land in the Fenway section of Boston, recently consummated by the John Hancock Mutual Life Insurance Company, records for that city one of the largest realty transactions in its history. The insurance company sold its home office buildings at Franklin and Federal sts, comprising 400,000 square feet, or 160 city lots, to the Park Square Real Estate Trust, and took in exchange 160,000 square feet on Clarendon, Stuart and Berkeley sts, where the company intends to erect a home office building. The transaction was reported to involve about \$7,000,000.

JEFFERSON DE MONT THOMPSON was re-elected president of the Broadway Association at its meeting Monday night. The following vice-presidents were elected: Hon. John A. Harriss, C. L. Taylor, F. G. Carrie, Paul H. Logat, Horace De Lissier and L. M. Boomer. John David was made secretary and August Janssen treasurer. The directors for the coming year will be Col. Edward F. Albee, Chester Alexander, A. F. Berry, E. M. Biggs, B. J. Bloodgood, Sidney Bowman, Henry C. Copeland, Harris A. Dunn, Joseph H. Emery, Daniel Frohman, W. S. Gilson, Bernard Gimbel, O. J. Gude, R. L. Hatch, Alexander J. Hemphill, W. J. Hutecheon, Louis G. Kaufman, R. R. Moore, Oscar Oestreicher, N. L. Ottinger, R. W. Poor, C. A. B. Pratt, Horace Saks, Walter J. Salmon, August Silz, Jesse I. Straus, Frank Tilford, Leon Weinstock, C. L. Weldon, Arthur Williams. E. W. Ester is executive secretary.

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**PROPOSAL**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 21, 1918—Sealed proposals will be opened in this office at 3 p. m., November 12, 1918, for the labor required for the construction complete, with materials that will be furnished by the Government, of three buildings for the United States Marine Hospital at New Orleans, La. Drawings and specifications may be obtained from the custodian, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.



**STANDARDS AND APPEALS  
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.

**HOURS OF MEETINGS.**

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M.

Call of Calendar, Tuesdays, at 3 P. M.

Special meetings as announced in the Calendar.

**BOARD OF STANDARDS AND APPEALS.**

Tuesday, October 29, 1918, at 10 A. M.

*Petitions for Variations.*

- 1402-18-S—381 Broome st, Manhattan.
- 1491-18-S—136 Greene st, Manhattan.
- 2222-17-S—56-58 Grove st, Manhattan.
- 1526-17-S—49 East 8th st, Manhattan.
- 714-18-S—49-61 Clymer st, Brooklyn.
- 715-18-S—63-71 Clymer st, Brooklyn.
- 2045-17-S—221-223 Mercer st, Manhattan.
- 2074-17-S—809-811 Broadway, Manhattan.
- 1579-17-S—28½-30 Front st, Manhattan.
- 2016-17-S—238-40 West 50th st, Manhattan.
- 1465-18-S—19 East 24th st, Manhattan.
- 102-18-S—71 Barclay st, Manhattan.
- 106-18-S—382 Lafayette st, Manhattan.
- 107-18-S—196-198 Chambers st, Manhattan.
- 110-18-S—62-64 9th av, Manhattan.
- 114-18-S—193 Eldridge st, Manhattan.
- 115-18-S—759 Greenwich st, Manhattan.
- 116-18-S—248 Front st, Manhattan.
- 117-18-S—143 Chambers st, Manhattan.
- 119-18-S—57 Allen st, Manhattan.
- 125-18-S—125 West 26th st, Manhattan.
- 128-18-S—52-56 Garden st, Brooklyn.
- 152-18-S—701 Westchester av, The Bronx.
- 155-18-S—138-142 Prince st, Manhattan.
- 156-18-S—413-415 East 31st st, Manhattan.
- 157-18-S—28 Beekman st, Manhattan.
- 158-18-S—Sail Loft Building, City Island, The Bronx.
- 164-18-S—146-150 West 63d st, Manhattan.
- 165-18-S—10-16 Taaffe pl, Brooklyn.
- 166-18-S—18-20 Taaffe pl, Brooklyn.
- 167-18-S—24-30 Taaffe pl, Brooklyn.
- 2090-17-S—49-53 South 11th st, Brooklyn.
- 172-18-S—49-67 South 11th st, Brooklyn.
- 176-18-S—120 South 8th st, Brooklyn.
- 183-18-S—213 Pacific st, Brooklyn.
- 191-18-S—46 East 8th st, Manhattan.
- 194-18-S—1609-1615 3d av and 200-210 East 91st st, Manhattan.

**BOARD OF APPEALS.**

Tuesday, October 29, 1918, at 1.30 P. M.

*Appeals from Administrative Orders.*

- 805-18-A—119-121 West 54th st, Manhattan.
  - 1476-18-A—1317-1329 Broadway, Manhattan.
  - 974-17-A—513-519 Broadway, Manhattan.
  - 1487-18-A—448 West 153d st, Manhattan.
  - 1490-18-A—Pier 65, North River, Ft. of West 25th st, Manhattan.
  - 222-16-A—82-86 Rutgers slip, Manhattan.
  - 1523-18-A—24 Pearson st, Queens.
  - 1519-18-A—953-965 Southern boulevard, The Bronx.
- Under the Building Zone Resolution.*
- 1470-18-BZ—W. S. St. Nicholas av, between 110th and 111th sts, Manhattan.
  - 1475-18-BZ—25 Sandol st, Queens.
  - 1478-18-BZ—285 8th av, L. I. City, Queens.
  - 1480-18-BZ—1813-1821 Grand Boulevard and Concourse, The Bronx.
  - 1423-18-BZ—663 Morris Park av, The Bronx.
  - 1486-18-BZ—23 Fort Washington av, Manhattan.

**BOARD OF STANDARDS AND APPEALS.**

Thursday, October 31, 1918, at 10 A. M.

*Petitions for Variations.*

- 1467-17-S—51 Vesey st, Manhattan.
- 2242-17-S—40 East 12th st, Manhattan.
- 1503-18-S—12 1st st, Manhattan.
- 1504-18-S—96-98 Fulton st, Manhattan.
- 2428-17-S—366-68 West 11th st, Manhattan.
- 2430-17-S—22-30 Skillman st, Brooklyn.
- 2483-17-S—42-44 West 39th st, Manhattan.
- 473-18-S—259 Bowery, Manhattan.
- 205-18-S—47 Ann st, Manhattan.
- 207-18-S—67 Cooper square, Manhattan.
- 210-18-S—13 Elizabeth st, Manhattan.
- 216-18-S—370 Pearl st, Manhattan.
- 219-18-S—501 Kent av, Brooklyn.
- 224-18-S—508 West Broadway, Manhattan.
- 226-18-S—254 William av, Brooklyn.
- 228-18-S—120-2 Dean st, Brooklyn.
- 231-18-S—50 West 22d st, Manhattan.
- 235-18-S—111 East 57th st, Manhattan.
- 238-18-S—771-775 Bedford av, Brooklyn.
- 239-18-S—324-326 Van Buren st, Brooklyn.
- 247-18-S—33 Wooster st, Manhattan.
- 252-18-S—22-24 West 43d st, Manhattan.
- 253-18-S—379 Broadway, Manhattan.
- 254-18-S—105 West 28th st, Manhattan.
- 255-18-S—107 West 28th st, Manhattan.
- 256-18-S—109 West 28th st, Manhattan.
- 257-18-S—298 Taaffe pl, Brooklyn.
- 258-18-S—294 Taaffe pl, Brooklyn.
- 2217-17-S—425 West 25th st, Manhattan.
- 2287-17-S—11-13 Cannon st, Manhattan.
- 2293-17-S—444 West 45th st, Manhattan.
- 2369-17-S—16 East 23d st, Manhattan.
- 2371-17-S—74-76 Lighthouse and 413 Washington st, Manhattan.
- 2394-17-S—46 West 56th st, Manhattan.

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### Engineering School Ideas.

Larger problems of engineering education are discussed and new teaching methods outlined in the eleventh bulletin of the Carnegie Foundation for the Advancement of Teaching, issued Thursday. This study of the country's engineering education for the last fifty years has been in process of preparation for the last four years by the Foundation in co-operation with the joint committee on engineering education of the National Engineering Societies, and the bulletin, which is the final condensed result of the four years' work, was prepared by Dr. Charles R. Mann, formerly associate professor of physics in the University of Chicago, now chairman of the Advisory Board to the War Department Committee on Education.

The need for such investigation into engineering curricula has been apparent for several years; the criticism having been frequently made that the teaching of engineering had not developed consistently with the progress of applied science in general, and that the teaching modifications made from time to time have been such that coherence and unity and a general consistence of purpose were lost from the courses. Ten years ago the Society for the Promotion of Engineering Education appointed a committee to make a study of the situation, and with this committee were associated delegates from the five great national engineering societies. It is this joint committee with which the Carnegie Foundation has done its work of research.

The present study of the situation is not merely historical and critical, but constructive, methods of dealing with the chief problems being suggested in detail. The larger problems are considered to be those of admission, content of courses, faculty organization and curriculum, and among the suggestions are noted the necessity for more objective methods of rating and testing students and more accurate records of their progress; the need for closer co-operation between the various departments in each school; the introduction of practical experience with engineering materials into the freshman year, and the increase in the emphasis placed upon the humanities and humanistic studies. The chapters on admission and on testing and grading give a series of original experiments carried out by Prof. E. L. Thorndike, of Columbia University, who is working out a sounder method of measuring real engineering ability.

### East Side Dwelling Sold.

Frederick J. Sterner, architect, who has modernized a number of dwellings in the upper Park avenue district, has concluded a quick and profitable realty deal in that quarter. He has disposed of the four-story and basement dwelling at 121 East Sixty-fourth street, on lot 20 by 100.5, between Park and Lexington avenues, to a buyer who will occupy the house. Mr. Sterner acquired the property a month ago through Pease & Elliman.

### Dentistry College Buys.

The New York College of Dentistry, at 205 and 207 East Twenty-third street, has arranged for an important extension of its activities through the purchase of the former home of the Manhattan Trade School for Girls, at 209 to 213 East Twenty-third street, adjoining. The school is six stories—the same height as the college building—and occupies a plot 73.2 by 100. With it the college almost trebles its present accommodations, getting control of a plot

that fronts 122 feet on Twenty-third street, adjoining the northeast corner of Third avenue, which is occupied by the New York Ophthalmic Hospital. Sale of the property was arranged by the building committee of the Manhattan Trade School for Girls, of which V. Everit Macy is chairman. The College of Dentistry will acquire title on Oct. 30. The Manhattan Trade School vacated the Twenty-third street building last August to take possession of the ten-story structure at the northwest corner of Lexington avenue and Twenty-second street, erected by the City of New York at an estimated cost of \$700,000.

### Halt School Extensions.

All extension or enlargement of public schooling has been halted by the Board of Education pending an investigation of the financial condition of the Department of Education for the remaining months of this year and for all of next year. The members of the board discussed the situation at an executive session before and after the regular meeting Wednesday, and were agreed that every possible effort should be made to keep within the budget for 1919 and at the same time increase the salaries of teachers as suggested by the Board of Estimate. This means that it is going to be necessary to keep down present expenditures so as to release approximately \$1,500,000. If present efforts fail to accomplish this either of two procedures will be followed—the board will use what unencumbered balances it has or will request an appropriation to make up the balance.

### Plan Newport Monastery.

An American monastery is to be established in Portsmouth, near Newport, R. I., by the Order of St. Benedictine Monks, the site for which has just been purchased. The American Benedictine House or Priory will be under the supervision of Downside Abbey, England, made famous by Cardinal Gasquet, but eventually it will be purely an American institution. Its founding is for the purpose of training Americans as monks. The property purchased for this purpose is known as Hall Manor, comprising an estate of 82 acres, with large residence and outbuildings. These structures will be utilized until it is possible to erect a suitable monastery. Fr. H. Leonard Sergeant, who recently came from England to the Newman School in Hackensack, will be in charge.

### Bronx Parkway Work.

The Bronx Parkway Commission has informed the Board of Estimate and Apportionment that it could not suspend certain of its activities because of a ruling of the corporation counsel.

Some months ago the Board of Estimate and Apportionment requested the corporation counsel, William P. Burr, to apply for a court order restraining the commission from further acquisition of real estate during the war.

In a communication to the corporation counsel the commission says that because of the act creating the commission the lands constituting the parkway were described the commission directed to acquire title to them. The owners are entitled, the commission says, to payment as soon as the price is determined, and nothing is to be gained by delaying payments, because the awards bear 6 per cent. from the date of vesting of title.

### Liberty Shaft to Remain.

The red brick shaft that is being built in City Hall Park with bricks representing purchases of \$50 Fourth Liberty Loan Bonds at the Liberty Bell in the last campaign is to remain standing for the duration of the war.

The fact that work on this shaft was begun under a temporary permit issued by the Park Department gave rise to the belief that it would be torn down when the loan drive was over. It was explained at the office of the Park Commissioner this week, however, that the

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temporary permit referred to the duration of the war.

The shaft, which is to be eighty-six feet high, stood at forty-seven feet today. It will probably be completed before the end of next week.

The shaft, when finished, will contain 53,563 bricks, representing \$2,678,150 in bonds. Forty-one thousand four hundred and fifty-eight bricks were in place today.

Ending Railroad Congestion.

Director General McAdoo's survey of Federal administration of the railroads at six North Atlantic ports was made public this week. Export accumulations at these ports last December amounted to 44,320 carloads, approximately 2,000,000 tons, with 12,552 loads standing in cars. They had been reduced Oct. 1 to 18,796 carloads, of which 5,383 were on wheels.

Data compiled by A. H. Smith, the Regional Director, show that in New York, which handles 60 per cent. of North Atlantic exports, the accumulations of freight in cars, on piers and in warehouses, and unloaded on the ground, were 26,388 tons in December, 16,474 in March, 15,945 in June, 11,638 in September and 9,578 in October, being 63.97 per cent. of decrease.

Under the old system material was rushed to the ports and held standing in cars, while speculators waited for advantageous prices. By the new way receivers of freight were required to obtain permits before a receiving railroad would furnish a car, and the consignee had to satisfy a supervising committee of railroad men of his ability to remove freight promptly on arrival at the station of delivery, thus vesting in central authority absolute control of the traffic handled.

Weight of Big Buildings.

The Municipal Building weighs 188,000 tons, the Woolworth Building 103,000, and the Equitable building 203,000 tons.

BUILDING RECORDS OF THE BOROUGHES.

Table with columns for Year, Borough (Manhattan, Bronx, Brooklyn, Queens, Richmond), and values for 1908-1917.

REAL ESTATE TAX TOTALS, 1868-1918.

Table with columns for Year and Amount, showing tax totals from 1868 to 1918.

Queens Borough Notes.

The Borough of Queens has 196.3 miles of natural waterfront.

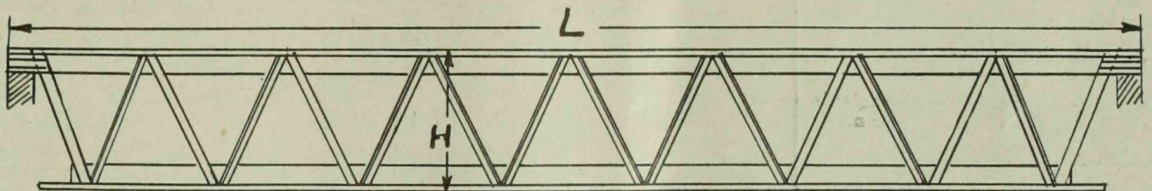
The first white man to own the Rockaway coast, stretching from Belle Harbor to Nassau County, was John Palmer, a New York merchant, who acquired it in 1785, from Tack-a-Pou-Sha, an Indian chief.

The foregoing tabulations are the totals of the plan filings as printed in the Record and Guide each week, in which no account is taken of plans subsequently withdrawn or estimates revised.

500 LATTICE GIRDERS

Subject to Prior Sale

Partial list detailed below. Complete list upon application



SAFE LOAD 2500 LBS./FT.

WEIGHT PER FT. ABOUT 105 LBS. H=VARIABLE L=VARIABLE

ALL DIMENSIONS OUTSIDE TO OUTSIDE

Table listing various girder models (e.g., 2 LG 606 'O', 1 LG 607 'A') with their dimensions and depths.

Lengths up to 51' 3". Majority lengths 39' to 49'. Depths 4' 5" to 6' 0".

CRENSHAW Engineering and Construction Company, Inc.

Tel. 4373 Cortlandt

38 Park Row, New York City



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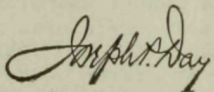
MANAGEMENT OF ESTATES  
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Real Estate and Insurance

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## GEO. J. RYAN

Queens Borough Real Estate

AGENT      BROKER      APPRAISER

Member Real Estate Board of New York

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Real Estate

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Telephone, Murray Hill 2750

## JAMES N. WELLS' SONS

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE  
Established 1819      Phone, Chelsea 5266

# 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
	Oct. 18 to 23	Oct. 19 to 25
Total No.	64	101
Assessed Value	\$4,067,100	\$5,350,360
No. with consideration	11	17
Consideration	\$267,200	\$318,225
Assessed Value	\$366,000	\$388,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	4,879	6,103
Assessed Value	\$278,468,880	\$411,363,423
No. with consideration	748	844
Consideration	\$31,548,021	\$34,279,311
Assessed Value	\$35,376,200	\$43,719,156

#### Mortgages.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
Total No.	32	56
Amount	\$554,450	\$871,650
To Banks & Ins. Cos.	5	8
Amount	\$229,500	\$136,500
No. at 6%	11	21
Amount	\$139,450	\$107,400
No. at 5½%	6	4
Amount	\$116,500	\$33,000
No. at 5%	5	17
Amount	\$133,000	\$499,500
No. at 4½%	1	.....
Amount	\$75,000	.....
No. at 4%	1	.....
Amount	\$500	.....
Unusual Rates	.....	.....
Amount	.....	\$88,000
Interest not given	8	12
Amount	\$90,000	\$143,750

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	1,947	2,714
Amount	\$45,541,609	\$105,584,961
To Banks & Ins. Cos.	319	546
Amount	\$21,178,647	\$60,535,340

#### Mortgage Extensions.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
Total No.	26	14
Amount	\$1,505,500	\$1,023,500
To Banks & Ins. Cos.	16	5
Amount	\$1,313,000	\$402,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	1,004	1,514
Amount	\$65,748,097	\$98,559,900
To Banks & Ins. Cos.	423	750
Amount	\$39,982,707	\$74,252,150

#### Building Permits.

	1918	1917
	Oct. 19 to 24	Oct. 20 to 26
New Buildings	1	2
Cost	\$500	\$100,000
Alterations	\$50,600	\$144,735

	Jan. 1 to Oct. 24	Jan. 1 to Oct. 26
New Buildings	150	278
Cost	\$7,940,350	\$26,637,900
Alterations	\$8,038,739	\$11,161,841

### BRONX.

#### Conveyances.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
Total No.	67	70
No. with consideration	9	8
Consideration	\$106,050	\$246,650

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	3,689	4,839
No. with consideration	428	872
Consideration	\$4,156,624	\$6,417,958

#### Mortgages.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
Total No.	24	39
Amount	\$206,450	\$296,010
To Banks & Ins. Cos.	.....	1
Amount	.....	\$106,000
No. at 6%	12	20
Amount	\$40,450	\$104,425
No. at 5½%	1	.....
Amount	\$4,000	.....
No. at 5%	3	11
Amount	\$36,500	\$64,675
No. at 4½%	.....	4
Amount	.....	\$121,100
Unusual rates	.....	2
Amount	.....	\$2,810
Interest not given	8	2
Amount	\$125,500	\$3,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	1,537	2,349
Amount	\$9,287,048	\$15,389,123
To Banks & Ins. Cos.	81	156
Amount	\$1,197,792	\$2,275,115

#### Mortgage Extensions.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
Total No.	4	6
Amount	\$71,000	\$116,250
To Banks & Ins. Cos.	1	1
Amount	\$12,000	\$74,000

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
Total No.	81	541
Amount	\$5,671,207	\$10,320,674
To Banks & Ins. Cos.	70	145
Amount	\$1,881,200	\$3,702,300

#### Building Permits.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
New Buildings	2	5
Cost	\$71,000	\$76,300
Alterations	\$6,500	\$2,650

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Building	397	564
Cost	\$7,004,375	\$7,809,750
Alterations	\$1,261,650	\$991,925

### BROOKLYN.

#### Conveyances.

	1918	1917
	Oct. 17 to 23	Oct. 18 to 24
Total No.	424	426
No. with consideration	38	40
Consideration	\$311,308	\$193,180

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.	19,610	18,212
No. with consideration	1,349	1,548
Consideration	\$10,557,234	\$15,912,999

#### Mortgages.

	1918	1917
	Oct. 17 to 23	Oct. 18 to 24
Total No.	252	238
Amount	\$732,820	\$976,263
To Banks & Ins. Cos.	30	34
Amount	\$88,700	\$340,050
No. at 6%	183	149
Amount	\$501,889	\$508,424
No. at 5½%	37	36
Amount	\$143,575	\$256,000
No. at 5%	8	21
Amount	\$26,700	\$87,253
Unusual rates	.....	3
Amount	.....	\$6,675
Interest not given	24	29
Amount	\$60,656	\$117,911

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
Total No.	11,163	11,629
Amount	\$36,665,127	\$46,825,200
To Banks & Ins. Cos.	1,065	2,037
Amount	\$5,929,340	\$16,259,799

#### Building Permits.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
New Buildings	20	57
Cost	\$31,000	\$426,600
Alterations	\$14,275	\$153,025

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Buildings	2,538	2,386
Cost	\$15,659,171	\$21,348,315
Alterations	\$3,456,848	\$4,165,467

### QUEENS.

#### Building Permits.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 25
New Buildings	47	94
Cost	\$102,119	\$203,175
Alterations	\$11,570	\$19,415

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 25
New Buildings	1,923	2,968
Cost	\$6,847,609	\$9,873,329
Alterations	\$1,237,520	\$1,405,091

### RICHMOND.

#### Building Permits.

	1918	1917
	Oct. 18 to 23	Oct. 19 to 24
New Buildings	4	8
Cost	\$925	\$870
Alterations	\$2,160	\$5,450

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
New Buildings	564	488
Cost	\$1,313,852	\$1,348,820
Alterations	\$333,151	\$286,097

#### Damage from Fires.

The cost of fires each year is one-half the cost of all the new buildings erected in a year.

Defective flues are responsible for 13 per cent of all the fires.

All fires are the same size at their start. Every second counts, so be prepared.

An ounce of fire prevention is worth a pound of fire extinguishment.

#### "Living in the Country."

In the year 1787 Colonel Ramsay, member of Congress, representing part of New York City, in describing his new home near Leonard street, declared he was "living out in the country."

#### In Memory of John Chrystie.

Chrystie street was so named to perpetuate the memory of John Chrystie, an officer in the American army, who was killed in the War of 1812.

**HENRY MAURER & SON** Manufacturer of  
**Fireproof Building Materials of EVERY DESCRIPTION**  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J.      NEW YORK



# Base Hospital at Camp Mills for 4000 Patients

Clough - Bourne Corporation Gets Government Contract for  
\$13,000,000 — Buildings Erected in Record Time

CAMP MILLS at Garden City, Long Island, is being changed from a temporary to a permanent cantonment to accommodate 50,000 men. The general contract covering all phases of the work, which will involve an expenditure of \$13,000,000, has been awarded to the Clough-Bourne Corporation of 103 Park avenue. Active construction work has begun, and three hospital wings and a number of barracks have been entirely completed. Hospital facilities for about 600 men will be ready by November 14.

The contractor's daily force engaged on the project numbers 5,000 men, and this number will be increased to 8,000. Walter H. Clough, president of the Clough-Bourne Corporation, is directing the construction, and he is being assisted by C. L. Pierson, general superintendent of the corporation. Col. C. H. Smith, of the United States Quartermaster Department, is the construction officer representing the Government.

The contractors are not experiencing any difficulty in obtaining the necessary labor, since large forces are being recruited from the Metropolitan District, and they are working in conjunction with the United States Employment Service. There is, however, a present need for about 1,000 additional carpenters and 2,000 more laborers.

The plans, which have been prepared under Government direction, call for the erection of 1,200 buildings, consisting of mess halls, kitchens, barracks, officers' quarters, latrines, laundries, large base hospitals to accommodate 4,000 patients, and nurses quarters. About ten miles of concrete roads will be built, and complete water, sewerage and lighting systems and street layouts installed.

The present day war-time efficiency of the American builder was again demonstrated by the completion of an entire block of buildings at the cantonment in what may be considered record time. Last Sunday, the men of the Clough-Bourne Corporation raised and covered one block containing 16 barracks and four mess halls in nine hours. Work started at 9:45 a. m. All the walls and second floor beams were raised and placed at 11 o'clock, the roof framing on all the buildings was ready by 2 p. m., and the bridge, bracing, water cables and sidings up to the second floor level, including hoods over the windows, completed by 4:30 p. m., when work for the day ceased. On Monday morning at 8 o'clock construction commenced again, and by 11 o'clock the entire exteriors and interiors were completed, the entire work having been completed during a period covering one full work day of nine hours.

## Extensive Government Housing Program

More than 100 housing projects have been taken up by the various Government agencies so far, and the result of the work must be to exercise an important salutary influence upon the housing problem throughout the country. Uncle Sam has not only undertaken war upon an unprecedented scale, but, in the midst of the almost unlimited energy demanded by the war he has found time, so to speak, to lift himself up by the bootstraps over some critical and annoying pre-war conditions.

The history of each of these Government projects is a fascinating story in itself. However, but few can be mentioned here, just enough to show that not all of the money Uncle Sam is raising for war is being destroyed in the waging of war, but that much of it is being put into splendid investment. Following are descriptions of some of the past projects:

Nitro, near Charleston, W. Va., is a wooden city of 1,700 bungalows and many dormitories, bunkhouses and the like, planned and created on vacant land by a single builder, Thompson-Starrett Company, for the Hercules Powder Corporation. September finds it complete and crowded. The bungalows are ready cut construction and can be taken down and sold when the war ends.

The highest grade village is at Perryville, Md. It catches the eye from the Pennsylvania Railroad trains crossing the Susquehanna—a pleasant town of white cottages with green roofs. These houses have three or four bedrooms, fireplaces, furnaces, good electric fixtures, living rooms 11 by 18, and spacious porches. Only a few types are used, but monotony is avoided by adroit spotting and a good street plan.

In the future is one town that deserves special mention—Neville Island—for there lies the greatest chance of all. Neville Island is a long bar in the Ohio River, two miles below the city limits of Pittsburgh, where the United States Steel Corporation is building for the Government a great permanent cannon and shell plant at a cost of \$140,000,000. It will employ upward of 12,000 men—possibly 25,000. The region is already congested and a great housing development is indicated on an admirable site of farm land on the southern shore.

The land is 400 feet above the river, broken by ravines, and from a low bridge across the shallow and unnavigable branch of the river a roadway will lead a mile up to the town through one of these wooded ravines, following a brook which at one point could make a small lake. From the head of this ravine the plateau spreads like a four leaf clover between other ravines, which would naturally be parks. The \$7,000,000 which is reserved for this project is only a starter.

At least \$20,000,000 more will be required from later appropriations, and a new city of at least 5,000 dwellings—25,000 people—seems certain to be put there before the end of 1919.

The U. S. Government, through the Bureau of Industrial Housing, of which Otto M. Eidlitz is director, is planning a housing development at Niagara Falls, N. Y., which will involve an expenditure of about \$6,000,000. Plans for the project which call for the erection of 152 houses, 2 stories in height of brick and stucco material, have been prepared by Dean & Dean, 137 So. LaSalle street, Chicago, Ill.

The town layout has been designed by John Nolan, Cambridge, Mass., Town planner. Walter McCullough, 407 Gluck Bldg., Niagara Falls, is the engineer. The general contract has been awarded to the George W. Stiles Construction Co., 11 So. LaSalle street, Chicago, Ill.

Another interesting housing development is planned by the United States Government at Mariner's Harbor, Staten Island, the contract for which has just been awarded to Bing & Bing, 119 West 40th street. Plans for the project, which will cost about \$400,000, have been prepared by Delano & Aldrich and Charles H. Higgins, 126 E. 38th street, Manhattan; A. D. Brinkerhoff, 527 Fifth avenue, town planner, and Pollock & Tabor, 113 Park Row, engineers.

The buildings will be used for the housing of employees in the various shipbuilding yards. The plans called for 18 double houses with accommodations of 6 rooms and bath for 36 families; 18 double houses containing accommodations for a similar number of families, but arranged in suites of 5 rooms and bath and an additional apartment house to house 30 families.

A hundred houses in a single month for employes of shipyards is the job undertaken by a construction company of Portland, Ore., on a contract with the United States Government. The individual houses are to be sold to the company's employes virtually at cost and on the easy payment plan.

Urgent necessity for these homes was responsible for the agreement of the company to start construction upon all of them at once, and to finish them all within the given time. They will be built entirely of wood.

Wood is being transformed into a house every sixteen minutes, according to the statement recently issued by a lumber and supply concern of Huntington, W. Va., having a contract with the Government. This company has been building these houses at that rate of speed for the Government for many months, and in these little portable, standardized, knock-down and set-up houses the war work of Uncle Sam is being conducted from the farthest line to within sight of the shell craters.



# CURRENT BUILDING OPERATIONS

**DURING** the year 1918 the cost of building materials has outstripped other commodities in rate of increase. This does not necessarily mean that building materials have made a greater total gain in price, but rather that they have advanced more recently. Building materials were slow to show the general trend which characterized the commodity market previous to this year, but when other things began to fall off somewhat, however, this group started to tend more definitely upward.

The growing importance of information about the cost of living becomes readily apparent in connection with the possibility of the establishment of maximum wage rates by the War Industries Board. Presumably these rates will be applied according to a zone system, and there will be differentials established according to the variation in the cost of living for the various localities. It is anticipated that wages will be set on the basis of what the War Policies Board considers will give an adequate margin over and above the bare cost of living. These rates undoubtedly will be somewhat flexible and from time to time adjusted in accordance with changing conditions.

An official report of the Federal Reserve Board summarizing conditions in the twelve Federal Reserve Districts with respect to construction, building and engineering, is substantially as follows for the three Eastern Districts:

District No. 1—"Boston." The advanced cost of labor and materials of every kind has restricted all unnecessary building; and operations, except for government work, are being materially reduced. While there is an extraordinary demand for lumber by the United States Government, retail lumber trade is very quiet, with little prospect of improvement. This district embraces the New England States.

District No. 2—"New York." There is scarcity of materials even for the government program, which comprises virtually total construction. Government housing projects call for structural steel, brick, linseed oil for paint, etc., but supplies are inadequate. In addition to New York State, this district includes Connecticut and northern New Jersey.

District No. 3—"Philadelphia." Scarcely any activity, except for war industries. This district is limited to Delaware, central and southern New Jersey and central and eastern Pennsylvania.

Increasing seriousness in the situation of the spruce and fir industry has been evident for some time. Vast quantities of the wood are needed for the maintenance of present speed in airplane output. Only 5 per cent. of the wood cut is acceptable for this purpose, however, and this necessitates a side-cut of 95 per cent. In the case of one mill this approximates 4,000,000 feet a month, estimated at a cost of \$100,000. This condition is aggravated, moreover, by the reluctance of banks to make loans over 40 per cent. of the present market value, on account of the bad position they would otherwise encounter should peace come rather suddenly.

The President has approved the agreement made by the Price Fixing Committee of the War Industries Board with the representatives of the iron ore, pig iron and steel interests, that the maximum prices now prevailing on iron ore, pig iron and iron and steel products be continued in effect for the three months ending December 31, 1918, with the following exceptions:

1. Lake Superior iron ore.

Base prices of Lake Superior iron ore

delivered to lake ports are increased 25 cents per gross ton on and after October 1, 1918, subject to the following condition: These increased prices are based on the rail freight rates now in effect and on the present lake rates, and in the event of any increase or decrease in either rail or lake rates said prices shall be increased or decreased accordingly on all deliveries made during the continuance of such increased or decreased freight rates.

2. Pig iron.

The base price on basic iron is increased to \$33 f. o. b. furnace. The base price on No. 2 foundry is increased to \$34 f. o. b. furnace. The price of standard Bessemer iron is fixed at \$35.20 f. o. b. furnace. The above prices are subject to the following changes from previous practice as regards delivery:

(a) Pig iron produced in Virginia, Tennessee and Birmingham districts and the scattering districts south of the Ohio and Potomac rivers, including furnaces at St. Louis, Mo., but not including furnaces bordering on the Ohio River, shall be sold on an f. o. b. Birmingham, Ala., basis.

## BUILDING COMMODITY PRICES

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

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

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

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

North River common.....\$13.00@14.00  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500.....\$6.00@ —

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

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags.....@ —  
Rebate on bags, returned, 10c. bag.

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

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

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$1.85@ —  
Trap rock, ¾ in. (Nominal)... 2.00@ —  
Crushed limestone, 1½ in..... 1.80@ \$1.85  
Crushed limestone, ¾ in..... 1.90@ 2.00

**Building Stone—**

Indiana limestone, per cu. ft.....\$1.28  
Kentucky limestone, per cu. ft..... 1.50  
Brier Hill sandstone, per cu. ft..... 1.50  
Gray Canyon sandstone, per cu. ft... .95  
Buff Wakeman, per cu. ft..... 1.50  
Buff Mountain, per cu. ft..... 1.50  
North River bluestone, per cu. ft... 1.05  
Seam face granite, per sq. ft..... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

**Linseed Oil—**

City brands, oiled, 5 bbl. lots..\$1.87@ —  
Less than 5 bbls..... 1.88@ —

**Turpentine:**

Spot in yard, N. Y., per gal..\$0.65½ ½ \$0.66


**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):  
8 to 12 ins., 16 to 28 ft....\$44.50@ \$55.00  
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....@ —  
Hemlock, W. Va., base price  
per M.....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

# LEHIGH CEMENT

## NATIONAL



DISTRIBUTION  REPUTATION



# MATERIALS AND SUPPLIES

(b) Pig iron produced in the Eastern district, i. e., from all blast furnaces located east of the Allegheny Mountains and north of the Potomac River, shall be sold on an f. o. b. Pittsburgh basis.

(c) Pig iron from all other producing districts or furnaces shall be sold f. o. b. furnace as heretofore.

No new contracts calling for delivery of any of the above commodities or articles on or after January 1, 1919, are to specify a price unless coupled with a clause making the price subject to revision by any authorized United States Government agency, so that all deliveries after that date shall not exceed the maximum price then in force, although ordered or contracted for in the meantime. It is expected that all manufacturers and producers will observe the maximum prices now fixed.

**Common Brick.**—The situation remains unchanged, the condition of the market continuing to be characterized by a light demand. The prices remain \$13 to \$14 a thousand to dealers in cargo lots alongside dock.

SUMMARY—Transactions in the North River

brick market for the week ending Friday, October 25. Condition of market: Demand light; prices unchanged. Quotations: Hudson Rivers, \$13 to \$14 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 9; sales, 9. Distribution: Manhattan, 3; Brooklyn, 2; New Jersey points, 3; outside points, 1.

**Steel.**—War requirements show no abatement whatever, as illustrated by orders for portable track for shipment to France which show a complete doubling in rate of demand over a recent period. Production, moreover, while it can scarcely be reported as keeping pace with this demand, is also showing a definite increase. September output showed an excess of 12 per cent. over August, with every indication that October should be a still more favorable month, with continuance of this high rate except as it may be temporarily interrupted by extreme cold weather.

Present peace talk has had no adverse effect upon the speed of production, nor will the ultimate coming of peace disrupt the market. Although there is no slackening of present effort, manufacturers are necessarily concerning themselves with the solution of the problem which will confront the industry with the advent of peace, and the read-

justment which the transition period would imply for an industry so expanded with war production. In many cases the agreement of the Government to reimburse manufacturers if war contracts were suddenly canceled would aid the situation. Moreover, price fixing arrangements of the Government would figure in stabilizing the market. For a time at least, after the war difficulties of readjustment will be made less severe by the continuance of a great portion of the present bulk of demand.

Foreign demand, emanating from reconstruction which will be maintained in great volume, as well as equipment and construction needed for railroads, and a certain amount of building during the reconstruction period—these factors will contribute largely toward stabilizing the market for this important industry, other war demands as such, are discontinued.

**Old Material.**—Steel plants are constantly urging shipments of heavy melting steel and will take whatever is offered. The volume of business being done by dealers is being steadily reduced, largely through inability to obtain supplies.

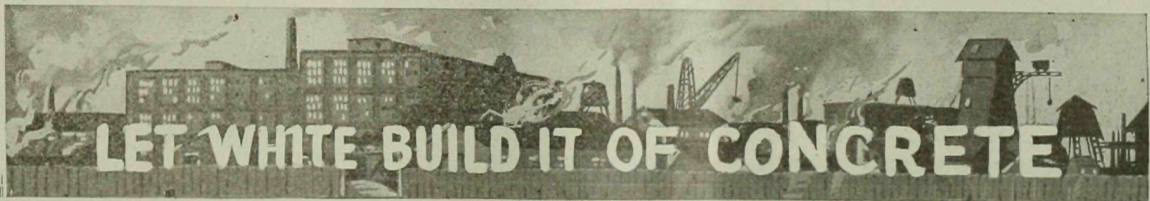
**Lead.**—The lead situation, under the complete control of the Lead Producers Committee which handles all distribution, remains unchanged. Prices continue fixed by agreement at a maximum of 7.75c., St. Louis, or 8.05c., New York. There are no inquiries reported, all apparently going directly to the committee.

**Lumber.**—There is little change in the local lumber market. The embargo on forest products is still effective, although necessary permits for both Government and public supplies are being secured with fair despatch. The explosion at Perth Amboy on the 5th resulted in a large demand for lumber to reconstruct damage done to both Amboys, as well as to speed up the reconstruction of the Gillespie plant. Immediately following the explosion trucks were commandeered and lumber supplies were drawn from all New Jersey districts, New York, etc. The demand for lumber in the retail trade continues of fair volume and prices are firm all along the line. Supplies in the yards are well up to normal, but of course trade is limited under the embargo, permits being available where proper proof is given that the stock is necessary for the replenishing of supplies in yards.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@	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.		
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.	\$70.00@	—
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.	—	\$67.00@
Red oak, quartered, select.	—	67.00@
Maple No. 1	\$56.50@	—
Yellow pine, No. 1, common		
flat	43.00@	—
N. C. Pine, flooring, Norfolk	43.00@	—
<b>Sand</b>		
Screened and washed Cow Bay.		
500 cu. yds. lots, wholesale.	\$1.25@	—
<b>Lime</b> (standard 300-lb. bbls.):		
Eastern common, wholesale		
price	\$2.50@	—
Eastern finishing, wholesale		
price	\$2.70@	—
Hydrated common (per ton)	15.20@	—
Hydrated finishing (per ton)	17.20@	—
<b>Window Glass.</b> Official discounts from manufacturers' lists:		
Single strength, A quality, first three brackets		77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick	77%
Double strength, A quality	79%
Double strength, B quality	81%
<b>Plaster</b> —(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton	\$23.00@
Dry Mortar, in bags, returnable at 30c. each per ton	14.05@
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, 1/4 in. x 8 ft.	.12 1/2
Boards, 3/4 in. x 8 ft.	.15 1/2
<b>Structural Steel</b> (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	\$3.245@
Beams & channels over 14 in.	\$3.245@
Angles, 3x2 up to 6x8	\$3.245@
Zees and tees	\$3.245@
Steel bars, half extras	\$3.245@
<b>Hollow Tile</b> (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	—



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### Charles E. Halback.

Charles E. Halback, president of C. E. Halback & Co. at 23 East 26th street, one of the best known contractors in ornamental iron work in this city, died suddenly last Sunday night at his residence 2861 Bainbridge avenue, Bronx, aged 52. Mr. Halback was for many years superintendent for Winslow Bros., establishing his own business in 1906. He was a 32d degree Mason, a member of Polar Star Lodge No. 245 F. & A. M., and had other Masonic affiliations. He is survived by his widow, Mrs. Flora H., and two sons, Charles Edward, Jr., and J. Henry. Funeral services were held at the Crescent Avenue Baptist Church on Wednesday afternoon. Interment was at Woodlawn Cemetery in the family plot.

### PERSONAL AND TRADE NOTES.

**M. H. Oddie (Inc.)**, builder, has moved his office to 12 East 44th street.

**Architecture** has been added to engineering, medicine and other courses of study approved at Washington for the Students Army Training Corps.

**A. J. Barnes** has been appointed export manager for the Shepard Electric Crane & Hoist Co., with headquarters at Montour Falls, N. Y. Mr. Barnes will also continue to be Director of Publicity.

**Charles B. Grant**, who has been associated with lumber activities in the metropolitan district for a number of years, has opened an office as lumber manufacturers' agent at 156 Fifth avenue.

**Drawings** and models entered for the Architectural League competitions must be at 215 West Fifty-seventh street by Nov. 1. Besides the Henry O. Avery prize of \$50 for sculpture, there is a special prize of \$300 for the best design submitted by an architect, sculptor, and mural painter in collaboration for a jardiniere for the Vanderbilt Gallery in the Fine Art Building.

**An Air-Circuit Breaker Section** of the Associated Manufacturers of Electrical Supplies of New York, was formed at a recent meeting attended by practically all of the circuit-breaker manufacturers. Following are the officers: Chairman, G. A. Burnham, Condit Electrical Manufacturing Company; secretary, H. L. Smith, General Electric Company; treasurer, T. A. McDowell, Westinghouse Electric & Manufacturing Company.

**E. Guy Sutton**, executive secretary of the National Association of Sand and Gravel Producers, has received word from the United States Highway Council that the amendment to Circular 21 of the War Industries Board relating to the continuance of highway work now in course of construction until November 1, 1918, without a permit, applies also to material for the maintenance and repair of existing roads, although

the supplement itself does not specifically cover such work.

**Joseph F. Evans**, of the Wyoming Valley Supply & Manufacturing Company, Wilkes-Barre, Pa., who has served as vice-president of the association during the past two terms, has been unanimously elected president of the Eastern Supply Association for the ensuing year. The other officers elected were as follows: First vice-president, A. M. Maddock, Thos. Maddock's Sons Company, Trenton, N. J.; second vice-president, James F. Conran, Standard Sanitary Manufacturing Company, Pittsburgh; treasurer, Martin Behrer, Behrer & Co., New York; secretary, Frank S. Hanley, 261 Broadway.

**The nominating committee** of the American Society of Civil Engineers has presented its report to the Board of Direction, naming the following candidates for offices to be filled at the annual election Jan. 15, 1919: For president, Fayette Samuel Curtis, Boston; for vice-presidents, to serve two years, Herbert Samuel Crocker, Denver, and Leonard Metcalf, Boston; for treasurer, to serve one year, Arthur Smith Tuttle, New York City; for directors, to serve three years, George Hallett Clark, New York City; Jacob Stinman Langthorn, New York City; Charles Clement Elwell, New Haven, Conn.; Willard Beahan, Cleveland; John Watson Alvord, Chicago, and Carl Ewald Grunsky, San Francisco.

**The War Industries Board** announced that beginning Oct. 1 no roadmaking machinery should be manufactured for six months. Repair parts are expected, as are also machines to be used on various kinds of public works. The text of the order follows:

"Six months from Oct. 1 no roadmaking machinery or any part thereof shall be manufactured except: (1) Repair parts; (2) for work on railroads and other public utilities; (3) for roads repaired by the United States Government the several states, counties and municipalities; (4) for new construction by the United States Government either directly or indirectly."

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**ROCKAWAY, L. I.**—Charles Mead & Co., of 38 Park Row, Manhattan, have been awarded the general contract for extension to the water system at Rockaway, L. I., by the U. S. Government, Lieut. J. T. Matthews (Asst. Civil Engr. in charge), Navy Yard, Brooklyn, N. Y., from privately prepared plans. Cost, \$15,000.

**BINGHAMTON, N. Y.**—The U. S. Government, W. C. McAdoo, Secy., Treasury Dept., Washington, D. C., has awarded the general contract for special repairs to a 3-sty, 60x104, brick and stone court house and post office building at Binghamton, N. Y., to A. E. Badgley, of the Stone Opera House Bldg., Binghamton, from plans by James A. Wetmore, Treasury Dept., Washington, acting supervising architect. Cost, \$30,000.

**FORT HANCOCK, N. J.**—The Amsterdam Building Co., 140 W. 42d st, Manhattan, has been awarded the general contract for the erection of a hydroplane station, to include hangars, barracks, etc., at Fort Hancock, N. J., by the U. S. Govt., Gen. R. C. Marshall, Jr., Const. Div., U. S. N. A., 7th and B sts, S. W., Washington, D. C. Col. F. B. Wheaton, 7th and B sts, S. W., Washington, is appointed advisory architect and Col. F. M. Gunby, 7th and B sts, S. W., Washington, advisory engr. Cost, \$400,000.

**ILION, N. Y.**—Plans have been completed by the U. S. Govt., U. S. Housing Corp., Otto M. Eidlitz, pres., 617 G st. E., N. W., Washington, D. C., for wood, stucco and shingle 2-sty structures of various dimensions, to include 130 single and double houses and dormitories, to house the Remington Arms Co. workers at Iliion, N. Y. The architects are Walker & Gillette, 128 East 37th st, Manhattan, and the engineer, H. C. Weller, of Old Forge, Herkimer, N. Y. Cost, \$750,000.

**FORT HAMILTON, BROOKLYN**—The Glaser Engineering & Construction Co., 31 Liberty st, Manhattan, has the general contract for the erection of a 1-sty frame barrack buildings at Fort Hamilton, for the U. S. Government, represented by

The firm of **C. E. Halback & Company**  
regret to announce  
the death of its President

## C. E. HALBACK

which occurred suddenly  
at his late residence  
October 20th, 1918

**A. W. NELSON, Secretary**

Business will continue as usual



Lieut. Col. R. C. Marshall, Jr., 7th and B sts, Washington, from privately prepared plans.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS & TENEMENTS.**  
**MADISON AV.**—Sommerfeld & Steckler, 31 Union Sq, completed plans for alterations to the 4-sty brick bachelor apartment house with stores, at 154-156 Madison av, for Holworthy Chambers, Inc., Frederick L. Lavanburg, pres., 100 William st, owner. Consists of installing sidewalk elevator. Cost, \$2,000.

**STORES, OFFICES AND LOFTS.**

**WALKER ST.**—Plans have been completed by Louis A. Sheinart, 194 Bowery, Manhattan, for Goldstein & Marcus, Inc., 544 West 145th st, owners, for alterations to the brick, 4-sty, 24x49 store and loft at 69 Walker st, Manhattan, consisting of removing wall and 2 stys, new roof, stairs, front and extension. Cost, \$2,000.

**2ND AV.**—Plans are being completed by the architect in charge, John H. Van Pelt, 381 Madison av, Manhattan, for alterations of a brick, 4-sty residence, 103x43, on the southwest cor 2nd av and 15th st, into trade headquarters for the Cloak Pressers' Union, 228 2nd av, N. Y. City, owner.

**BROADWAY**—Jacob Fisher, 25 Ave A, completed plans for the alteration of the 2-sty brick store and loft building, 30x50, at 1218 Broadway, for Mary A. Fitzgerald, c/o Dwight & Scoville, 62 Cedar st, owner. Cost, \$2,000.

**OLD SLIP**—James W. O'Connor, 3 W. 29th st, completed plans for the alteration to the entrance of the 5-sty brick building at 10-12 Old Slip, for W. R. Grace & Co., 7 Hanover sq, owners. Cost, \$2,300.

**WEST 19TH ST.**—Montrose Morris, 533 Nostrand av, Brooklyn, is preparing plans for the alteration to the 10-sty loft building at 8 W. 19th st, for Kadansky & Levy, 35 Nassau st, owners. Consists of spiral stairway and fireproof enclosures. Cost, \$1,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**  
**NEW JERSEY AV.**—Plans have been completed by Morris Rothstein, 197 Snediker av, Bklyn, architect, for interior alterations to the tenement on west side New Jersey av, 115 ft south Riverdale av, a 3-sty bldg, for Max Wexler of 358 Van Sicklen av, Bklyn, owner. Cost, \$2,000.

**DWELLINGS.**

**WEST 29TH ST.**—Plans are in progress for 2 brick 2-sty residences, 20x60, on west side W. 29th st, 140 ft. n Mermaid av, Bklyn, from plans by Geo. H. Suess, 2920 Railroad av, Bklyn. Fred Martini, 2922 W. 28th st, Bklyn, is owner and builder. Cost, \$12,000.

**COLUMBIA HEIGHTS**—Plans have been completed for interior and exterior alterations to 4-sty bldg (residence) on the east side of Columbia Heights, 240 ft. south of Clark st, for Mendel Presberger of 600 W. 11th st, Manhattan, owner. Julius Harder, 120 W. 32d st, Manhattan, is the architect. Cost, \$2,500.

**WARWICK ST.**—Plans are completed for alterations to a residence owned by T. Hettler, 400 Warwick st, Bklyn, on west side Warwick st, 100 ft north Pitkin av, a frame 2½-sty, 22x48. The alterations consist of a 2-sty extension, 6x14, new porch and new plumbing and fixtures. Louis L. Schillinger, of 167 Van Sicklen av, Bklyn, is the architect. Cost, \$1,000.

**3RD ST.**—Plans have been completed for interior alterations to a 4-sty furnished room building on south side 3rd st, 132 ft west 7th av, for C. C. Walker, of Providence, R. I., owner. H. M. Entlich, of 432 S. 5th st, Bklyn, is the architect. Cost, \$2,000.

**29TH ST.**—Plans have been completed for the erection of four 2-family houses, each 2 stys, 20x60, built of brick, on west side W. 29th St., 140 ft north Mermaid av, Bklyn, for Frederico Martini, of 2922 W. 28th st, Bklyn, owner, and Geo. H. Suess, 2920 Railroad av, Bklyn, is the architect. Cost, \$24,000.

**COLUMBIA ST.**—E. M. Adelson, 1776 Pitkin av, Bklyn, has completed plans for alterations and extension to the store and residence on east side Columbia st, 60 ft north Union st, a 3-sty brick structure, owned by Milton N. Stolitsky, 217 Columbia st, Bklyn, who is also the builder. Cost, \$1,500.

**FACTORIES AND WAREHOUSES.**  
**NORTH 11TH ST.**—Plans have been completed by Thos. Engelhardt, of 905 Bway, Bklyn, architect, for an extension to present 4-sty building, to be used for storage purposes at present, but will be so built as to be available for manufacturing purposes later, on north side N. 11th st, 175 ft. west of Berry st. McKesson & Robins, 91 Fulton st, Manhattan, and 55 Berry st, Bklyn, are the owners. Cost, \$8,500.

**Queens.**

**DWELLINGS.**

**EDGEEMERE, L. I.**—Frank Bedell, Edgemere, architect, has completed plans for two bungalows, frame, 1-sty, 18x24, on the east side of 50th st, 155 ft. south Blvd., Edgemere, L. I. William Wheeler of Edgemere is the owner and builder. Cost, \$2,000.

**FACTORIES AND WAREHOUSES.**  
**METROPOLITAN, L. I.**—Wm. Wrigley, Jr., Co. (chewing gum), 5 North Wabash av, Chicago, Ill., have had plans completed privately for an elevator factory at Metropolitan av, Woodward av and Newton Creek, Metropolitan, L. I. Cost, \$4,000.

**MISCELLANEOUS.**

**ACQUEDUCT, L. I.**—Plans have been completed privately by the Queens County Jockey Club, 399 Fulton st, Bklyn, owners, covering repairs to grand stand at north-east cor L. I. R. R. and Old South road, Acqueduct, L. I. Cost, \$30,000.

**ARVERNE, L. I.**—Private plans have been completed by Walter H. Gahagan, Inc., 147 Remsen st, Bklyn, owners and builders, for the erection of a 1sty frame shed, 181x50, to shipyard at Pine st, west side Ft. Beach av, Arverne, L. I. Cost, \$27,000.

**New Jersey.**

**BANKS.**

**NEWARK**—Guilbert & Betelle, archts., at 665 Broad st, Newark, are drawing plans for addition to banking quarters at 523 Springfield av, Newark, consisting of brick walls, wood roof const., 1-sty add., 22x20, to rear, for Springfield Ave. Trust Co., Edw. E. Gnitchtel, pres., on premises, owner. Cost, \$2,500.

**CHURCHES.**

**NEWARK**—Plans are being prepared by Wm. E. Lehman, of 730 Broad st, Newark,

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archt., for an addition to the church at 24 Alexander st, Newark, a frame clapboards and shingle 1-sty bldg. A 28x18 rear addition is to be made. The owner is St. George's Episcopal Church, the Rev. R. W. Conklin (pastor), 36 Alexander st., Newark.

### DWELLINGS.

NEWARK—Strombach & Mertens, of 1091 Clinton av, Irvington, N. J., have completed plans for a residence at 85 Pomona av, Newark, 2½-sty, 25x28, bldg and a 1-sty ext 5x13 (area of grounds 50x100). Swigard & Schwoerer (carp bldrs) are doing the work for the owners, whose quarters are at 139 Schley st, Newark. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans will be prepared privately for a factory building at Wilson av, Newark, N. J., to contain brick walls, mill construction, wood floors, 1 and 2 stys, 42x390 (walls of first portion are intact). The owners are Rubber & Celluloid Products Co. (Andrew Albright, pres., and in charge). Main office, 56 Ferry st, Newark. Cost, \$50,000.

NEWARK, N. J.—Plans have been completed by Wm. E. Lehman, 738 Broad st, Newark, for a frame and corrugated iron 1-sty, 20x107, tank house at 440 to 468 Frelinghuysen av, Newark, owned by Linden Tanning Co., Philip Frank, pres., on premises. Cost, \$6,000.

NEWARK, N. J.—Plans have been completed by Wm. E. Lehman, 736 Broad st, Newark, architect, for the erection of a 1-sty, 61x107, light foundry building, to consist of brick walls, wood roof construction and wing 20x39, and a 1-sty frame shed, 29x76, at 325 to 335 Bloomfield av and northeast cor 4th st, Newark. Owners are Franz-Holbrook Bronze Co., Christian H. Franz, pres. and treas., brass and bronze foundries of 200 Berkely av, Newark, N. J. Cost, \$15,000.

### STORES, OFFICES AND LOFTS.

NEWARK—Plans have been completed by Edmund C. Stout, archt., 763 Broad st, Newark, for a new front to store at 745-747 Broad st, which call for a brick, 1-sty, 29-ft. frontage, consisting of new plate glass and metal store front with marble bulkheads. Cost, \$2,500.

### Other Cities.

### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Atterbury Motor Car Co., J. R. Spraker, gen'l mgr., on premises, owner, is contemplating an addition to the plant at Elmwood and Hertel avs, Buffalo, N. Y. The owner may draw private plans for the project, but it is undecided when the work will commence.

### CONTRACTS AWARDED.

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

### DWELLINGS.

MANHATTAN—A general contract has been awarded to Patrick J. Murphy of 371 E. 144th st, Manhattan, for work, to start at once, on a garage and residence to be altered from a stable and residence at 89 Jane st. The structure, which is at present a brick, 2-sty, 23x84 edifice, is to be altered by removing floor of ext and removing wall of 1-sty and installation of new bath room and stairs. Archibald McInnis of 85 Cortland st, Manhattan, is the owner, and Moore & Landsiedel, 148th st and 3d av, Bronx, are the architects. Cost, \$5,000.

PELHAM BAY, N. Y.—A general contract has been awarded to Stevenson & Cameron, 37 West 25th st, Manhattan, for the erection of a field director's residence at the Training Station at Pelham Bay, N. Y., from privately prepared plans, to be a 1-sty frame, 24x30 bldg. American National Red Cross, John Magee (in charge), 44 E. 23d st, Manhattan, is the owner. Cost, \$3,500.

OSWEGO, N. Y.—A general contract was awarded to Stevenson & Cameron, of 37 W. 25th st, Manhattan, for the erection of a field director's frame, 1-sty, 24x30 residence, from privately prepared plans, at Fort Ontario, owned by the American National Red Cross, John Magee (in charge), 44 E. 23d st, Manhattan. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

MANHATTAN—Vacuum Ash & Soot Co., of 2 Rector st, Man, has the gen contr for

a 1-sty (fireproof), 30x30 boiler house at 9th and 10th avs, bet 58th and 59th sts. Roosevelt Hospital, owner, on premises. Moore & Landsiedel, 148th st and 3d av, Bronx, are the archts. Cost, \$3,000.

MANHATTAN—The Hagen Const. Co., 640-42 Water st, has been awarded a general contract for alt from a 5-sty brick, 44 x64, tenement to a storage, at 640-42 Water st, Man., to consist of removing partitions, stairs and front wall of 1-sty, new beams, brick piers and steel girders for stairs. James Holdey, of 641 Water st, is the owner, and Louis A. Sheinart, 194 Bowery, is the archt. Cost, \$5,000.

BRONX—H. Wales Lines Co., of 134 State st, Meriden, Conn., has the gen contr for an extension to the brick, 1-sty, 200x43 engine house at s s 132d st, 147 ft e of Brook av, Bronx N. Y., N. H. & Hartford R. R. Co., W. G. McAdoo (dir. gen'l of R. Rds), Washington, D. C., are owners, and F. W. Meller, c/o N. Y., N. H. & Hartford R. R. Co., New Haven, is the architect.

BROOKLYN, N. Y.—The Gibbons Co., 318 Columbia st, has been awarded a g. c. for alt and add to a brick wall, concrete floor, 2-sty, 25x75 factory, consisting of a 1-sty top add and general int alts, at s s Harrison st, 100 ft w Columbia st. Harland & Little (John C. Harland in charge), 81 New st, Man, being the owner. Cost, \$5,000.

MANHATTAN—The Butler Co., 18 W. 34th st, Man, has g. c. for alts to factory at 339-41 E. 46th st, Man, which is at present a 4-sty, 40x100, having brick walls and concrete floors and to be alt to have a 1-sty ext as well as gen'l int alts. The owner is the Coco Cola Bottling Co., Chas. E. Cullsepper (pres.) on premises and the archt is Walter B. Wills, 1181 Myrtle av, Bklyn. Cost, \$2,500.

MINEOLA, L. I.—Stevenson & Cameron, of 37 W. 25th st, Man, have the g. c. for a storage building at Camp Mills, Mineola, L. I., from private plans, for a 1-sty frame structure, 30x80. Is owned by the American National Red Cross, John Magee (in charge), 44 E. 23d st., Man.

PHILLIPSBURG, N. J.—A general contract has been awarded to the Austin Co., of 1611 Euclid av, Cleveland, O., for the erection of a storage bldg at Phillipsburg, N. J., from private plans calling for a brick concrete and steel 1-sty structure, 80x60. The owner is Ingersoll, Rand Co., Phillipsburg, and 11 Broadway, Manhattan; Geo. Doudleday, pres., and C. Frank Schwep in charge for owners. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN—David Morison, 119 W. 33d st, Man, has been granted the g. c. for alt to office bldg and bank, consisting of enlargement of banking fixtures and int alts, at 1 Madison av, Man., owned by the Metropolitan Life Insurance Co., 1 Madison av, N. Y. C., John R. Hegeman, pres. The lessee of the bank is the Metropolitan Bank, 308 4th av, Man (Hy. Ollesheimer, pres.; Wm. M. Perkins, Gilbert B. Sayres and Altijah M. Dederer, vice pres). D. Everett Waid, 1 Madison av, Man, is the architect.

### MISCELLANEOUS.

OSWEGO, N. Y.—Stevenson & Cameron, 37 W. 25th st, Man, has been awarded the general contract for the erection of a Red Cross, 1½-sty frame, 100x100 building (type "D") at Fort Ontario, Oswego, N. Y., from private plans, for the American National Red Cross, John Magee, of 44 E. 23d st, Man, in charge.

### TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL FOUNDERS ASSOCIATION will hold its annual meeting in New York City, November 13-14, at the Hotel Astor.

NATIONAL HOUSING ASSOCIATION of 105 East 22d st, New York City, will hold its annual convention, November 25-27, in Boston.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL ASSOCIATION OF GENERAL CONTRACTORS, with temporary headquarters at 51 Chambers st, New York City, will hold its organization meeting at Chicago, November 20-21.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1918. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

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