

REAL ESTATE RECORD AND BUILDERS GUIDE.

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RENTING CONDITIONS ON WASHINGTON HEIGHTS

Brokers Report Practically No Vacancies—Coal Shortage Is Not Relieved—Building at Standstill

DURING the past eighteen months an unprecedented wave of prosperity has swept over Washington Heights. The demand for three, four and five room apartments far exceeds the supply, and as the outlook for improvement in the way of new buildings is dubious, realty men are maintaining their offices and help on the commissions received from collections of rent and management of properties. There has been no new building during the year, due in a large measure to the condition of the material market; the inability to obtain skilled mechanics or even labor, and also because financial institutions will not lend money for building while conditions remain as they are at present.

For the purpose of getting a line on realty conditions in this section of the city, a Record and Guide representative interviewed a number of the real estate brokers handling property on Washington Heights, and in every instance the reply was the same, "Everything rented. No vacancies. Demand far exceeds the supply."

J. S. Maxwell said: "Out of 2,000 apartments managed by me there is only one to rent and that has only been vacant one day. I have several hundred applicants for it. The demand is exceptionally good in spite of the fact that rentals are high. Of vacant parcels there is a scarcity. I can think of at this moment but a few. One in 136th street, between Broadway and Riverside Drive, another in 140th and 141st streets, between Broadway and Riverside Drive, a fifty-foot plot on Hamilton Place and the Hamilton plot, now owned by the Board of Education and not in the market.

"There is no building going on because of the present conditions of the material market and the scarcity of labor. The coal situation has been our principal worry this winter, but our houses have all been heated and we have had no complaints from our tenants. On Saturday last we carted seventy-eight tons of coal and distributed it among our properties. We can get the coal if we haul it ourselves and this we have had to do.

"The present is the only time I can remember in my experience that we could be so independent. We hold out no inducements to prospective tenants to rent, or to present tenants to remain. Collections are good so that we are more or less contented."

Eugene S. Van Riper, of the firm of F. R. Wood, W. H. Dolson Co., said: "The properties we manage, which include some of the largest on the heights, are one hundred per cent. rented. We have not a single vacancy in apartments, stores, basements or sub-basements. The demand for apartments is heavier than the supply, greater than in ten years for this season. We have nothing to offer, although daily we receive many applications.

"We have had so many applications that we have deviated from our custom of years' standing and offered to take over properties of other brokers and rent them for them, but they are in the same position as we are, nothing to offer.

"Our tenants have built up our business and we naturally stand by them in every way. We have been endeavoring to raise rentals to what we deem the proper figures, and to this end have partially readjusted rentals and in every instance to the entire satisfaction of the tenants. We haven't had a fire go out in one of our houses this winter and have purchased car loads of coal and delivered it, frequently taking our office forces to do the work.

Attractive Bargains Possible.

"The sales market is picking up, but as there is little vacant land we do not expect much from this source. Now is an excellent time for people with ready cash to acquire some attractive bargains. Money is hard to obtain for building, but this condition prevails everywhere. So great is the demand for apartments here that we were able in several instances to rent apartments on Convent avenue without making any repairs. This is an unusual condition. Convent avenue is the best section of Washington Heights, and some locations on this avenue are superior to some on Riverside Drive. Prices on Convent avenue and the Drive are about the same."

Martin H. Cohen, of S. Werdenschlag and Martin Cohen Co., said: "Renting is good, but sales are few. We haven't anything to rent and little to sell. The demand for small apartments, three, four and five rooms, is unusually heavy and we could rent 200 apartments today if we had them. We make no concessions like we used to.

"There is no building going on because of the market conditions of material and the scarcity of labor, and we do not expect anything doing in the building line for some time to come. Rentals have been increased since last year, but increased rentals do not mean larger incomes. People expect more nowadays for their money and we must spend more on taxes, upkeep and other expenses, hence my statement that increased rentals does not mean larger incomes."

Worry of Fuel Situation.

James E. Taylor, of DuBois & Taylor, said: "The demand for property on Washington Heights is greater than at any time during my experience here. Our properties are one hundred per cent. rented and the number of applications for three, four and five room apartments is good, especially for this time of year. Our tenements are all rented, and the few stores and offices we have vacant remain so because of the high prices asked.

"The coal situation has been our principal worry this winter, and it is worse today than it has ever been. It is getting worse daily, and there seems to be no relief in sight.

"We get little coal and what we do get we have to haul ourselves. We have managed to keep our buildings heated, however, and have not lost a tenant.

"Plumbers, steam fitters, even common labor, is hard to get, and we have been put to severe strains in fixing frozen water pipes and other damages in our buildings because of this scarcity.

"If the material market was more settled and the labor question less severe

there would be some building going on around 157th street, but this is impossible at present and so we must worry along without new buildings to take care of the many applicants for apartments we daily receive and turn down.

"I don't look for any building boom in the near future. There is a healthy market for rentals and were it not for the heavy operating costs and coal shortage owners would be on easy street."

At the office of Freidus & Co., a representative said: "We have no apartments to rent at all. Everything is rented up and daily we turn away people by the dozens. Coal is our principal care just at present and will continue to be we expect for some time. There are no sales being made and building loan money is hard to obtain. The few stores we have vacant remain so because of the prices asked."

George F. Mahnken, of George F. Mahnken & Co., said: "All our apartments are rented. Once in a while we get an apartment to sub-let and are perplexed as to which one of our waiting list is to be favored. Coal is our sole worry just now. We are trucking and delivering it ourselves. Labor is hard to get, plumbers and other mechanics cannot be hired at any price, and in several instances we have had to do repair work ourselves when the urgency of the case demanded."

L. J. Phillips, of L. J. Phillips & Co., said: "We have a few eight-room apartments to rent and a few even larger, but the demand is for three, four and five-room apartments and we haven't got them. Although we have been put to great expense, worry and inconvenience getting coal, none of our houses have been cold. We are curtailing as far as possible the consumption of coal in compliance with the request of the fuel administrators and have had few complaints from tenants in consequence.

"There is no local inquiry for sales or exchanges and while the market is quiet. I have noticed a little more activity of late. Another building boom will use up all the vacant land here just as it did in 1906 and 1907. We have demolished a few old buildings on the heights and as soon as conditions are anyway near right we will replace them with modern houses and can fill them as quickly as they are finished.

"I know of several builders who are ready to start operations as soon as conditions are right, but who cannot be expected to do anything under existing conditions. If I could arrange loans I have builders who would buy. We find it hard to get help, such as elevator boys, laborers, plumbers, steam fitters and even janitors, and often have to do work ourselves. We have had no vacancies because of the lack of coal and heat in our buildings. Some tenants, of course, are unreasonable in their demands, but in a majority of cases they understand conditions, appreciate the fact that we are doing our best and don't complain unnecessarily. Our tenements are all one hundred per cent. rented and the few stores we have vacant remain so because the time is not right for opening new stores.

"If the proposed scheme to open up

Riverside Drive, from 165th to 177th street, goes through great relief will be afforded. The Seventh avenue line should help materially and the Fifth avenue bus line has been responsible for a great deal of the prosperity that has come to Washington Heights more than anything else I can think of. I hope the Fifth avenue line receives a permanent franchise, although I understand Mayor Hylan is opposed to it. Two new elevators, at 181st street, would help considerably if we have to do without the bus line, but if we get neither I don't know what we will do."

W. Willard Babcox, of Duff & Brown Co., said: "Everything we have is one hundred per cent. rented. We handle about one hundred pieces of property. The demand is constantly increasing and we have stopped asking names and addresses of applicants to put on a waiting list, because it entails too much work and the outlook is too uncertain. We receive about twenty-five applications a day for apartments of three, four and five rooms, but have nothing to offer. What sales have been made lately have been for cash and the few exchanges made have been by professionals.

"There is no building going on and I do not look for any while material remains at the present level and labor so hard to get. Coal is our sole worry, and while we have managed to get some we never could get enough to fill our bins and provide a reserve supply. Only two of our houses were without heat this winter and those only for one day."

August Schramm, of Moore, Schutte & Co., said: "Although the renting season is over, we are daily turning away applicants because we have nothing to rent. We have made a few sales recently of private houses, but consider those sales more luck than anything else. Rentals are good and the demand far exceeds the supply. Building loan money is hard to get, so I don't look for any building activity for a long time to come. People are holding on to their money these days, not knowing what will happen next and they won't invest.

"The coal situation is our principal worry and while we can get coal, some coal, we must haul it ourselves. Last Saturday I shoveled ten tons from trucks to cellars. The coal we do get is of an inferior quality, and in one case where I was able to purchase six tons, saw it weighed before my own eyes, we were able to use only two tons of it, the rest was dirt, slate and slag.

"Rentals are better than they have been since 1910, when I first started in business, but we have exhausted the supply and until new buildings are erected, there is no relief in sight, so that brokers will have to content themselves with the commissions they receive on collections and any stray sales or exchanges they are able to consummate."

Staten Island Transit.

Emphatic directions have been given by the Public Service Commission to the Staten Island Rapid Transit Railroad Company and the Richmond Light and Railroad Company to provide such additional facilities as may be necessary to care properly for the large number of men employed at shipbuilding plants on the north shore of Staten Island, some of whom are engaged in Government ship construction work of the highest importance. Complaints have been heard by the Commission for some time that the service provided on both the Rapid Transit and the trolley lines was insufficient to handle the traffic presented and that with the coming of spring several thousand additional workmen would be employed at the shipbuilding plants, requiring still better transportation facilities. In order to insure the provision of proper facilities, the Commission may ask Director General McAdoo to take possession of and operate the two lines in question. That the Commission stands ready to do this if the companies do not forthwith increase their service and facilities to meet the Government needs was the definite intimation given to the companies.

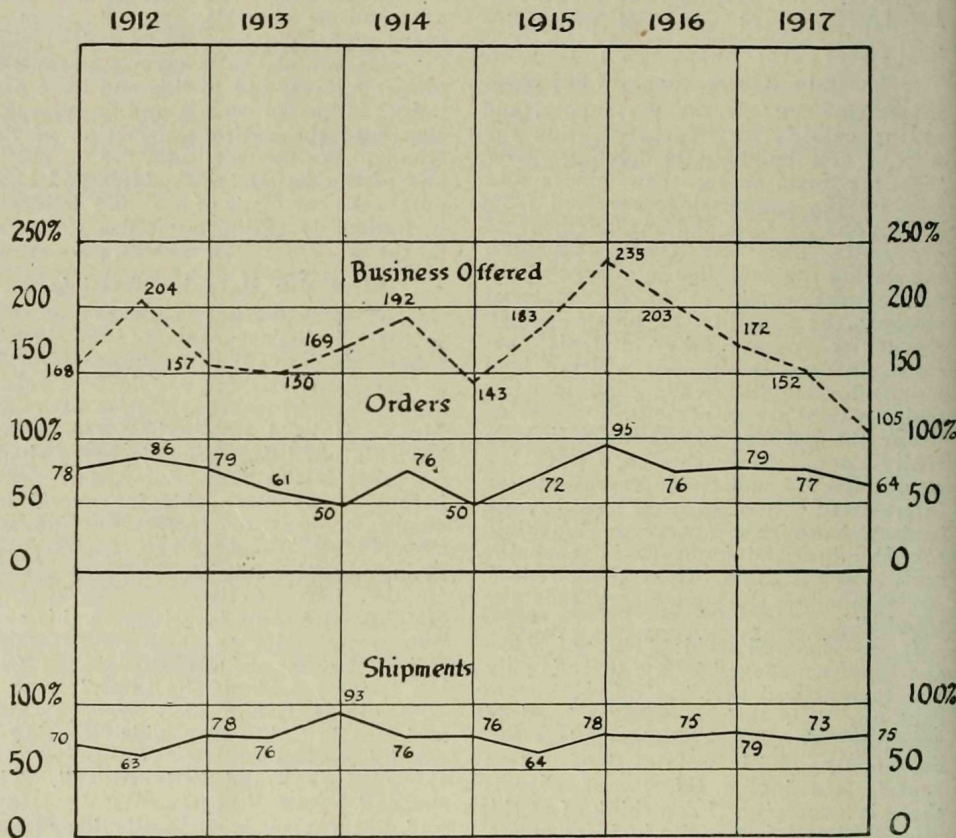
BRIDGE BUILDERS AND STRUCTURAL SOCIETY MAKES ANNUAL REPORT

RECORDS of the Bridge Builders & Structural Society, as collected by George E. Gifford, its secretary, show that during the month of December 114% of the entire capacity of the bridge and structural shops of the country was contracted for. The accompanying chart shows a graphical representation of business of the Society for the six years 1912-1917. The chart includes only the business of the members of this society and not the country as a whole. Following are excerpts from the annual report of the secretary, presented at the annual meeting on January 18:

"We little thought twelve months ago

sents almost the entire independent capacity of the country, not only of structural shops, but also of plate and tank shops. Headquarters have been established in Washington and a secretary installed therein, giving constant attention to the requirements of the Government and the interests of the fabricators.

"The period of depression which has followed the entrance of the United States into the war, causing the practical suspension of all the commercial business in fabricated steel, has resulted in the sales for the year 1917 falling considerably below those for the years 1915 and 1916. Our figures for the year, compiled from reliable sources, show



GRAPHICAL REPRESENTATION OF BUSINESS OF THE BRIDGE BUILDERS' AND STRUCTURAL SOCIETY SINCE 1912. 100% REPRESENTS APPROXIMATELY 360,000 TONS.

that a large proportion of our capacity would today be devoted to the building of ships, but the fact that such is the case shows the versatility of the men controlling our industry and their devotion to the needs of our country. We have seen the normal business of the fabricated steel industry practically laid aside and new fields entered, not only that our best endeavors may be given to our country, but because the ordinary lines of business have been, to a great extent, shut off and it has been necessary to seek new lines in order to provide work for our shops.

"Added to the great requirements of the Government and the maximum of speed which it requires in the output of its material, unusual labor, transportation, fuel and weather conditions have been faced, so that the successful management of a fabricated steel plant has been anything but a sinecure.

"Due to the influence of this Society, practically the whole fabricating industry has united in proffering aid to the Government. As long ago as last May our men saw that our assistance would be needed and formed a 'War Aid Committee' which, in spite of discouragements, was continued, with some changes of plan, until it was seen that it had outgrown this Society and should be representative of the entire independent industry. It then called a convention of fabricators, which met in Pittsburgh on November 27, and the aid of the industry was enthusiastically pledged. The organization called the 'Steel Fabricators of the United States,' which was then formed, now repre-

that the total sales of fabricated steel for the year 1917 amounted to 1,285,000 tons as against about 1,500,000 tons for both 1915 and 1916. This amount is probably less than it should be because the collecting with accuracy of statistics on fabricated ships seems to be well nigh impossible.

"The work of the Society during 1917 went on with little or no change so far as the operation of the 'open price plan' with its attendant reporting features is concerned. The present rules seem to be well established and satisfactory to all our members. Attempted extensions do not meet with much favor.

"A year ago the ruling prices for plain material were 3.10c. for shapes and 3.60c. for plates Pittsburgh base. From that time they advanced through various steps to an asking mill price of 4.00c. for shapes and 4.50c. for plates, but with actual quotations for plates anywhere up to 10.00c. and 12.00c. per pound with most quotations based on an average of about 6.00c. In the autumn the Government stepped in and fixed the prices for plain material at 3.00c. and 3.25c.—base Pittsburgh and Chicago. These prices have been accepted without demur by the mills and are the ruling base prices today. The effect of fixing of prices has not stimulated materially general buying, but this is due to Government priority requirements which make it almost impossible for the general purchaser to secure deliveries, as well as the financial situation which makes it difficult or impossible to secure capital for commercial or speculative building."

MEASURES AFFECTING REAL ESTATE

Bills Which Have Been Approved or Disapproved By Committee Appointed By Real Estate Board of New York

A NUMBER of important bills were acted on at the meeting of the Real Estate Board's Legislation, Taxation and Real Estate Laws, held last Wednesday, January 30.

Both of Assemblyman Amos' bills for a moratorium—one general and one applying to persons in the Army and Navy, are opposed on principle and as to the details. The constitutionality of state legislation of this kind is seriously questioned, and it is urged that if such legislation is in any case to be enacted it should be in the form of a Federal enactment.

Senator Gilchrist's bill relating to the investment of trust funds in parts of mortgages, is a bill similar to the one which the Real Estate Board opposed last year, but finally approved when the objectionable feature relating to guarantees were eliminated, and is opposed.

An amendment to the Mercantile and Manufacturing Corporations Law of 1917 is opposed because it would permit certain claims in variation of the returns made to the Treasury Department.

The Real Estate Board disapproves Senator Wagner's bill for the control, purchase and price fixing of ice by the city through agents of the State Food Commission. Detailed action taken by the Legislation Committee of the Real Estate Board on bills considered at its meeting of January 30 is as follows:

Senate Int. 71, Gilchrist. This amends Section 111, Decedent Estates Law, and Section 21, Personal Property Law, by providing that trust funds may be invested in parts of mortgages under certain conditions.

Last year Senator Gilchrist introduced a bill similar to this and after very careful consideration it was amended by the Real Estate Board (Senate Int. 1463), and passed, but was vetoed by the Governor. The features to which the Real Estate Board objected last year reappear in Senate Bill Int. 71. Under its provisions only a trust or title corporation can hold the muniments of title, guarantees and payment and insurance policies, etc., for the benefit of the trustees and other persons concerned, and for that reason it is again disapproved by the Real Estate Board. Senator Gilchrist has introduced another bill, Int. 72, which closely resembles the bill which the Board approved last year, and this second bill is being given further consideration by the Board.

Senate Int. 117, Emerson. (Same as Assembly Int. 142, Judson). This is an amendment to the law taxing manufacturing and mercantile corporations passed last year. The law of 1917 provides that the net income upon which a tax must be paid should be that shown in the last return made to the United States Treasury Department, with provisions for correction and change if the return to the United States Treasury is corrected or changed by the Commissioner of Internal Revenue. The proposed amendment adds that if the corporation shall claim that such return is inaccurate, it shall pay a tax only on the basis of the amount claimed by such corporation to be the net income for such period, with provisions for audit by the Tax Commission.

The bill should be opposed as vicious legislation. Obviously, if the return were inaccurate because the corporation had understated its actual income, that fact would never be called to the attention of the State Tax Department. The presumption is that the statement made to the United States Treasury is correct and no variance from such statement of income should be allowed to the corporation unless it has, through the proper Federal authorities, corrected or changed its Federal return.

Senate Int. 122, Slater. (Same as Assembly Int. 173, Fitzgerald.) This is a concurrent resolution adding new Section 4 to Article 14 of the Constitution, providing that no convention or Legislature of the State shall act upon an amendment to the United States Constitution proposed by Congress unless such convention or Legislature has been elected after such amendment is submitted.

This bill is approved by the Board. The objects sought by the bill are now

secured by like procedure in several States of the Union. It is a proper safeguard to have such proposed constitutional amendments submitted to the Legislature composed of men elected before the proposed amendment was submitted to Congress so that when these men are running for office it would be incumbent upon them to explain to the voters their stand as to the proposed amendment.

Assembly Int. 71, Amos. Providing a moratorium during the war. It empowers the court to suspend or stay executions, orders, decrees, levies, right of entry, foreclosure, lien, power of sale, forfeiture or default where the party against whom the same is executed or enforced is unable to make satisfaction because of circumstances caused by the war. The moratorium does not extend to the recovery of taxes, assessments or public dues, wages or salary, or moneys due in any trust or fiduciary capacity. And *ALSO Assembly Int. 139, Amos.* Providing for a moratorium on certain classes of property in favor of soldiers, sailors and marines in active service of the State or United States and their dependents, and in favor of other persons under certain circumstances during the war.

Both these bills are disapproved. They would provide a moratorium on certain classes of obligations in favor of certain classes of people. Bill No 139 includes persons in the military or naval service of the United States and their dependents, and any other person who may be able to demonstrate to the court in which an action may be pending on account of such obligation that he is unable to satisfy the same by reason of circumstances directly attributable to the existing war. There is a constitutional prohibition against the passage of laws that impair the obligation of contracts. A law which would suspend indefinitely the collection of a debt on a contract apparently impairs the obligation of such a contract. No doubt the proponents of the pending measure appreciate this, but hope that the war will be over before the courts of last resort can finally pass upon the legality of the propositions, and that, meanwhile, the litigation aimed at will be automatically held up. This phase of the matter makes it important that the expediency of enacting one or the other of the proposed bills be carefully considered. Comparatively few of the men now in the military or naval service have financial obligations outstanding. Those of them who have should, of course, be fully protected against rapacious creditors. Were the operation of such a measure confined to those for whom we all feel a patriotic interest, there would be no serious objection to its enactment, even if it should develop later on, that the law is technically invalid. But the pending propositions go further than the protection of the rights of soldiers and sailors and their dependents, it applies to all persons who, "by reason of circumstances directly attributable to such war," are unable to meet their obligations. The majority of people are affected more or less by conditions incident to war times, and it hardly seems reasonable to extend the proposed moratorium so generally since its effects will be to promote financial irresponsibility, swamp the courts with applications for moratorium stays and, by unsettling business conditions, create a general lack of confidence that might eventually cause a wide-spread panic. Consideration of such hazardous legislative propositions as these bills present demonstrates that the country is in quite as much danger from a breakdown of its economic machinery as it is from its enemies in arms. If moratorium legislation of any description be necessary, let us have it from Congress, upon the recommendation of the President. No state legislation should take upon itself the responsibility of enacting a statute that might readily produce a national disaster by unsettling business conditions within the immediate field of

its application and this is particularly true of the legislature of the State of New York.

Assembly Int. 141, Karlin. Amending Sub-division 1, Section 2231, and Section 2236, Civil Code, relative to summary proceedings to evict employees by providing that the janitor or superintendent of an apartment or boarding house shall not be removed from the premises by the employer until notice has been served on him at least ten days.

This bill is disapproved. This is a wholly unnecessary and unreasonable bill, and would be a source of serious embarrassment and inconvenience to the tenants of tenement houses and apartment houses in that, for the period that would be involved in evicting a dishonest or insubordinate janitor and making room for one to move in his place, the service which the superintendent or janitor ordinarily gives to the tenant would be absolutely and wholly neglected. It is the established and universal custom for a superintendent or janitor to move in upon the beginning of his employment, and if the outgoing superintendent could not be evicted except upon a ten days' notice, and after that, the time taken for the service of a summons and the further time given by the court, the tenants would receive no service in the way of heating, hot water, removal of garbage and rubbish, and the doing of the ordinary cleaning of those parts of the premises, interior and exterior, which falls upon the superintendent or janitor. After a superintendent or janitor got notice that he would have to go he might be insubordinate and negligent and might commit very malicious depredations upon the property and vindictively annoy the tenants. This is not a conjectural theory but is based upon the experience of real estate managers, agents, owners and tenants. This bill should be opposed and defeated. It might be serviceable to some janitors, but would also result in gross inconvenience to thousands of tenants.

Assembly Int. 153, Goldberg. Amending Section 23, Transportation Corporations Law, by authorizing the Public Service Commission to fix a maximum fare for passenger for a continuous ride over the whole or any part of the routes owned or operated by bus companies in cities of the first class; but such fare shall not exceed ten cents.

This bill is disapproved. It takes away the ten-cent fare in such bus conveyances now established by law, and leaves it to the Public Service Commission to fix a maximum fare. The present arrangement seems to have operated very satisfactorily to the public and the bus companies. As these companies get their franchises from the city and pay the city authorities for their use of the streets, the Public Service Commission should not have the right to fix the fare. It is contrary to the principle of Home Rule.

Assembly Int. 240, L. W. Johnson. Amending Section 62, General Business Law, by providing that persons selling bronze or brass castings to junk dealers, shall give a statement as to whom, where and from whom the property was obtained and other information.

This bill is approved as a measure intended to assist in remedying an annoying feature in the care of real estate. The present law requires junk dealers to obtain a signed statement from the seller of certain metals, giving the seller's name, address and certain information concerning the article sold; and to forthwith file such statement with the proper police authority. To the list already covered, namely, metal in pigs, copper wire and brass car journals, the amendment adds bronze or brass castings or parts thereof. This amendment, if enforced, should make it less easy for the thief to dispose of brass, fire nozzle connections, faucets, valves, etc., so commonly stolen from buildings in course of construction and from finished structures to which access may be easily had.

BUILDING REVIEW FOR JANUARY

Bad Weather Conditions, Monday Shutdowns
And Other Factors Have Retarded Operations

THE building situation in Greater New York and adjacent territory has been circumscribed by unusually trying conditions during the past month. Admittedly, this season of the year is not normally an especially active one in the building line, and much of the dullness prevailing in private construction operations must be discounted for this factor of season. However, January this year has been an exceptionally bad one as to weather conditions. When transportation was already strained to the point of crisis, came heavy snows and sharp cold waves, which have prevailed throughout the month. Naturally with fuel shortage and inability to secure an adequate supply of truck labor, these exceptional conditions have not been conducive to starting building operations that could possibly be postponed.

As will be observed in the record of permits issued week by week in the five Boroughs of the city the value of the same was consistently below last year. The figures given include alterations as well as new buildings.

	1917.	1916.	Per Cent.
1st week.....	2,529,915	2,866,125	-12%
2d week.....	671,400	2,579,957	-74%
3d week.....	1,320,015	2,618,541	-49%
4th week.....	1,512,620	2,694,413	-40%

In spite of the rather disappointing conditions that have maintained, there is a marked feeling of improvement in the situation. There have been developments during the past month, and especially in the last week or so, which lend a decidedly more optimistic hue to the outlook for building in and about Greater New York. In the first place it is generally conceded that the efforts of the Government to clear up the unprecedented railway congestion, if successful, as it now looks, will prove a boon to all industry, and surely not the least to profit will be the building and allied trades. Transportation is mainly responsible for the jumpy market conditions, which have caused so much trouble and upset so many calculations among builders. Any relief in this direction therefore will be doubly welcome.

Another reason for a more optimistic sentiment is the rapid development of the movement which is now under way to supply adequate housing facilities for laborers and mechanics in the crowded manufacturing sections, both in and around New York City and throughout other busy centers of the nation. Especial interest attaches to the plans of the Emergency Housing Committee for establishing the movement on a comprehensive scale. Millions of dollars are to be spent in providing such houses during the coming months. The building industry sees in this a welcome outlet for much of the pent-up energy of the past few months of slack building.

Still another optimistic feature of the outlook for construction not only in Greater New York and surrounding territory, but also for the nation at large, is the announcement of plans for Government building, which completely outstrip anything hitherto attempted. Tentative estimates of the amount to be expended in various types of Federal constructive directly and indirectly furthering the military establishment, show that this work alone is going to amount up to a total value nearly equal to all domestic building started during the past year. Plans are already under way for a number of Government structures in this vicinity which promise to keep supplies of materials moving and labor active for a considerable period.

One noticeable tendency in the realm of private building has developed of late, and this promises to continue to grow. It is the increasing volume of alterations being made on existing structures. The demands which are constantly arising

out of war conditions have brought about many additions to old buildings and the provision of greater capacity or changed construction for many commercial and industrial establishments in and about the city. In fact, this type of work has formed a large part of private building operations during the past few weeks. As time goes on it bids fair to increase rather than subside.

Opinion is that the low ebb of building has been passed and that from now on improvement should mark the path of the industry. There is little disposition to expect really noticeable prosperity until spring comes and the snow-bound country is shaken free of its icy fetters. Then there is every reason for confidence in the situation. The forces are gathering now. They will break down the barriers with a rush at the first favorable opportunity.

As regards the market for materials and supplies, January has been a month of quiet demand and firm prices. In spite of the slowness of new building, Hudson River common brick made two advances. During the first week of the month, prices ranged from \$7.75 to \$8.25 a thousand, and these prices were merely nominal, no sales being made. While conditions did not improve very much from the standpoint of inquiries, nevertheless, by the end of the second week of January, brick was quoted at \$9.00. During the third week only two barge loads were sold, showing that the demand had not picked up to any noticeable extent. Nevertheless, during this period brick prices jumped up to \$10.00 and have since maintained this figure. Inability to get the brick down the river because of its frozen condition, and a reduced reserve at the wholesale docks has much to do with this firming up tendency. From all present indications very little improvement in the situation is in sight, for some weeks to come. Should the building demand pick up suddenly, it is possible that the strain upon the market would cause even further advances. However, there is little danger that supplies would not be sufficient to care for any sudden increase in building demand.

Portland Cement.—Demand for cement has been quiet during the past few weeks, owing to the paralyzed condition of construction operations. Intense cold and ice has hindered business of the cement interests rather markedly. Prices for Portland domestic cement have advanced 3c. per bbl. The current quotation is \$2.15 per bbl., wholesale lots, alongside dock.

Lumber.—The general chaos in transportation has been the governing influence in the lumber market during the past few months. This condition has been particularly felt during the late weeks of heavy snows, cold, and other factors making for railway congestion. Demand has been quiet as far as ordinary building requirements are concerned. Federal construction has been a very important source of demand for lumber, particularly the larger sizes, and prospects are for continued activity in this end of the trade. Manufacturing consumption is larger by far than in normal times, although of late the enforced holidays have, of course, reduced this business to some extent. Prices have remained firm with some tendency to advance. Some difficulty has been experienced in filling orders because of the extremely unsatisfactory freight situation, and no doubt a considerable part of the present firmness is due to transportation conditions. However, with the coming of spring there are evidences of big demand for lumber from many sources. Certainly nothing is now in sight to indicate recessions from current price levels.

Sand and Gravel.—Supplies of sand and gravel in the city are low. During the recent weeks it has been impossible to get the scows through to the docks because of frozen waterways. Although

demand has been uniformly light, prices underwent radical changes upward, and this material is now quoted at a minimum price of \$1.25 per cubic yard. This is an increase of over 100% above the former price.

MARBLE CONVENTION.

Association Holds Annual Meeting and
Elects New Officers.

THE sixteenth annual convention of the National Association of Marble Dealers was held at the Murray Hill Hotel on January 15 and 16. The following officers were elected for the ensuing year: President, J. J. McClymont, Grant Marble Co., Milwaukee, Wis.; vice-president, I. P. Morton, Bradbury Marble Co., St. Louis, Mo., and treasurer, James M. Taylor, Taylor Marble Co., Chicago, Ill.

Charles L. Hilgartner, the retiring president, reviewed the activities of the association for the past year and said, in part:

"Our association has made progress during the past year. We have had peace with our employees, with the exception of occasional demands in the shops for increase in pay, which occurrence could not be well avoided during these troublesome times. I presume that most of those approached saw the necessity of granting a reasonable advance. The steady increase of supplies of all kinds has affected to a great extent our employees, as well as ourselves, and we consequently must expect to advance wages, in order to overcome the advanced cost of living.

"Where we have to deal with the setters, I am glad to say that we have had no trouble whatever; in fact, since our arrangement with the B. M. & P. I. U., we have had no trouble on the buildings, as they have generally lived up to the smallest detail of their agreement. It was probably a surprise to some of our members when they were notified in August of the advance which was granted to the setters of 25 cents a day.

"The Code of Practice continues to work out satisfactorily. While we have had a number of cases to contend with, the outcome proved the full efficiency and practicability of our Code. It has been favorably commented upon in many quarters. The National Builders' Exchange has indicated its intention of recommending and adopting a Code of Practice containing many of the features found in ours. The contractors and architects are becoming more accustomed to our rules of bidding and conditions noted on proposal, which are required to become part of contract, and, in my opinion, it is a matter which depends only upon the backbone of each member, which will result in the universal adoption of our Code of Practice and bidding conditions.

"I would like to call attention principally to the importance of having an opening date fixed in all cases. It is not enough to take for granted that the dates noted on the postal cards which are usually received from general contractors are correct, and it is my idea that the secretary should make it a point to have the absolute date fixed by the architect, that every member should insist upon the architect or contractor himself as to an opening date, after which he will consider no other bids.

"We have taken up the question whether some of our members, who are disposed to do so, could utilize their plants, or a part of the same, in the manufacture of some article which is required by the Government, for the reason that owing to the lack of orders some of the plants will have to close down for want of work. The Government has a commission appointed to handle this question, and I feel that we should take immediate steps to organize a committee from our members whose task it will be to tabulate all of the plants of our members, giving capacity, description of buildings, available power, etc., which list could be shown to the respective Government officials should any use be found for our idle plants."

BUILDING MANAGEMENT

RESULT OF TESTS TO CONSERVE COAL, CONDUCTED BY BUREAU OF MINES, WASHINGTON

In order that there shall be the greatest economy in the burning of bituminous coals for heating the different Federal buildings throughout the country, The Bureau of Mines, Department of the Interior, has conducted a series of tests with some of the widely used bituminous coals and has printed recommendations based on these tests. Fortunately, the recommendations will also apply to those having charge of private buildings and apartment houses. The recommendations on how to burn bituminous coals economically in these large house-heating boilers are as follows:

1. In burning bituminous coals in large house-heating boilers the fuel bed should not be seriously disturbed until the coal has become well coked, that is, until the gassy part of the coal has been largely driven off.
2. Both caking and non-caking types of coal may be used satisfactorily in boilers of this type if properly handled.
3. The presence of a moderate proportion of screenings mixed with the lump coal causes the fresh charge of coal to heat more gradually and the emission of smoke is kept down more easily. Therefore such a proportion of screenings is an advantage.
4. Increasing the proportion of screenings in the coal necessitates the use of a stronger draft in order to carry the same load. Smaller firing charges must also be used and more frequent attention given. The tendency of caking coals to cake is increased, and this also means that the fire must have more frequent attention.
5. One large charge of coal fired by the spreading method will result in a longer emission of dense smoke than the total emission of such smoke from two charges of half of the size fired some time

apart by the alternate method.

6. With some coals, moderate charges fired by the alternate method necessitates less frequent attention to the heater than larger charges fired by the spreading method. Caking coals having a considerable proportion of fine coal or screenings are usually among these. Conversely, a fire will usually require more frequent attention when a lumpy caking coal free from screenings or a non-caking coal is fired in moderate charges by the alternate method.

7. The number of tests made was not large enough to justify conclusions regarding the relative efficiency with which a coal may be burned by the two methods of firing, but the author believes that in actual service over considerable periods better results will be obtained by the alternate method.

8. Frequency of cleaning the fires will be determined by the character of the coal and the rate at which it is burned, but with most coals the fires should be cleaned only once or twice in 24 hours in ordinary weather.

9. If the alternate method of firing is employed, the cleaning should be done just before firing the fresh charge, and only one-half of the grate cleaned at a time. Then little or no smoke will result from the cleaning, because the side of the fire on which there is uncoked coal is not disturbed.

10. All three of the coals fired by the alternate method in the tests described were burned at rates corresponding to the heating conditions during the most of the winter, with scarcely any manipulation of the fuel bed except the cleaning of the fires and an occasional leveling just before firing.

11. The average fireman is apt to poke and slice the fire much more than is actually necessary. If a caking coal is used and the cake fuel must be broken up before it is well coked, slice the fire by running a straight bar under the fuel bed and raising it slightly so as to crack the caked mass. Do not stir the bed upside down by raising the bar through the fuel bed, nor break the bed with a bar from the top.

12. If the fuel bed is covered with a charge of fresh fuel in a layer more than five inches thick, the new charge, unless it is very free from slack, is apt to have a smothering effect. Then the output of the boiler will be correspondingly decreased and, especially if the spreading method of firing is employed, the mass of fresh coal will usually have to be broken once or twice before the fire will pick up. Consequently, the maximum firing charge should be not much thicker than five inches and for caking coals containing considerable slack it should not be more than four inches thick. Of course, when a fire is to be kept banked heavier charges may be used.

13. Do not fire large lumps of coal. Break all lumps into pieces no larger than fist size.

14. Large house-heating boilers do not require an intense draft to meet any reasonable demands for heat if the fuel bed is kept in proper condition, but the draft must be properly controlled.

15. The damper regulator should work freely with changes in steam pressure and should close the swinging draft opening in the ash-pit door before it starts to open the check draft in the smoke pipe.

16. The doors on the front of the boiler should fit snugly in their seats; special care should be taken to prevent any material wedging between the doors and the front and thus admitting air when or where it ought to be prevented from entering.

17. Do not allow clinkers to accumulate in the fire or too great a quantity of ashes on the grates. Be careful, however, in shaking the grates not to shake through unburned fuel.

18. In ordinary or severe weather keep an active fuel bed averaging ten to twelve inches deep. In milder weather the depth of active fuel may be decreased by keeping a layer of ashes on the grate under the live coals.

19. Keep ashes removed from the ash-pit.

20. Keep flue surfaces clean by brushing at least once a week.

VALIDITY AND EFFECT OF AWARDS OF ARBITRATION COMMITTEE

Interesting Controversy Over Commissions

A CONTROVERSY having arisen among a number of brokers over commissions upon the exchange and sale of real estate, the matter was submitted to the reference and arbitration committee of the Chicago Real Estate Board, of which Board two of the brokers, B. and C., were members. One who was not a member, D., after refusing to submit the controversy to the committee, was finally induced by the chairman of the committee to join in a written agreement agreeing to abide by the committee's decision in the controversy. The Board's by-laws provide that whenever members are unable to agree concerning the division of commissions resulting from any sale which they may have jointly negotiated, either member interested in the transaction may submit the matter in writing to the reference and arbitration committee of the Board, which committee shall determine the rights of the parties to the controversy, and that any decision rendered by a majority of the committee shall be final and binding on the parties. The committee investigated the claims of the various parties and made two awards in writing, joined in by all the members of the committee. Another broker, A., not a party to the arbitration proceedings, instituted an attachment suit against one of the parties, B., and another against the other two, C. and D., claiming a share of the commissions. C. and D. filed a bill against A. and B., praying that the latter be required to adjust and settle their differences, arising out of contract, between themselves, and offering to pay the sums due the defendants to whom the same should appear to the court to belong. The cause was referred to the master to take evidence and report, he being directed first to determine whether or not the awards by the reference and arbitration committee were valid before taking

testimony upon the merits of the controversy between B., C. and D.

The master found that the awards were valid and binding upon the parties thereto, and should be enforced by the court in the present proceeding, and made further findings as to the division of the commissions after considering the evidence. A decree was entered, from which A., B. and C. appealed, C. and D. attacking the validity of the committee's awards.

The Illinois Supreme Court, Clark v. Courter, 117 N. E. 720, has made the following rulings relative to the validity of the committee's awards:

As it is the agreement between the parties submitting to arbitration that fixes the conditions, limitations and restrictions to be observed by the arbitrators, error cannot be predicated on the failure of the arbitrators to furnish a transcript of the shorthand notes to each party, where the agreement merely required the notes to be taken and transcribed. A party to an award who attacks it on the ground that the arbitrators did not furnish a transcript of evidence, and that each member of the Board did not read the testimony before making the award, as required by the agreement, must show that such condition was not complied with, since every presumption is in favor of the validity of an award.

It was contended that the awards were void because A. was not a party to the arbitration proceedings. The court said that inasmuch as A.'s only claim to the fund in controversy arose out of a contract with B., to which C. and D. were not parties, their interests in the subject matter of the arbitration proceedings could not have been affected by either the presence or absence of A. as a party thereto. Had A. been a party it could neither have increased nor diminished the amount awarded to C. and D., hence they were not prejudiced

and could not attack the awards on the ground that A. was not a party to the arbitration proceedings.

It was also contended that the awards were void because it appeared on its face that the arbitrators retained jurisdiction of the parties and subject matter for future action. It appeared from the by-laws of the Chicago Real Estate Board that the penalty for refusal to abide by an award made by the reference and arbitration committee of the board is suspension or expulsion from the board, and the court held that the provision retaining jurisdiction over the controversy until the decision should be arrived at was inserted in the awards for the sole purpose of enforcing the contract. The awards themselves were final and determined the controversy between the parties upon the merits.

Transfer Cases.

The Public Service Commission has been definitely informed that the Third Avenue Railroad Company and other street surface railroad companies will be ready to go ahead with their cases when the hearings into the companies' applications for permission to charge two cents for transfers are resumed on February 6. These hearings have been adjourned from time to time at the request of the companies, but the most recent adjournment was made at the request of the city through the Corporation Counsel.

"Financing an Enterprise."

An interesting work, entitled "Financing an Enterprise," which is in reality a manual of information and suggestion for promoters, investors, and business men generally, has been published by the Ronald Press. This is the fourth edition of the book, which is by Francis Cooper. The work is divided into six parts and an appendix; the first dealing with the enterprise; the second investigation of an enterprise; third, protection of an enterprise; fourth, capitalization of an enterprise; fifth, presentation of an enterprise, and the sixth, special features of promotion.

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NOTICE.

IN accordance with rule LXXXVI of the Supreme Court General Rules of Practice, the Record and Guide has been designated by the Appellate Division of the First Department, for the publication of all legal notices, and such insertion in the Record and Guide will be accepted as fulfilling all requirements of the law.

Fire losses and the cost of fire prevention in the United States amount annually to \$450,000,000, or more than the total American production of gold, silver, copper and petroleum in a year.

Several Administration officials, including Secretary of War Baker, Secretary of Labor Wilson and Chairman Hurley of the Shipping Board endorsed the Fletcher Bill, which provides for an appropriation of \$50,000,000 for housing of workmen at the various shipbuilding plants. It is to be hoped that buildings of a permanent character are erected, so that labor will be obtainable and the industry prosper.

A Committee has been appointed by Mayor Hylan to investigate possible sources of taxation so as to relieve real estate. The Mayor made the following statement: "I have asked this Committee to take up the subject of taxation in conjunction with the Tax Commission, so as to relieve the burden on real estate; also to investigate institutions and individual money lenders who, during these trying war times, are unduly oppressing the small owner of real estate by calling mortgages, charging excessive rates in case of renewal and in general using their power to reduce in value the most valuable asset that the City of New York has." There are all of 100,000 property owners who wish the Mayor success in his undertaking.

New York State Barge Canal.

Within a relatively short period of time the New York State Barge Canal will be opened for traffic. This new medium of transportation will provide nearly eight hundred miles of inland waterway for the movement of freight and will render an excellent service to the shippers of commodities that are now included in the embargoes on rail freight. The Barge Canal will be an economical means of moving foodstuffs and manufactured articles direct to the Atlantic seaboard, from that large Middle Western territory, tributary to the Great Lakes, that is devoted to farming and manufacturing. The opening of this waterway will come at a time when overland freight transportation is taxed to the utmost. Now the traffic is irregular and wholly inadequate to the requirements of the shippers. Railroad lines generally are congested with freight; sidings are choked with cars en route to the East; yards at the local terminals are filled to capacity with loaded cars waiting the removal and distribution of their contents. In partially relieving this situation the Barge Canal will undoubtedly be a boon to both farmers and manufacturers and the facilities that it will offer will be doubly appreciated at this critical period in the history of railroad management and operation. It is sincerely to be hoped that the Government will not commandeer for Federal use this important waterway and its equipment of barges, but will recognize its value and possibilities as a means of assisting in relieving the strain on the overland freight facilities of the East.

State Military Census Vindicated.

Prior to the taking of the New York State census and inventory of military resources last June, considerable adverse comment was heard in regard to this undertaking. Among the criticisms of the projected census was the claim that it caused an extravagant expenditure of State funds for a purpose that was doubtful; that it simply provided extra work for officials of the administration and increased the already high tax rate.

By the use that has already been made of the lists tabulated by the State, the military census stands vindicated in the eyes of every fair-minded citizen of the Commonwealth. The statistics recently announced by the Census Board indicate the far-reaching value of such a census, and the military authorities of the United States can attest to the great value that it has been to them in their endeavor to obtain skilled men for many necessary branches of work connected with the prosecution of the war.

In no uncertain and indefinite manner has the recent New York State Military Census been of aid to the Government in procuring literally thousands of men and women for Federal work. The United States Shipping Board has made good use of the lists in getting in touch with thousands of skilled mechanics required in the shipyards to speed up the construction of additional tonnage for Federal shipments to the war zones. The names of nearly fifty thousand men employed as structural iron-workers, riveters, blacksmiths, automobile engine repair men and other mechanics have been obtained from the census lists, and workers induced to enter the Government employ. The United States Department of Labor assumed the work of reaching these men through correspondence and the result so far has been most gratifying.

These same census lists has furnished to the United States Navy the names of hundreds of cooks, firemen, oilers, machinists and other skilled workers that have been enlisted in the regular establishment, but who might never have thought of entering the Government service had not their names been on record at Albany. Letters in the files of the State Census Bureau from prominent army and navy officials show that these lists have been of inestimable value to the Government, and as a matter of

fact furnished the only real aid that the authorities have had in obtaining the men immediately required for Federal service, both at home and abroad.

Under the circumstances the money expended in the effort of taking this census was well expended and it is doubtful if any but a pro-German citizen would feel that the expense was likely to be a burden. The only regret is that every other State in the Union has not taken a similar census of its facilities for assisting the Government in its effort to win the war.

The Liberty Bond.

The greatest good for the greatest number has long been held to be the highest aim of government and government action. There has never been a more perfect instrument of government for achieving this ideal than United States Liberty Bonds. By their very nature they give to every citizen of the United States a chance to serve his country by serving himself; and if one serves himself and by the same act promotes the welfare of all his fellow citizens, he certainly is serving the greatest good for the greatest number.

In buying a Liberty Bond one serves oneself first by discharging to that extent his paramount duty of patriotism in these days of his country's greatest war. He serves himself also in a direct, material sense by investing his money in an absolutely safe manner and at lucrative interest. Further, he serves himself by helping to win a war whose sole purpose is to make not only his own country, but his whole world, a safer, happier and saner place to live in, both for himself and for his posterity. Directly and indirectly that means, also that he is conserving the value of his own property, for personal ownership of property would mean little in a world or a nation ridden either by domineering autocracy or destructive anarchy. Both of those conditions are inherent possibilities in German success. The imposition of German rule on free-spirited nations would both destroy individual freedom on the one hand and promote the anarchy of discontent and seditious revolt against oppression on the other. In a world in a state of unrest and uncertainty, property values would always be at low ebb. Even though the United States should retain its national entity and its sovereignty within its own borders, autocratic supremacy of Germany in Europe would inevitably impose on this country the necessity of becoming perpetually a militaristic nation in self defense, maintaining burdensome army and navy establishments that would have to be paid for out of the pockets of the people. In other words, the citizen is confronted with this alternative: Lend your money to your government now to win the war, or else give it to your country later in the form of taxation to defend itself. In the first case your money will come back to you after having earned you more money; in the second case it never would earn you a cent and never would come back, for it would be dead loss, consumed by necessary militarism. This is the hour for the citizen to choose between these two alternatives, and Liberty Bonds are the instrument through which he can make his choice effective.

Having thus served himself by buying Liberty Bonds, the citizen by the same deed serves all his fellow citizens. He does so without additional cost or effort to himself, for in making the world safer, saner and happier to live in for himself and his sons, he also makes it a better place for everyone else. Each of the broader aspects of the great good of Liberty Bond investment that benefits the purchaser himself means an equal largeness of welfare for his fellow citizens. Therefore the purchase of a Liberty Bond is an act of altruism that is perfect in its efficiency, for it requires no undue sacrifice on the part of the individual for the public good, but results in the maximum of public welfare.

Finally, in serving himself by buying a Liberty Bond the citizen serves his country, giving it the use of his money

to fight the war, giving it his personal support and participation in its national solidarity of action and placing him unflinchingly in the ranks of patriotism, to stand four-square in the fight to uphold his country's glorious traditions of the past, to maintain its honor in the present and to make secure its safety in the future.

Coal on Premium Basis.

Editor of the RECORD AND GUIDE:

I have read your editorial on Battle-of-the-Hudson with interest. I feel it is a much better solution of the problem than the one offered by the authorities at Washington.

I do not think these Monday closings are working out the way they anticipated. The fact that the day has been declared such a general holiday is more or less contagious. The people that it was hoped would put forth an extra endeavor on that day evidently do not wish to work and therefore take the day off.

If coal could be put on some premium basis for all that was mined and delivered to the consumer during, say, the month of February, I believe it would go much further toward helping the situation. Allow so much more per ton for handling it where the congestion was greatest, and allow the dealer here in New York so much more per ton for delivering it for all he delivers within a certain time. Let the consumer pay the additional price except where he buys by the pail.

In that case alone I would limit the price. I think you can trust the municipality to see that that class of people get coal, provided it is reasonably abundant, even if the price is low, and let the others pay the additional expense of getting it out in such times as we are having at present.

WILLIAM H. BROWNING.

To Relieve Realty.

Editor of the RECORD AND GUIDE:

High rentals, complete stoppage of building operations, and few vacancies should logically result in enhancing real estate values. This condition, however, is not reflected either in public or private sales, and real estate prosperity is still a thing of the past and not especially attractive to the ordinary investor.

Brick and mortar are stable and permanent, and real estate with its rent-producing income has an intrinsic value that cannot be affected by the many extraneous occurrences that shake the investments of "Wall Street" like the delicate reed in a gale of wind. The cause is to be found in a lack of faith in governmental regulation and over-taxation. It is the bulwark of our Government, and largely supports both State and municipality, providing almost 90 per cent. of the taxes.

A number of attempts have heretofore been made, from time to time, to alleviate this abnormal condition, yet all plans and suggestions proved abortive, and of no practical value. Legislators seem imbued with the belief that the solidarity of real estate is such that it can endure an excessive burden of taxation without a strain, and as a result each year adds an increased imposition. We have a personal tax law on our books which is honored more in the breach than in the observance. Its enforcement has been farcical in the extreme, and by clever misstatements the good intent of the law has been frustrated so that the results are inconsequential. The returns have been out of all proportion to the possibilities, so that its repeal has been repeatedly advocated. Unless some provision is made in law, providing adequate punishment for an evasion of personal taxes, there can be no relief in this direction. A law should be passed providing penalties similar to that in the case of smugglers.

In Europe the decedent's estate is examined with great care, and if any false returns were made prior to his death

the proper taxes are re-imposed with an added penalty. The State appraisers could certify any additional facts which might be of service in securing for the State or municipality its just rights. The exemption from taxation of Manhattan real estate is excessive, and should be reduced to proper proportions, or entirely abolished. In 1917 real estate exemptions totaled \$1,796,620,000 out of a total of \$8,000,000,000. A commission of expert business men should be appointed to properly classify exemptions so that injustice may be avoided.

A bill has recently been introduced in the State Legislature known as the Boylan bill, which limits the rate of taxation to be imposed on city real estate at \$1.75. The passage of this bill would prove acceptable to real estate interests as fixing the ultimate liability of real estate at that figure. Property owners would not be menaced by constant increases of taxation, and real estate would be freed from alone meeting the enlarged needs of a growing municipality. Should this bill be enacted, it would be imperative for the Government to raise additional revenue by opening other sources for taxations. It is idle to speculate what commodities should be taxed to meet this deficiency, but the ingenuity of the United States Government in raising war taxes can well be patterned.

The Mayor has appointed a commission to devise ways and means to seek additional revenue, so that real estate may be relieved from an intolerable condition. This committee, composed of such well known citizens as Nathan Hirsch, Bryan L. Kennelly, William Randolph Hearst, and others, will act in conjunction with the Tax Commissioners, and will be prepared to receive suggestions from any and all sources, with a view of increasing the revenues of the municipality without adding to the burdens of real estate.

The President of the Tax Board, Jacob A. Cantor, expresses himself in favor of ameliorating the condition of real estate by any and all constitutional and just means. He favors a stricter enforcement of the Personal Tax Law, and is considering the advisability of taxpayers filling out blanks similar to the routine provided for in income tax proceedings so that an examination can be had, if desired, and the proper penalty inflicted in case of falsity of return.

The amount of personal property, subject to taxation for our local needs, can be vaguely estimated, when we consider that our local residents subscribed nearly two and one-half billion dollars in two Liberty loans without creating a ripple of excitement in banking circles.

It is incumbent at this time for real estate interests to be on the alert, and offer such suggestions to the new Tax Commission as they may think serviceable so that a decisive result may be reached without the interminable delays that characterized prior commissions.

JOHN FINCK.

Fire Menace in New York.

Editor of the RECORD AND GUIDE:

The fire menace in New York, increased as it is to an alarming degree by the considerable impairment of automatic sprinkler protection by the recent unusually cold weather, is a grave problem, as the Record and Guide says—grave beyond the conception of the average person. Some conception of the gravity of the problem may be gained from what prominent underwriters said at the New York Fire Insurance Exchange meeting several weeks ago. This meeting was held to consider measures of relief from the perilous condition and was the beginning of public interest in the question.

In remarking the possibilities of "a conflagration of the first magnitude in the city of the world which has the greatest concentration of values," a prominent underwriter said that this could mean "a conflagration loss amounting to \$500,000,000," and that

QUERY DEPARTMENT

This department is intended to be of service to all interested in the real estate market, whether as broker, agent or property owner. The readers of the Record and Guide are invited to send in questions on matters pertaining to real estate, building and building management, though legal questions will not be answered in this column. Questions should be stated as fully but as briefly as possible so as to allow intelligent answers. Arrangements have been made through which the questions will be answered by a Committee of the Real Estate Board, including the following:

E. A. Tredwell, real estate broker.
Frederick D. Kalley, real estate broker.
Robert R. Rainey, real estate broker.
B. E. Martin.
William Douglas Kilpatrick, builder.
H. H. Murdock, architect.

Question No. 301.—The stock of a vegetable and fruit store is sold by the Sheriff or Marshal, who, in view of the perishable nature of the goods, permits the purchaser to sell goods at retail in the store that day instead of removing them. When night comes the landlord desires to lock up the place but the purchaser of the stock refuses to allow it or to surrender the key, declaring he would leave the remainder of the goods overnight and sell or remove it next day. How can the landlord secure possession of the premises that evening? S. F.

*Answer No. 301.—*It is impossible to answer this question without additional facts. We know of no law which gives the Sheriff or a marshal the right to allow the purchaser to retail the goods which he has bought in the place in which he purchased them. The general rule is that purchasers at these sales must remove the goods from the premises immediately. The question does not state whether the lease of the store was sold or not. It also does not state as to how the purchaser secured possession of the key. Surely the Sheriff or marshal would have no right to give it to him. If the landlord is entitled to possession of the property he could remove any goods he found therein.

amount of loss would have to be provided promptly "and not in promises but in actual cold cash," which would "exhaust our treasuries so far as capital and surplus are concerned. And if we have that conflagration and we should be called upon for a sum of three or four or five hundred millions of dollars, where are we to get the replacement of that fund? Can we go into the open market today and borrow the money from our banks upon depreciating securities? The very occurrence of such a conflagration would increase depreciation of our securities, and we have nothing in our hands which could appeal to the investing public at the present time to come back and fill our depleted treasuries in the event of our meeting with such a catastrophe. It is not money we after after, it is security. The whole basis of credit would be shattered should the companies be brought to the point where they are not prepared to give the blanket of indemnity to the rest of the country if their resources should be sucked dry right here."

As is well known, the reason for the underwriters' apprehension of a conflagration is the considerable impairment of automatic sprinkler protection. In remarking the importance of this protection, it was said:

"Modern conditions have brought about buildings of immense areas, crowded with a value which in the time of our grandfathers would have been value enough almost for a whole city. These conditions are largely made possible by the automatic sprinkler. With all due deference to the powers of the Fire Department—and the power and efficiency of that department are magnificent—we still have to come back to it that modern conditions in a city like New York would hardly be possible apart from the sprinkler equipment."

And because of this condition, Chief Kenlon himself, and for the first time, frankly admitted at this meeting a fear of a conflagration.

IRA G. HOAGLAND.

YOUR 1918 RENTAL-INCOME IN ADVANCE

Illustration

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REAL ESTATE NEWS OF THE WEEK

Market Holds Firm Under Trying Conditions— Leasing of Business Properties More Active

AS the result of the decline in building operations real estate is on a firmer footing than for several years past. Buildings are practically one hundred per cent. rented, and there is no likelihood that these conditions will change during the coming year. The growth of the suburban sections has been material, for a large amount of overflow has been taken care of in the nearby residential communities.

Building contracts awarded for residences in Greater New York, during the month of January, totaled \$2,865,000, and for manufactories, \$1,049,000, and for miscellaneous structures, \$3,011,000, making a total of \$6,925,000 for all operations in the City of New York. The figures for the corresponding period last year aggregated \$13,713,000.

The total for contracts awarded for the territory including New York City, Northern New Jersey, Long Island, New York State and mobilization work, during January, 1918, aggregated \$13,797,000, as against \$21,058,000 for the corresponding period last year. The figure for the city work last year is almost the same as that of the entire territory this past month.

Communications have been sent to every member of the Committees on Post Roads and Post Offices of the United States Senate and House of Representatives by the Chamber of Commerce of the Borough of Queens, urging their approval of the amendment introduced by Senator William M. Calder to provide for a postage rate of two cents an ounce on all first-class mail mailed in the city for delivery within all of the five boroughs of the city.

The Board of Directors of the Queens

Chamber of Commerce recently adopted a resolution protesting against the discrimination which the postal regulations under the War Revenue Act created by compelling a three-cent rate of postage on letters mailed to adjoining postal districts of New York City. There are today fourteen different postal zones in New York City—Manhattan and Bronx comprise one, Brooklyn another, and there are six separate post offices in both the Boroughs of Queens and Richmond.

Although a letter can be mailed from lower Manhattan to the upper part of the Bronx, a distance of about sixteen miles, for two cents, yet a letter mailed from Long Island City to Manhattan, or to Brooklyn, or to adjoining postal districts in Queens, such as Flushing or Jamaica, requires three cents.

It is estimated that 50 per cent. of letters mailed by business concerns in Queens go to zones within New York City. It is interesting to note in connection with this matter that the Boston post office serves not only the city of Boston, but eleven cities and thirteen towns, so that a letter mailed in any of these cities or towns for delivery in any other one of them needs only two-cent postage.

The sales market during the week was more or less listless. This was due to the same factors which were present for the past two weeks, namely, poor weather, the Monday closing and the shortage of coal, etc. The leasing of business properties was a little more brisk, specially as to renewals.

There was considerable interest displayed in the auction market. Several properties were purchased by outside interests, and in some instances the bidding was quite spirited.

LEGAL NOTES AFFECTING REALTY

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

Blanket Mortgage of Lots.

UNDER a blanket mortgage on a number of lots giving the mortgagor and his assigns the right to have them released from the lien on payment of certain sums per front foot, the owner of lots which had not been released on foreclosure was not to be subjected to a higher charge than the amount due computed on the front foot price; and if an adjustment on that basis would result in payment of more than was due to the assignee of the mortgage the burden was on the purchaser to show such fact. His contention that, as the conveyance to him was made without express reference to the mortgage be took free from the mortgage lien except as to the amount actually due on the mortgage, not taking into consideration the payments which the assignee of the mortgage had made to the mortgagee for the former's protection was held without merit, where the purchaser had actual notice of the mortgage.—Union Trust Co. v. Hagus, Pennsylvania Supreme Court, 102 Atl. 170.

Conveyances to Dummies.

Under New York Real Property Law, Section 94, relating to grants where the consideration is paid by another, when flat houses were purchased by one who paid the consideration, but took title in the name of his cousin, the New York Appellate Division holds, *Hegstad v. Wysiecki*, 165 N. Y. Supp. 898, that the cousin became the owner, and no interest, cognizable either in law or equity, though the cousin was to hold in trust for the purchaser, vested in the latter; and, under Sections 91, 92, 93 and 242, abolishing certain trusts and providing when written conveyance is necessary, when other houses were conveyed by him to his cousin, she be-

came the absolute owner, and as to them also no interest remained in him, cognizable either in law or equity, though the cousin was to hold in trust for him. The cousin became what the real estate interests have denominated a dummy, which term has become well recognized to mean a person who holds the legal title to real property under a moral obligation to recognize another as its owner. Originally the moral obligation to hold title in realty for another as owner was a trust, which would be executed by decree in chancery; but this is now provided for by the above mentioned sections of the Real Property Law.

If the apparent ownership of such a dummy gave her credit, inducing a creditor to trust her, her reconveyance to the person for whose benefit she held title would be fraudulent as to the creditor, despite her moral obligation to recovery. If the dummy's failure to perform her duty as landlord injured a tenant, the obligation to recovery was held limited by her duty to make good the loss suffered by the tenant, and, as to the injured tenant, her moral obligation to recovery did not exist, and her reconveyance without actual consideration was voluntary and fraudulent as to the tenant.

Void Sale on Foreclosure.

The New York Appellate Division holds, *Wehrum v. Wehrum*, 167 N. Y. Supp. 295, that a transfer of real estate in consideration of and as collateral security to a loan, and giving power of sale without notice, is a mortgage, which must be foreclosed and sold according to the procedure in Code Civ. Proc. § 2387, 2388, or the sale is void, and a purchaser under a mortgage foreclosure, void from want of proper notice, is not a mortgagee in possession.

To Auction Seats for Benefit.

The auction sale of boxes and the choice of orchestra seats for the Real Estate Board of New York's benefit performance at the Hippodrome on Sunday evening, March 3, will be held in the Board Room, at 217 Broadway, on Thursday morning, February 14, at 11 o'clock. Joseph P. Day will be the auctioneer. The members of the Board decided to give up their annual banquet, which was to have been held at the Waldorf-Astoria Hotel next Saturday night, and use the money which they would have spent for the dinner to swell the Fund for the Benefit of American Soldiers and Sailors. The amount raised at the Hippodrome entertainment will be contributed to war relief associations.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 25 as against 15 last week and 28 a year ago.

The number of sales south of 59th street was 12, as compared with 7 last week and 14 a year ago.

The sales north of 59th street aggregate 13, as compared with 8 last week and 14 a year ago.

From the Bronx 5 sales at private contract were reported, as against 5 last week and 4 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 147 of this issue.

Hospital on Staten Island.

An event of far-reaching importance to Staten Island is the selection by the United States Government of the Fox Hills, near Fort Wadsworth, Staten Island, for a large military base hospital. The property embraces approximately 160 acres of high lying land, commanding a fine view of New York Bay, the ocean and hills of Staten Island, and is admirably adapted for hospital purposes. It is within 3,000 feet of the Quarantine on the Narrows, and it is easily reached from Belair station or Fort Wadsworth station of the Staten Island Rapid Transit. A spur will be constructed into the property from a point near Grasmere by the railroad company. It is the intention of the Government to receive the freight coming by rail in that way and to ship convalescent soldiers directly by rail via the Staten Island Railroad and trunk lines connecting with it in New Jersey. The patients leaving for their homes or for other hospitals can thus be sent by rail to all parts of the country. There will be accommodations for about 3,000 beds, and the large number of attendants and their families, as well as those visiting the wounded soldiers, will probably tax the residential facilities of all of Staten Island. The United States Government placed the securing of the leases, with the option of purchase, in the hands of Cornelius G. Kolff, who has recently completed his task. The contract for the erection of the hospital and administration buildings has been given to Thompson-Starrett Company, Cornelius G. Kolff also leased to the latter company, for the occupancy of Major G. K. Meyers and the Thompson-Starrett Company, as an office building, the large Belair Manor, on Belair road and Hope avenue, Rosebank. These headquarters for the administration and the contractor can best be reached from New York by the Staten Island ferry to St. George and thence by the Staten Island Rapid Transit to Belair station. Embraced in the property selected for the hospital site are the holdings of Charles D. Durkee, Estate of Charles Rosenberg, the Italian National Rifle Shooting Association, Frederick A. Johnston, Estate of George W. Vanderbilt, Estate of Sir Roderick Cameron, Estate of William Cuthbertson, Estate of Mary A. Buskirk, E. I. Jenkins, Bethlehem Orphan Asylum, Mount Manresa, Samuel E. Field, Thomas Willshaw, St. Johns Heights Realty Company, Rev. Father A. Cattagio, and others.

Riverside Drive House Sold.

Charles Hensle bought from the Harlem Savings Bank the six-story apartment house at the south corner of Riverside Drive and 135th street, known as the West Point. The property has a frontage of 132.3 feet on the drive, 24.5 feet in the street, and irregular east and south lines. The bank took the property over at foreclosure on January 8, on a bid of \$185,000 or about \$15,000 less than the judgment obtained against the Hensle Construction Company and others. Lewis S. Marx, as attorney, represented the buyer, and Edward S. Clinch acted for the seller.

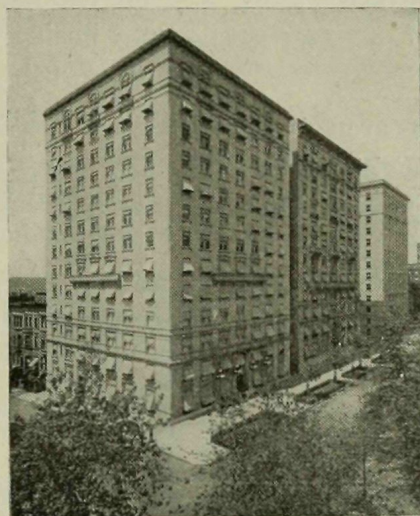
Storage Men Buy Realty.

The Equitable Life Assurance Society sold to Henry I. Stetler, Inc., warehousemen, the Wilson Building, three five-story structures occupying the entire frontage in Bleecker street, from Bank to Hudson streets. The frontage in Bank street is 87.8 feet; in Bleecker street, 192.6 feet, and in Hudson street,

73.3 feet. The property also extends to West 11th street, where it fronts 52.9 feet. The selling society acquired the property last August at foreclosure. The purchasers intend to improve the property in order to handle merchandise from the freight-receiving stations on the river front. The concern already has three large warehouses in Washington street, near Charlton and King streets.

Realty Company Sells to Woman.

Benenson Realty Company, Benjamin Benenson, president, sold the new six-story apartment house on the west side of Southern Boulevard, 77.9 feet south of Claremont place, on a plot 75 x 131 feet. The building accommodates twenty-seven families and contains four stores. It is fully tenanted. The new owner is Mrs. Anna H. Ahrens, who gave in part payment the five-story apartment house at 710 West 179th street, on plot 50 x 92.6, located midway between Broadway and Fort Washing-



885-895-905 West End Avenue
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G. Ajello, Architect.

United Service Was Selected

For This Splendid Group Of Modern Apartments

This \$500,000 group of 12-story apartments at the corners of West End Avenue, at 103d and 104th Streets, is typical of the vast housing edifices of today that depend upon United Service.

The installation for this group of apartments totaled 6,500 lamps, with a total of 200 horsepower for motors, etc. The selection of United Service speaks volumes for its reputation amongst owners, architects and builders.

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Mr. Business Man, how much money are you figuring on spending to advertise your business in 1918?

Doubtless you are giving considerable thought to this subject. Perhaps you have decided to reduce your advertising; and again, guided by natural enterprise, you may have decided to increase your appropriation.

During the World's War this great country of ours is facing new conditions daily. Things are becoming horribly jumbled. Out of the confusion, however, comes one thing that is perfectly clear and understandable—the American business man cannot stand still.

These are the days for action and plenty of it. When you advertise your business you push the motor into high speed. You let the world at large know that you are prepared to do some definite thing, and the world will be glad to give you a chance to do it.

Working under the present-day system of things, a man advertises himself as a FAILURE WHEN HE QUILTS ADVERTISING HIS BUSINESS.

You would be doing the same thing were you to remove your name and the nature of your business from your stationery, using plain paper for your correspondence.

Nineteen Eighteen is going to be just what the business man of America makes it. Brains, good, clear, thinking brains are being called into action. The eyes of the business man are directed to the future.

To the RECORD AND GUIDE it seems that the sane thing for the business man to do so far as his advertising is concerned, is to increase his appropriation from 25% to 50% during 1918. It is an investment that will pay big dividends ere the year is dead. It will keep the advertiser among the doers; it will balance the scales now weighed down on one side by the jumble and roar of a mighty conflict.

THE ADVERTISER IS
SAFE; HIS BUSINESS LIFE
BELT IS STRAPPED.

The Advertising Man

(No. 11 of a continued series)

ton avenue. Mrs. Ahrens acquired the property in August, 1915. The Southern Boulevard house and a similar one adjoining, at the southwest corner of Claremont place, were completed by the selling company about six months ago. H. Schaefer, Jr., was the architect. A building loan aggregating \$130,000 was obtained from the Rockland Realty Company. The Benenson Realty Co. resold the 179th street property to Frederick Brown. The resale was negotiated by James Boyd.

Amusement Company Buys.

Blinderman & Cohen Amusement Company, lessees of the premises, bought 80 to 82 Clinton street, extending through to 97 and 103 Attorney street, from the heirs of the Martin Grossman Estate. This property, together with five others, were offered early in January at auction, and at that time were disposed of to parties in interest. They include Everett Hall at 31-35 East 4th street, near the Bowery, a four-story building; 2157 Crotona avenue, a four-story flat, and the two three-story dwellings at 8762 and 3764 Park avenue, near 171st street.

Resale on Washington Heights.

Frederick Brown resold to Ida E. Kreuscher the five-story apartment house at 714 West 179th street, which he bought from Mrs. Sarah Hafner on December 31 last. The house is arranged for twenty families and occupies a plot 50 x 92.6 adjoining the corner of Fort Washington avenue. It was held at \$75,000. In part payment the buyer gave two properties at Far Rockaway, L. I., consisting of a three-story residence at the southwest corner of Dodge avenue and the Boulevard, 42 x 125 feet, and the hotel, on a plot 96 x 82.7 x 104 x 81 feet, at the corner of Park avenue and the Boulevard. J. A. Wood negotiated the transaction.

Woman Investor Buys.

Mathilda Van Praag, president of the 210 West 56th Street Company, bought the five-story loft and store building at 5 and 7 Front street, southeast corner of Moore street, on plot 30.5 x 80 x irregular, from Julia P. Gardner, of Port Washington, L. I., and Emily P. Cane, of Stamford, Conn., who acquired title to the property in 1912. The sellers allowed a mortgage for five years of \$24,000 at 5 per cent. to remain. The Knickerbocker Bag Company is the tenant, but at the expiration of the lease the building will be altered by the new owner. The deed was recorded last Wednesday.

Columbia Leasehold Sold.

The estate of Sarah A. Knight sold to Solomon Kalvin the four-story residence, on a lot 16.4 x 100, at 46 West 49th street, Columbia College leasehold. The property will be altered into studio apartments. Adolph E. Nast is preparing designs for the alteration, which, it is estimated, will cost about \$8,000. Last October Mr. Kalvin obtained two large Columbia leasehold properties at 3 and 5 West 50th street. It is understood that business alterations are contemplated for the site.

Sale on Lower Broadway.

Crouch & Fitzgerald bought the five-story building, 25.4 x 61.6 x irregular, part of which they occupy, at 179 Broadway, between Cortlandt and Dev streets, from Winfield S. Gilmore, subject to a mortgage of \$323,000. The buyers gave in part payment their five-story factory building at 352 and 354 West 41st street to 357 West 40th street, about 100 feet east of Ninth avenue, subject to a mortgage of \$58,000. The deeds were recorded during the week.

Operator Buys at Mt. Morris Park.

Frederick Brown bought from Elisha L. Laird 14 Mt. Morris Park West, adjoining the Harlem Presbyterian Church, at the southwest corner of 122d street. The house is a four-story and basement dwelling with a two-story extension, on a lot 25 x 100 feet. The seller has owned and occupied it since 1907. Mr. Brown

gave in exchange 1699 Third avenue, a five-story tenement, with stores, on a plot 25 x 100, between 95th and 96th streets.

Upper Broadway Apartment Sold.

Max N. Natanson, president of the Nason Realty Company, bought, from the Collar City Land Company, representing capital from Troy, N. Y., the six-story elevator apartment house at 3291 to 9295 Broadway, at the southwest corner of 133d street, measuring 75 x 125 x irregular. The property was acquired by the selling company in March, 1916, and is assessed at \$150,000. Frederick Zittel & Sons and W. J. Hamilton were the brokers in the transaction.

Manhattan.

South—of 59th Street.

GRAND ST.—Conkling estate sold 343 Grand st, a 3-sty building, 21.11x4.11, adjoining the southeast corner of Ludlow st, to Isaac W. Schenker, who has occupied the property under lease. Rogers & Rogers represented the buyer and William H. Sage the seller.

11TH ST.—Ennis & Sinnott, operators, resold 132 East 11th st, a 5-sty flat, with store, on lot 20x100, to Herman Waid and Max Goldwasser. Bernard Smyth & Sons were the brokers.

16TH ST.—Douglas Robinson, Charles S. Brown Co. has sold for Mrs. Margaret W. Cox 218 East 16th st, a 4-sty dwelling, on lot 19.3 x103.

23D ST.—William H. Archibald sold for Jongla Realty Co. the 4-sty dwelling 426 West 23d st, on lot 25x98.9. This house was for many years the home of Dean Honman of General Theological Seminary, and this is the first sale of the property for about 50 years.

30TH ST.—J. Arthur Fischer sold for the heirs of the estate of Sarah Schmittberger the 5-sty tenement, with stores, on lot 25x100, at 254 West 30th st.

37TH ST.—Edmond L. Greenin sold the 3-sty building at 549 West 37th st, on a lot 25x 88.11. The property is assessed at \$16,000, and has been in the same ownership for 60 years. Van Vleet & Place negotiated the transaction.

MADISON AV.—Cruikshank & Co. sold for the executors of R. G. Dun, to a client of Wm. A. White & Sons, the 4-sty dwelling, on lot 26x 115, at 261 Madison av, southeast corner of 39th st, formerly occupied by the late R. G. Dun.

North—of 59th Street.

SUTTON PL.—Henry Hof sold for Louisa Spieth the 3-sty dwelling at 23 Sutton pl, corner of 8th st, to James M. Duggan, for his own occupancy.

61ST ST.—Mrs. Jerusha A. Wright sold 50 East 61st st, a dwelling, 19x100.5, held at \$45,000.

79TH ST.—Henry Street Settlement, which operates a number of neighborhood houses in various parts of Manhattan and the Bronx, purchased the property at 234 East 79th st, between 2d and 3d avs, for the enlargement of its branch at 232, adjoining. The new acquisition is a 3-sty dwelling, 110x102.2, and was secured from Max Backhaus, subject to a mortgage of \$8,500.

85TH ST.—Bond & Mortgage Guarantee Co. sold to Nelson Zabriskie 127 West 85th st, a 3½-sty brick dwelling, on lot 18.6x97.6. The purchaser will occupy. Mrs. Landon was the broker.

101ST ST.—James H. Cruikhand resold the flat at 7 West 101st st to William A. Sinclair, taking in part payment the dwelling at 25 East 94th st.

114TH ST.—Elemco Realty Co., affiliated with Lawyers' Mortgage Co., acquired from Jacob S. Ortman 224 East 114th st, a 3-sty house, 17.10x102.2.

119TH ST.—Ennis & Sinnott resold 132 East 119th st, flats and stores, 20x100, to Herman Waid and Max Goldwasser through Bernard Smyth & Sons.

129TH ST.—Harry Sugarman, in conjunction with Earle & Calhoun, sold for Susan E. Blodgett 62 East 129th st, a 5-sty triple flat, on a lot 24.4x99.11, 117.6 ft. west of Park av. The property was taken over by the seller on December 27 in foreclosure proceedings.

166TH ST.—Alexander E. Marks purchased from David Pasinsky, operator, the 5-sty new-law apartment house at 457 and 459 West 166th st, on a plot 50x16.6, between Amsterdam and Edgecombe av. The seller acquired the property last month from Zachary Heller. Butler & Baldwin negotiated the present deal

2D AV.—Joseph Aschbach resold, through Fred Oppenheimer, the 4-sty flat, with store, at 1634 2d av, on lot 25x88, near 86th st, to Henry Nembach. The seller acquired the property several days ago through the same broker.

Bronx.

DAVIDSON AV.—As a site for the erection of a large house James H. Robinson purchased from Frederick Brown, operator, a plot 80x103x irreg., on the east side of Davidson av, 115 ft. north of North st. The seller acquired the property in a recent trade. C. & G. E. Bucklee were the brokers in the transaction.

HONE AV.—Alexander Selkin and David Mintz sold to Henry Morgenthau Co. the plot 111x140xirreg, northeast corner of the esplanade and Hone av, held at \$17,000

WHITLOCK AV.—Alexander Selkin and David Mintz sold for Henry Morgenthau Co. the 5-sty apartment 868 Whitlock av, on a lot 37.6x 100. The purchaser, Samuel Ashman, gave in part payment 179 Madison st, a 5-sty flat on a lot 25x100. The deal aggregated \$65,000.

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WE WILL PAY 20 cents each of the New York Edition of Record & Guide of March 24, 1917, if both sections are delivered in good condition. This offer expires Feb. 8, 1918. Record & Guide, 119 W. 40th St.

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FOR SALE—Kingston, N. Y.: first class Residence, 15 rooms, solarium; garage; lawns; garden; fruit; exclusive neighborhood; bargain; owner retiring. PHYSICIAN Box 478, Record and Guide

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New York City

INVESTMENT DEPT.

BROKERS ARE INVITED

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

Brooklyn.

BUTLER ST.—G. P. Butterly sold for P. Belforo & Son the 3-sty factory, 217 Butler st, to F. I. Stober Co., manufacturer of hospital supplies, who will occupy after completion of alterations.

MOORE ST.—M. C. O'Brien sold for A. Magid the dwelling at 192 Moore st.

WILSON ST.—James B. Fisher sold for estate of Walter B. Gunnison a 3-sty residence at 77 Wilson st, on lot 20x100.

STH ST.—John F. Burke sold for Mrs. Sarah Berry the 4-sty apartment house on plot 30x 100 ft., at 537 8th st. The purchaser gave in part payment a dwelling at Ridgewood, N. J., on plot 100x370 ft.

18TH ST.—James B. Fisher sold for Dr. H. A. Foster 599 East 18th st, a detached semi-bungalow, 40x100.

50TH ST.—I. S. Herbstman sold for Melviana W. Hunt to Maurice and Jacob D. Hurlands the 1-fam. house at 1221 50th st, on lot 40x100.

55TH ST.—Frank A. Seaver & Co. sold the 8-fam. brick flat 164 55th st for Henry Ray to an investor.

56TH ST.—Tutino & Cerny sold for George W. Ammon to a client for occupancy the 2-sty dwelling 654 56th st.

ATLANTIC AV.—E. Elliott Esterbrook sold for Anna J. Hill the frame dwelling 1562 Atlantic av.

BROADWAY.—James B. Fisher sold for Mrs. Hannah A. Brennan the 4-sty brick loft building, with store, at 45 Broadway to P. J. O'Rourke Electrical Engineering Co.

NEW LOTS RD.—Meyer Levenson sold for New York Title & Mortgage Co. the 3-sty brick building 180 New Lots rd, 20x100.

PARK AV.—M. C. O'Brien sold the apartment at 949 Park av for S. Rechnitz.

REMINGTON AV.—R. A. Schlesing, broker, sold for Emil Weiderhold, the 2½-sty residence at 2 Remington av, on lot 30x100.

WILLOUGHBY AV.—M. C. O'Brien sold for Solomon Barnett the dwelling at 493 Willoughby av.

4TH AV.—M. C. O'Brien sold for Walter Emmett the apartment at 4704 and 4706 4th av.

RECENT LEASES.

Delmonico's Back in Original Home.

The John G. McCullough Estate leased to Delmonico's 23 William street, a five-story building, on a lot 23.4 x 140.11, together with the rear portion of 53 Beaver street, making a depth of 172 feet. The lease is for a term of twenty-one years at an annual rental of \$20,000, or an aggregate rental amounting to \$420,000. The property is located about 200 feet to the north of the old Delmonico Building, at the junction of Beaver and South William streets, and by securing the rear portion of the Beaver street building the restaurateurs will have access to an interior alley, and will obtain space for a kitchen at grade. A wing of Lord's Court Building, at Exchange place, has also been secured. It is a noteworthy coincidence that in the lease of the property at 23 William street this restaurant is returning to the very location that formed the site of the coffee house that was opened in May, 1827, by Peter Delmonico, a brother of the original proprietor of the Delmonico Restaurant. The present management plans to occupy the building on May 1 next, which will be just ninety-one years since Delmonico's was founded in this

city. The new restaurant will occupy only the ground floor, the upper floors having already been sub-leased to various tenants. Accommodations for five hundred persons have been provided for. The building is to be altered from plans by Henry Ives Cobb, architect, who estimates the cost at \$50,000.

Walter C. Teagle Leases.

Walter C. Teagle, president of the Standard Oil Company, rented the large suite of John Hays Hammond, in the seventeen-story building at the northeast corner of Park avenue and 79th street, through Pease & Elliman. The brokerage firm also obtained for Mr. Teagle an extension of the Hammond lease from Vincent Astor, who bought the property last year from the estate of Mrs. Morris K. Jesup. Mrs. Jesup acquired the property from Bing & Bing just prior to her death. The apartment just leased comprises eighteen rooms and five baths.

Large Lease in Harlem.

Ames & Company leased for the Standard Realty Company, which is the holding company for the properties of Lucy Work Hewitt, the plot at the northwest corner of Cathedral Parkway and Lenox avenue through to St. Nicholas avenue and 111th street, containing 25,000 square feet. The owners will erect upon the property a two-story and basement garage. The tenant is the New West Side Garage Corporation, which has acquired the property for a term of years at an aggregate rental of about \$300,000.

Chemical Company Leases.

The National Aniline & Chemical Company, Inc., leased the ten-story structure at the northwest corner of Burling Slip and Front street. The property has been rented for a long term, with the privilege of purchase within a specified time from William J. Matheson. The leasing company, with which have been merged since the beginning of the war many diversified units, is one of the largest dyestuff concerns outside of Germany. The company is now located at 244 Madison avenue, owned by August Heckscher.

Lease Brings \$75,000.

Through Carstein & Linnekin William Davies & Company, Inc., purchased from Parson & Wallander the long-term lease of the second floor of Billings Court, 349 to 353 Fifth avenue, southeast corner of 34th street, for a consideration said to approximate \$75,000. Davies & Company will occupy the premises for their wholesale and retail business.

Manhattan.

AMES & CO. leased apartments at 1945 7th av to B. Cohan, at 274 West 19th st to L. H. Holley and at 137 East 34th st to Robert Meyer.

AMES & CO. leased the building at 523 East 73d st for James McGee to Merchant's Tobacco Co.; the 4th loft at 216 East 23d st for Samuel Riegler to Daintee Cloak & Suit Co., space in the Spero Building at 21 West 21st st for David Spero to Samuel Susskind, and in conjunction with Carstein & Linnekin space at 237 5th av for Emil B. Meyrowitz to Rosebeck Button Co.

ALBERT B. ASHFORTH, INC., leased space in the Tilden Building, 105 West 40th st, to John F. Luhrs; also in the Francis Building, southeast corner of 5th av and 53d st, to Miss N. E. Haas, Elizabeth and Guiblaume Palette and Thomas S. Rockrise.

ALBERT B. ASHFORTH, INC., leased, in conjunction with B. F. Kellar, the store adjoining the northeast corner of Broadway and 28th st for United Realty Improvement Co. to T. Buzzi.

ALBERT B. ASHFORTH, INC., leased an apartment at 125 East 72d st to Frederick H. Cowles, an apartment at 141 East 44th st to John F. McTyer, a floor at 22 East 30th st to Isadore Kuchlik, the 5th loft at 125 West 3d st to Tapley Specialty Co., and, in conjunction with B. F. Kellar, the store adjoining the northeast corner of Broadway and 28th st, for United Realty Improvement Co. to Toney Buzzi.

ALBERT B. ASHFORTH, INC., leased space in the Brokaw Building, Broadway and 42d st, to Folding Box Manufacturers National Association, Label Manufacturers National Association, Schulte Cigar Co. and Leo Kahane; also at 105 West 40th st to Redfield & Fisher, Inc., Philellenic Society of America, and Louis A. Cerf; also at 32 West 32d st to Fan Tan Dress Co., Inc., and Gold Seal Waist Co.; space in the Acker, Merrill & Conduit Building, 5th av and 35th st, to Herman Pichel and Benjamin J. Steinman, Kaufman Blouse Shops, Inc.;

in conjunction with Frederick Fox & Co., the 6th floor at 290 5th av to Jacob Kittner; at 605 5th av, southeast corner of 5th and 53d st, to Mrs. Mary L. Steele, and, in conjunction with Morris Rose, the store and basement at 142 and 144 West 29th st to Export Cloth Spinning Co., Inc.

WRIGHT BARCLAY, INC., leased to Ferguson McKinney Mfg. Co. the 4th loft at 329 and 331 Broadway, southwest corner of Worth st. This lease completes the rental of the building.

WRIGHT BARCLAY, INC., leased the front half of the 5th loft at 20 West 31st to Max Gross, also the rear half of the same loft to Jacob Green.

WRIGHT BARCLAY, INC., leased to the United States Army at 25 and 27 3d av, which will be the main recruiting office for the United States Army; and in conjunction with Albert B. Ashforth the 1st loft at 142 West 29th st to Bloch & Schiller.

BASTINE & CO., as agents, leased the basement 238 West 29th st to Cary Spring Works; 5th floor 814 Broadway to Art Button & Novelty Manufacturing Co.; this completes the renting of the building; 3d floor 36 East 22d st to Lovell Dress & Skirt Co.; 7th floor to Prime Dress Co.; 5th floor to Louis Rubin; this completes the renting of the building; 2d floor 34 East 12th st to Saul Byrnes; 4th floor to Princely Novelty Co.; this completes the renting of the building; space at 244 Eldridge st to Meyer, Newman & Son, Weiner & Brandwin, Samuel Lipshitz, A. Meyerowitz, Suckerman & Blotter, J. Bloom and Scheinfeld Bros.; and for Jacob Felenstein space at 55 West 38th st to John G. Stein; and for H. E. Zittel the 7th floor 28 East 22d st to M. Scheuer & Bro.

COMMERCIAL CASUALTY CO. leased the 4-story building at 128 William st, 25x160, which it will alter for occupancy.

CUSHMAN & WAKEFIELD, INC., leased for Guaranty Securities Corp. the basement at 244 Madison av for 10 years to George H. Doran Co., Publisher, which will establish there its main stockroom for the central distribution of books.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st, to Federal Adding Machine Co. and Cuprite Sulphur Corp.

MRS. D. DINGLEMAN rented apartments at 514 West 114th st to H. H. Goodwin; at 46 West 33d st to A. Reggio; at 169 West 78th st to Mrs. Baker; at 300 West End av to Mrs. P. D. Webb; at 251 West 92d st to Mrs. G. Warswick; at 345 West End av to Mrs. E. Beattie; at 42 West 72d st to G. P. Cooper; at 258 Riverside dr to F. Ino; at 257 West 92d st to Mrs. S. Minrath; at 610 West 139th st to E. C. Salveson; at 611 West 113th st to Mrs. G. E. Hanan; at 105 West 72d st to Mrs. L. J. Burns; at 175 West 72d st to C. V. Lindo; at 312 West 93d st to A. S. Schaefer; at 222 West 59th st to T. J. Preston; at 115 West End av to E. Freedman; at 498 West End av to A. C. Shorey; at 176 West 87th st to A. S. Ludlam and R. Walbank, and at 601 West End av to H. Eisner.

DUFF & CONGER leased an apartment at 48 East 61st st to Jay M. Simpson.

L. W. ELBERSON leased apartments at 1037 5th av to Harry Stone, at 120 East 40th st to Julia E. Rose, at 601 West 127th st to Lillian Loercher, at 610 West 111th st to Henry Glinzig, at 206 West 52d st to Victor Morley, at 120 East 40th st to A. Miller, at 321 West 55th st to Seymour Frank, at 132 West 34th st to Alma Harrison, at 235 West 71st st to Eivind Erichsen, at 214 Cathedral pkway to Theodore McCready, at 507 West 113th st to Walter E. Bridgman, at 105 East 15th st to May Randolph, at 206 West 86th st to Harold O'Neill, at 518 Madison av to Dimitry Assatouroff, at 417 West 113th st to Constantine Veiber, at 65 West 54th st to Alexander Harris, at 126 East 19th st to Stanton Griffis, at 18 East 60th st to Porter Fearey and at 214 West 110th st to Lew Dockstader.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 383 Park av for Charles B. Sherlock to John M. White; also sublet an apartment at 270 Park av for R. C. St. George to J. B. Warden of Philadelphia; also a furnished apartment at 115 East 53d st for W. Rose Proctor, Jr., to Mrs. Orson D. Munn; also renewed the lease of apartment at 969 Park av, corner of 82d st, for Stephen L. Selden, and leased, furnished, 60 East 56th st, the residence of Augustus Thomas, the playwright, a 4-story house on lot 22x100, to Mrs. S. B. Brown.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment at 270 Park av to William Ziegler, and at 3 East 85th st to Arthur O'Choate, renewed the lease of an apartment at 405 Park av for Moore & Wyckoff to Mrs. Frederick Billings.

DOUGLAS L. ELLIMAN & CO. leased a furnished apartment, consisting of 14 rooms and 5 baths, for Bernard F. Gimbel, at 31 East 72d st, to W. R. Grace, for the season; also an apartment at 799 Park av, corner of 74th st, to V. Jinishian, and with Charles E. Schuyler, an apartment at 118 East 54th st to Guy B. Johnson.

JOHN FINNERTY leased the 2 and 3-story buildings at 208 to 212 West 124th st, 119 ft. west of 7th av, to Palace Automobile & Machine Co., for 10 years from May 1, at \$4,800 a year. The buildings will be altered into a garage.

FRANK L. FISHER CO. leased an apartment at 210 5th av to John W. Mercer.

FRANK L. FISHER CO. leased the dwelling 103 West 70th st to Mrs. V. G. Ver Plank.

MAN LEASES.

J. ARTHUR FISHER extended the lease for Monza, restaurateur, of 104 West 43d st. Mr. Monza will alter the premises.

J. ARTHUR FISCHER leased to Showmen's League of America the 1st loft at 817 6th av or New York headquarters.

EDWARD F. FITZGERALD leased the dwelling 14 West 72d st for 21 years from May 1, 1918, for \$86,739 total rent.

HEIL & STERN leased lofts at 43 to 47 West 24th st to E. and J. Weinberg and David Mesiboy, Inc.; 40 and 42 West 27th st, to Fred. Kronish and Louis Weinstein; 105 and 107 East 29th st, to Rose-Stowens & Co.; 33 and 35 West 17th st, to Jacob A. Workman; 3 West 20th st, to Harry Tanenbaum; 36 and 33 West 25th st, to Wittman & Winderman, and space at 312 and 314 7th av, to Stalovsky & Newman and Newman & Chalkin.

M. & L. HESS, INC., leased the 10th floor at 40 and 42 West 27th st to Louis Weinstein; also the 6th floor at 30 and 32 West 15th st to Graff, Alexrod & Satnick, represented by E. M. Goodman.

M. & L. HESS, INC., leased the 11th floor at 222 4th av to American Red Cross (Bureau of Purchase); also the 10th floor at 244 5th av to Louis Goldsmith.

M. & L. HESS, INC., leased the 6th floor at 118 5th av to Gottschalk, Gartman & Co., and the 4th floor at 6 West 18th st to H. Bokal.

HENRY HOF leased the grade floor and basement of the building, 787 2d av, for P. M. Schell to Dimitrus Avarimindes.

HUBERTH & HUBERTH leased in the American Circle Building the store at 9 Central Park West to Usona Trading Co., distributors of the Hall Motor Trucks.

C. ROYCE HUBERT leased the dwelling at 219 West 70th st to May Kate Keon.

CHARLES G. KELLER leased the top loft at 55 West 16th st to Davidow & Kaplan and Kwizrok Bros., the store 136 West 34th st to Charles H. Harris.

CHARLES G. KELLER leased for Elmer A. Darling the 1st loft at 133 West 23d st to Rex Advertising Co.

J. EDGAR LEAYCRAFT & CO. leased the stores 5 West 39th st to Badran Bros. and 109 3d av to Kaufman & Robin.

SAMUEL H. MARTIN leased the 1st and 2d floor lofts at 246 West 65th st for Charles A.

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On the morning of March 21, 1868, in a small office on Park Row, there
THE REAL ESTATE RECORD AND BUILDERS' GUIDE.

On Saturday morning, March 23, 1918, commemorating the FIFTIETH
played in its chosen field will be portrayed by pen and picture in the form of a

The history of a paper that for half a century has represented the closely
cation date, and numbering among its present subscribers and advertisers many

THE FIFTIETH ANNIVERSARY NUMBER will be issued one year aft
us we hear the grumble of the pessimist. It is said that trade is slackening, that

In the face of the grumble of the pessimist the **RECORD AND GUIDE** wi
together as one man with their representative paper.

Business **WILL** go on. There are enough strong, optimistic men in the business fabric
years men fought side by side to save a situation in business and in war because they believ

A glance at the brief resume of the prospectus will outline the vast sco
RECORD AND GUIDE for half a century—a record which has made

- (1) **THE RECORD AND GUIDE**—Its inception in 1868—its growth in fifty years—illustrated.
- (2) **OLD NEW YORK**—How it looked and lived and did business a half century ago.
(a) Brief historical sketch outlining conditions as to boundaries, population, residential and business centers, transportation facilities, shipping, public buildings, amusements and amusement places, hotels—brief reference to conditions twenty-five years ago that led up to consolidation into Greater New York in 1898. (b) Brief historical reference to methods of doing real estate business, facilities for doing it, values in "gilt edge" sections of Manhattan.
- (3) A MESSAGE from Mayor Hylan to the Tax Payers of New York City.
- (4) **NEW YORK OF TODAY.**
(a) This great City of New York—area, population, greatness of its governmental problem and municipal machinery for doing its work, annual cost of running it, value of its real estate, what real estate contributes in taxes, its great manufactures and industries, its waterfront and port and shipping, its transportation facilities—surface, elevated and subway—its street traffic, the railroads entering it bringing passengers and freight, the center of a great suburban population, its buildings and its building industry, its financial importance, bank clearings, contribution to Federal tax, to first and second Liberty Loans. (b) A message from Borough President Dowling to the taxpayers of

Manhattan. (c) Manhattan—growth and pre conditions in real estate of the following: Wa and the financial districts, insurance district, area east of William Street and South of Bridge—about the City Hall—Middle Broadway West Side—Union Square—Madison Square—Fifth Avenue—Madison Avenue—Park—Middle West Side—Columbus Circle—the Upper Side—East Side—Lexington Avenue—Harlem ington Heights, and the Dyckman section.

- (5) **THE WATERFRONT OF NEW YORK CITY.**
Its extent; various shipping, manufacturing dustrial uses; relation to the Port of New York Brooklyn and Queens, the summer resort and Bay features; in Staten Island, its relation Jersey.
- (6) **THE SUBWAYS.**
(a) Effect of first lines. (b) Lines recently and territory served. (c) Lines nearing co and territory they will serve.
- (7) **IMPORTANT MUNICIPAL AGENCIES.**
Subjects will be treated separately as they r municipal activities with which real estate bro owners come frequently into contact.
- (8) **ORGANIZED FOR PROTECTION.**
Functions and work of the Real Estate Board

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FIFTIETH ANNIVERSARY NUMBER of the **RECORD AND GUIDE** will radiate this co
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of the RECORD AND GUIDE, the story of its growth, influence and part it has
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and building interests, without a competitor, without missing a single publi-
ed in its initial issue, must necessarily be an interesting one.

es cast her lot with the Allies in the World's War against Autocracy. All around
ine, freight congestion, labor shortage, business stagnation.

y. These are the days for the real estate and building industries to stand

it going. This confidence is based upon fact, not theory. This is not our first crisis. In other

ill be a work fully in keeping with the high standard maintained by the
y and the greatest reference medium of its kind in the United States.

RECENT LEGISLATION affecting real estate and build-
g.

THE BOROUGH OF THE BRONX.

(a) Condition fifty years ago—incorporation into
ty of New York—growth in population and resultant
rowth in business and housing. (b) Existing condi-
ons covering East and West Bronx and their important
ade and residential centers. (c) Its railroad and
ansportation facilities. (d) Industrial status of the
rough. (e) Its parks. (f) A message from Borough
resident Bruckner to the taxpayers of the Bronx.

THE BOROUGH OF BROOKLYN.

(a) Condition fifty years ago. Growth of population
d business. (b) Business sections. (c) Its residen-
l districts. (d) Its parks. (e) Railroads and trans-
rtation facilities. (f) Its industrial status. (g) Mes-
sage from Borough President Riegelmann to taxpayers
Brooklyn.

THE BOROUGH OF QUEENS.

(a) Condition fifty years ago and its incorporation
to New York City. Growth of population, building
d housing. (b) Transit development in recent years.
) Its main trade centers—Long Island City and As-
ria, Jamaica. (d) Its residential districts. (e) Mes-
sage from Borough President Connelly to the taxpayers
Queens.

(13) BOROUGH OF RICHMOND.

(a) Condition in 1868. Present status after popula-
tion, housing, etc. (b) Condition in Tompkinsville,
St. George, Richmond and important residence and
beach districts. (c) Transportation facilities. (d) Mes-
sage from Borough President Van Name to the tax-
payers of Richmond.

(14) NEW YORK CITY'S BUILDING INDUSTRY.

(a) Conditions relating to building from 1868—growth
of the industry—improved methods of modern con-
struction as illustrated in the process of producing a
modern skyscraper. (b) Development of the electric
elevator on building and land values. (c) Special
articles on the development of modern buildings cover-
ing every form of building.

(15) ARTICLES GIVING INFORMATION about the import-

tance and volume of business in the following: Fire-
proofing, sprinklers, concrete (and reinforced) water-
proofing, brick (and face brick), lime, terra cotta
(architectural), hollow tile, steel, lumber, stone, lime-
stone, cement, glass, hardware, windows, paint, varnish,
lead (red and white), plumbing supplies, asbestos,
gypsum, lathing (metal and furring), foundations
(caissons and tiling), elevators, architectural bronze,
heating (steam, vapor, air and water), electricity, roof-
ing (slate and ornamental), trim (wood, hollow metal,
steel and kalamein), sash, doors, floors (sanitary, etc.,
composition, tile and wood), ornamental and miscel-
laneous iron, fire escapes and stairways, lighting
fixtures.

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Carey to the Metropolitan Body Co. of Con-
necticut.

PAYSON McL. MERRILL CO. INC. leased
apartments at 150 East 72d st to Charles D.
Freeman; at 112 East 74th st to Mrs. Thomas
F. White, and at 112 West 47th st to Dr. Louis
L. Draper.

PAYSON McL. MERRILL CO. leased a duplex
apartment at 823 Park av to Joseph H. Welsh,
and a duplex studio apartment at 200 West 57th
st to Count Jean de Strelecki.

MOORE, SCHUTE & CO. rented for Mary
E. Kelly, Cross & Brown agents, the 2-sty
dwelling at 430 Convent av, to Mrs. C. L.
Hamill; also rented for Thomas McBride the
store at 1631 Amsterdam av to Abraham Adler.

CHARLES F. NOYES CO. leased in the Mad-
ison Square Building, 15 East 26th st, for Jacob
Ruppert Kealty Corp., space on the 18th floor
to J. & E. Silverman Co.; offices on the 20th
floor to G. B. G. Manufacturing Co., and a
suite of 4 offices to Aero Coat House, and a
portion of the 10th floor of the Frankel Build-
ing, 45 John st.

CHARLES F. NOYES CO. and M. & L. Hess,
Inc., leased the 6th floor at 118 5th av to Gott-
chalk, Gartman & Co., and with Cross & Brown
Co. the 10th floor at 118 5th av to Matthew
Kosenbloom.

CHARLES F. NOYES CO. leased for Edward
Gropper to International Millinery Co. for 10
years, at an aggregate rental of about \$20,000,
the store and basement 1390 Broadway; also
for Drake's Restaurant, Inc., the store and
basement at 119 West 42d st to Horwitz & Co.,
and for Henry S. Northrop the building 40
Cherry st to H. A. Astlett & Co.

CHARLES F. NOYES CO. leased for Ernest
E. Lorillard to Jacob Richman the store, base-
ment and subcellar at 296 Broadway for 10 yrs.
at an aggregate rental of about \$80,000; the
store 304 Pearl st for Elizabeth McColgan to
Julius A. Zibell Co., and a floor at 91 maiden
la for Preferred City Real Estate Co. to Joseph
rahys & Co.

CHARLES F. NOYES CO. and Cross & Brown
Co. leased the 4 upper floors at 450 Broadway
for William H. Sage, executor of the estate of
George L. Ronalds, to I. Gitenstein for 7 years
from February 1, at a rental of about \$25,000.

THOMAS J. O'REILLY leased the ground
boor at 81 and 83 Beaver st to Misses Conroy,
proprietors of Paris Tea Shop.

THOMAS J. O'REILLY leased 22,000 sq. ft.
at 132 to 138 West 27th st to National Joint
Limb Doll Co. This completes the renting of
the property.

PEASE & ELLIMAN rented apartments at
441 Park av to Edward A. Choate, at 157 West
57th st to Mrs. Elizabeth C. Bogardus, at 24
West 59th st to A. Emmerich and at 146 East
49th st to Henry W. Eaton.

PEASE & ELLIMAN leased an apartment in
the "Wendolyn," at 100th st and Riverside
dr, for W. J. M. Donovan to J. Frank Bloomer;
at 340 West 86th st for M. H. Gaillard &
Co., as agents, to Miss Annie R. Whitney; at
105 West 88th st to Louis L. Power, at 141 West
69th st, for Mrs. C. B. Buhlender, to Mrs. E.
M. Carter; at 2 West 94th st, for Goodwin &
Goodwin, as agents, to Mrs. G. E. Thompson;
at 116 West 72d st, for Waitt Construction Co.,
to Miss Isabelle H. Young; at 925 West End
av to Mrs. E. Wiren, and at 107 West 88th st
to Montes de Oca.

PEASE & ELLIMAN rented for Frederick
W. Gordon his furnished apartment at 1000
Park av to Sidney W. Sternbach; also at 535
Park av for Miss Gladys Cromwell her fur-
nished apartment to Mrs. Wooster Lambert, of
St. Louis, Mo.

PEASE & ELLIMAN leased for Moore &
Wyckoff, as agents, a store at 712 Lexington
av to Joseph P. Litwin.

PEASE & ELLIMAN leased a loft at 6 West
37th st to Brace Tompkins and E. Marshall
Kinsey.

PEASE & ELLIMAN rented a floor in the
new building at 927 5th av, corner of 74th st,
to Mrs. Byam E. Stevens. Mrs. Stevens is giv-
ing up her house at 11 East 78th st to the Red
Cross; also a studio apartment in the new
building at 100 Central Park South to Dr. P. M.
Barker; also apartments at 21 East 57th st to
Miss Kathleen Dugan, 201 West 54th st to Mr.
Fred Kottmeier and at 116 West 59th st to
Stephen Saldjis.

L. J. PHILLIPS & CO. leased the store at
2747 Broadway, near 105th st, to Thomas H.
Batcheller.

L. J. PHILLIPS & CO. leased apartments in
"The Cleburne," 924 West End av, to James
Parker, Jules Starr and John P. Hobson.

L. J. PHILLIPS & CO. leased apartments at
575 West End av to H. Biegel, also at 255 West
End av to M. Klein, Mrs. G. Tolman and John
Moller.

GEORGE ROSENFELD CO. leased space in
the General Optical Co., Inc., building at 538
and 540 1st av to Pyrene Manufacturing Co.,
basement, front half of store floor, 5th and 6th
floors; rear portion of store floor and 2d floor
to Riverside Press (renewal) and the 4th floor
to Chesterfield Furniture Co.

GEORGE ROSENFELD CO., INC., leased the
2d loft at 143 Madison av to Samuel Kurlan.

M. ROSENTHAL CO. leased for Kaye Rent-
ing Co. a loft at 12 and 14 west 21st st to
Sunshine Knitting Mills; 14th floor at 36 and
38 West 25th to Gold Brand Waist Co.; 8th floor
at 13 and 15 West 24th st to La Grand Costume
Co.; for B. Raff store and basement at 455 6th
av to J. Weinstein; a loft at 387 to 391 4th av
to Rosemary Ladies' Garment Co.; space at 10
and 12 23d st to G. B. Goldberg; store and
basement at 25 and 27 West 32d st to Kohn &
Co.; store and basement at 17 West 31st st
to Life Publishing Co.; a loft at 143 and 145
West 20th st to Frankel & Littoff; for Albert
B. Ashforth & Co., agents, a loft at 142 West
29th st to William Wiener; for A. L. Mordecai
& Son for 5 years to L. Schlinger the 9th floor
at 63 and 65 West 36th st; for I. Kempner the
4th floor at 36 and 38 West 25th st to Sport

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Suit & Coat House; store and basement at 290 Church st to D. Weistreich; for Carstein & Linnekin space at 1161 to 1165 Broadway to B. Raff; to Alexander B. Rosenberg the 1st loft at 289 5th av; to D. R. Costume Co. 3d floor at 110 and 112 West 26th st; for Peoples Realty Co. the 6th floor at 35 and 37 West 31st st to M. Hyman & Co.; for the Astor Estate the 5th floor at 20 West 27th st to Silberman & Miller; for M. & L. Hess, agents, the 12th floor at 151 and 153 West 19th st to Emporium Dress Co., Inc.; to A. Rosenthal a loft at 12 and 16 West 27th st; for estate of Charles A. Bandouine a loft at 256 5th av to Lewis & Modlin, and to Wollner & Wronker the 10th bood at 72 and 74 Madison av.

and 160 West 26th st a loft to Schechter Bros. & Yampolsky, and space, with Loton H. Slawson Co., at 347 5th av to Sacks & Co.

WILLIAM A. WHITE & SONS leased offices at 43 Exchange pl to De Forest Candee and at 68 William st to Seral Trading Co.

F. R. WOOD-W. H. DOLSON CO. leased for Max Natanson the store and basement at 2300 Broadway to Tony Florentine.

REAL ESTATE STATISTICS

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

MANHATTAN. Conveyances.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include Total No., Assessed Value, No. with consideration, Consideration, Assessed Value, and sub-totals for Jan. 1 to 31.

Mortgages.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5 1/2%, 5%, 4 1/2%, 4%, Unusual Rates, Amount, Interest not given, and sub-totals for Jan. 1 to 31.

Mortgage Extensions.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 19 to Feb. 1). Rows include Total No., Amount, To Banks & Ins. Cos., and sub-totals for Jan. 1 to 31.

Building Permits.

Table with columns for 1918 (Jan. 26 to Feb. 1) and 1917 (Jan. 27 to Feb. 2). Rows include New Buildings, Cost, Alterations.

Jan. 1 to Feb. 1 Jan. 1 to Feb. 2

Summary table for New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 21 to Feb. 2). Rows include Total No., No. with consideration, Consideration, and sub-totals for Jan. 1 to 31.

Mortgages.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5 1/2%, 5%, 4 1/2%, Unusual rates, Amount, Interest not given, and sub-totals for Jan. 1 to 31.

Mortgage Extensions.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include Total No., Amount, To Banks & Ins. Cos., and sub-totals for Jan. 1 to 31.

Building Permits.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to 31.

BROOKLYN. Conveyances.

Table with columns for 1918 (Jan. 24 to 30) and 1917 (Jan. 25 to 31). Rows include Total No., No. with consideration, Consideration, and sub-totals for Jan. 1 to 31.

Mortgages.

Table with columns for 1918 (Jan. 24 to 30) and 1917 (Jan. 25 to 31). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, 5 1/2%, 5%, 4 1/2%, Unusual rates, Amount, Interest not given, and sub-totals for Jan. 1 to 31.

Building Permits.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to 31.

QUEENS. Building Permits.

Table with columns for 1918 (Jan. 25 to 31) and 1917 (Jan. 26 to Feb. 1). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to 31.

RICHMOND. Building Permits.

Table with columns for 1918 (Jan. 24 to 31) and 1917 (Jan. 25 to 31). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to 31.

M. ROSENTHAL CO. leased to L. Rosenblatt a loft at 298 5th av.

M. ROSENTHAL CO. leased a loft at 236 and 238 5th av at an aggregate rental of about \$50,000, to Navy Knitting Mills, Inc.

M. ROSENTHAL CO., in conjunction with Spear & Co., leased for Brous Brothers the 9th floor at 115 to 125 West 30th st, containing 12,500 sq. ft., to Progressive Uniform Co., Inc.

M. ROSENTHAL CO. leased to L. Segreto the 4th floor at 429 6th av.

ROWANTREE-SCHLEY CO. leased to Lithauer & Leipziger, clothing, lofts at 30 to 34 University pl, southwest corner of 9th st.

ROWANTREE-SCHLEY CO., in conjunction with Ogdin & Clarkson Corp., leased for the Terence J. Duffy Estate, represented by W. A. Taylor, Inc., the 3d loft at 110 to 114 West 32d st to Charles Spilka & Co.

ROWANTREE-SCHLEY CO. leased to Lithauer & Leipziger, uniform manufacturers, the 4th and 5th floors at 30 University pl.

RULAND & WHITING-BENJAMIN CORP. rented apartments at 710 Madison av to Dr. Le Roy W. Duxtater, David M. Cory and Miss Adeline Stillwell; at 744 Madison av to Dr. Hirsch, Mrs. Horace Newson, and for Pease & Elliman at 24 West 59th st to Miss Myra Danforth.

H. J. SCHUM leased to Max Beglichter, Leo Lipschitz and Joseph Millet the store at 684 11th av.

HERBERT A. SHERMAN leased for United States Trust Co., trustee, the stable 133 West 52d st.

SPEAR & CO. rented for Louise C. O'Reilly the store, basement and 1st loft in the building at 43 to 47 West 16th st to New York Linen Supply & Laundry Co.

SOL. STERN leased to Cohen & Arend the store floor at 34 East 21st st, to Merchants' Transfer the store at 32 East 22d st and in the same building the parlor store to Joseph Anderman, the 3d floor to M. Oliveri and the 4th floor to Louis Herman; also the store and basement at 31 and 33 East 27th st to Lambert Silk Co., Inc., and space in same building to LaReine Waist Co., Morris Hiller, M. Schreiber, Harry Hiller and Tiger Silk Co.; also at 537 5th av the 4th floor to George A. Haskett and at 102 and 104 West 38th st space to Simpson-Crawford Corp. and French Model Dress Co.

E. A. TURNER leased for five years the store 43 East 29th st to Bernstein & Marcus.

CHARLES B. WALKER leased to P. Lorillard Co. about 12,000 sq. ft. in the building at 213 to 231 East 144th st, for M. F. Westergren; for the Estate of Philip Feuring, loft at 149 Grand st to Redes & Grannone; for the Estate of George Hayes, loft at 174 Wooster st to Warsaw Press, and for P. Murphy, loft at 86 Walker st to A. C. Penn, Inc.

WHITE-GOODMAN leased to David Strauss the top loft at 141 West 20th st, with Douglas Robinson, Chas. S. Brown Co.; also the 3d loft at 638 Broadway to I. Moskowitz; also at 158

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

THERE is a firmer tone to the building situation today than has been noticeable for many weeks past. During the past few days a number of building projects of importance have been announced to the industry and these have been strong factors in brightening the outlook for the structural interests of the Metropolitan district. Two large hotel projects occupy a prominent position in the group of new buildings for which plans and specifications have recently been prepared and a number of structures designed for industrial and commercial occupancy bring the total value of contemplated construction up to a substantial figure. From various parts of the United States reports are coming in to the effect that building prospects are steadily improving and that just as soon as the weather conditions are more favorable renewed activity in building construction will occur.

Locally it is conceded by a number of individuals in close touch with the situation that the mental attitude of the building fraternity is more optimistic owing to the new work that has recently been brought out for estimates and the projects that have been placed under contract within the last two or three weeks. Throughout New York State there is quite a large volume of public work, including the construction of roads, sewers, bridges, culverts and operation of a similar character now being planned and bids for construction and materials will soon be called for. The material dealers and the manufacturers of contractors' equipment are looking

forward to a considerable increase in their business from this source.

Considerable activity is noticed among concerns having important Federal contracts for munitions and supplies. Quite a number of these concerns are making preparations for substantial improvements to their factories and plants. In some instances entirely new structures will be erected and in others the old buildings will be remodeled and enlarged to meet the present requirements. This work alone will call for the purchase of immense quantities of materials and require the labor of thousands of mechanics and laborers.

Although the material markets are generally quiet the tone is good and prices firm. The present dullness is attributed more to the inclement weather that has maintained more than to any other one factor and just as soon as this settles it is predicted that the situation among the dealers in materials and supplies will be greatly improved. At this writing there is every indication that commodity prices will hold to their present high levels. No recession will come while the difficulty in obtaining adequate fuel supplies continues or while the transportation situation is in its existing chaotic state. Both of these factors are acting to prevent flooding the market even with the extremely slight demand. Dealers in some material lines are carrying short or broken stocks—this particularly to lumber and glass dealers. While the demand remains at the present low ebb there will be no material change in the price situation, but should it suddenly increase it would be difficult to predict how high prices might soar.

Common Brick.—The wholesale market for Hudson River common brick has been abnormally quiet during the past week and will continue in this condition while the inclement weather lasts. Although there have been a few inquiries no sales have been registered, as it would be impossible to deliver barges on account of the ice-congested condition of the local waters. Prices have not changed since last week and \$10 a thousand in cargo lots is the figure being quoted upon all inquiries. The dealers are looking forward to greatly improved business during the next few months. Prediction is freely made that there will be an early spring and with it will come a substantial revival of building operations. There are quite a number of important operations that are only being held in abeyance on account of the bad weather, and as soon as this is more settled a marked improvement should be noticed. From all accounts it will be at least four weeks or more before new supplies can come through from the up-river points. The Raritan situation is practically the same as it has been for the last three or four weeks. No quotations upon brick from this section are being made for immediate delivery, as the ice effectually prevents navigation of barges and the manufacturers are unwilling to quote on futures owing to the uncertainty of the conditions two or three months hence.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 1, 1918: Condition of market: Demand very light; prices unchanged. Quotations: Hudson Rivers, \$10 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none. Sales, none.

Face Brick.—Manufacturers of face brick are still hampered by the difficulty of obtaining coal to operate their plants and in obtaining transportation for their finished product. The demand at present is light owing to the lack of active construction, but the prospects for spring and summer business are steadily improving. During the last two weeks

a number of important building projects have been brought out and these will involve quite a large quantity of face brick in their construction. Face brick prices are stiffening somewhat owing to the increased production costs.

Structural Steel.—The Federal Government remains the predominating factor in the market for fabricated material. The extent of the Federal commitments for fabricated materials is best indicated in the report of the Bridge Builders and Structural Society for the month of December, which shows that during that month one hundred and fourteen per cent. of the total capacity of the bridge and structural shops of the country was contracted for. The December bookings were for a total of 205,000 tons as against 138,500 tons for November. There is quite a large volume of new Government business in immediate prospect. Bids are being received for some of this work and other operations are being announced from time to time. Requirements for private construction are practically negligible, and when inquiries are made they are mostly for industrial or commercial structures that are incidental to the military program. There are numerous signs of improvement in the general building situation and new projects are maturing. Whether these will proceed or not is largely dependent upon the ability to obtain reasonably prompt deliveries of the required steel. Prices are unchanged, and those now in force will maintain until March 31.

Lumber.—The lumber market in the Metropolitan district is quiet and is being affected by the same conditions that have hindered all lines of activity. The demand is only moderate with few orders emanating from the building interests, but the manufacturing consumers taking an average amount. Stocks in the hands of the dealers are badly broken and difficulty is experienced in filling in on account of the transporta-

tion situation. Prices are firm. The Government is making a strong demand upon the lumber producers for its military requirements. For the building of airplanes alone the total amount of lumber required reaches an immense figure. About two hundred feet of wood is used in the construction of the average plane. In order to obtain this material it is ordinarily necessary to work over about one thousand five hundred feet of select lumber. This often represents all that can be used for airplanes, of fifteen thousand board feet of standing timber.

Portland Cement.—The cement situation is exceptionally quiet at the present time, but the prospect for a satisfactory spring business is steadily improving. The cement interests are looking forward to a largely increased use of their commodity in the construction of roads, bridges and culverts, the development of hydro-electric plants and in general construction of manufacturing and commercial structures. Reports of contemplated work in these lines lead to the anticipation of a good volume of business during the coming months. Prices are firm at the \$2.15 level for lots of one thousand barrels or more, f. o. b. New York. There is a rumor current that this price is likely to be advanced, but at this writing nothing definite has been announced.

White and Red Lead.—The demand for these commodities is moderate and there is no evidence that consumers are buying beyond their immediate requirements. Shipping difficulties continue to hamper the manufacturers and until this situation is adjusted no great improvement in the market is anticipated. White lead in oil is being quoted at 10¾ to 11c. a pound in large-sized containers and in quantities of five hundred pounds or more. Slight advances are obtained for smaller lots. Red lead in oil is selling at 10 to 11¼c. a pound for large orders.

Wire Nails.—The demand for wire nails is in excess of the supply and dealers are experiencing difficulty in obtaining stocks from the manufacturers, who are booked ahead for some months. Manufacturing has been hindered through the shortage of fuel and lack of transportation. The Government continues as the most important factor in the market for this commodity and its requirements take precedence over private orders. Prices are unchanged from the Federal control figure that has now maintained for some time.

Cast Iron Pipe.—The business in this line is picking up considerably and there is a satisfactory volume of new business in sight. Counties and municipalities are undertaking numerous improvements that will require a large tonnage of cast iron pipe and the private interests are also awakening. The outlook for the coming months is excellent. There have been no changes from the official prices established by the Government and all quotations are at the nominal price of \$55.35 a ton for 6-in., 8-in. and heavier, and \$58.35 for 4-in.

Window Glass.—The plate and window glass industry is exceedingly quiet with factories producing only a small percentage of their capacity. Manufacturers are making a determined endeavor to have the Government allow them to operate at least on half time. At the present time there are only about three months left before the usual time for shutting down for the summer season, so the total output for the current year will be greatly curtailed. At the present writing discounts are unchanged, but likely to be revised at almost any time.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$10.00@
Raritan common.....No quotation
Second hand common, per load
of 1,500.....\$7.50@
Red face brick, rough or smooth, car lots.....\$21.00@
Buff brick for light courts... 21.00@
Light colored for fronts..... 25.00@

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot.....\$2.15@
Rebate on bags, returned, 10c. bag.
Rosendale Natural to dealers,
wood or duck bags.....\$1.15@
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots. f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (nominal)...\$1.25@ \$1.35
Trap rock, ¾ in. (nominal)... 1.35@ 1.45
Bluestone flagging, per sq. ft. .17@ 0.18
Bluestone curbing, 5x16..... .40@

HOLLOW TILE (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....

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

LIME (standard 300-lb. bbls., wholesale):
Eastern common.....\$1.90@
Eastern finishing..... 2.10@
Hydrated common (per ton)...\$15.00@
Hydrated finishing (per ton). 15.43@

LINSEED OIL—
City brands, oiled, 5 bbl. lots..\$1.30@
Less than 5 bbls..... 1.31@

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
1½ in. (nominal).....\$1.60@ \$1.75
¾ in. 1.60@ 1.75
Paving gravel.....No quotation
P. S. C. gravel.....No quotation
Paving stone.....No quotation

LUMBER (Wholesale prices, N. Y.):
Yellow pine (merchandise 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft....\$42.00@ \$55.00
14 to 16 ft..... 63.00@ 75.00
Heart face siding, 4-4 & 5-4 \$4.00@ 36.00
Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50@
Hemlock, W. Va., base price
per M..... 30.50@

(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random car-
goes, narrow (delivered)6...\$35.00@ \$38.00
Wide cargoes..... 37.00@ 45.00
Add \$1.00 per M. for each inch in width
over 12 ins. Add \$1.00 per M. for every 2
ft. over 20 ft. in length. Add \$1.00 per M.
for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab.....\$4.50@ \$4.75
Cypress lumber (by car, f. o. b. N. Y.):
Firsts and seconds, 1 -in...\$63.00@

Cypress shingles, 6x18, No. 1
Hearts..... 10.00@
Cypress shingles, 6x18, No. 1
Prime..... 8.50@

Quartered oak.....\$90.00@ 95.00
Plain oak.....\$68.00@ 73.00

Flooring:
White oak, quartered, select..\$51.00@ \$55.00
Red oak, quartered, select... 51.00@ 55.00
Maple No. 1..... 47.00@
Yellow pine, No. 1, common
flat..... 39.00@
N. C. Pine, flooring, Norfolk. 40.00@

PLASTER—(Basic prices to dealers at yard, Manhattan):
Masons' finishing in 100 lbs.
bags, per ton.....\$15.00@ \$16.00
Dry Mortar, in bags, return-
able at 10c. each, per ton... 6.75@ 7.25

Block, 2 in. (solid), per sq. ft....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¼ in. x 8 ft......12½
Boards, ¾ in. x 8 ft......15½

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

STRUCTURAL STEEL (Plain material at tidewater, cents per lb.):
Beams & channels up to 14 in. 3.195@
Beams & channels over 14 in. 3.195@
Angles 3x2 up to 6x8..... 3.195@
Zees and tees..... 3.195@
Steel bars half extras..... 3.195@

TURPENTINE:
Spot, in yard, N. Y., per gal. .\$.051@ \$.051½

WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three
brackets..... .80%+20%
B grade, single strength, first three
brackets..... .85%
Grades A and B, larger than the first
three brackets, single thick... .80%+10%
Double strength, A quality..... .80%+10%
Double strength, B quality..... .80%+20%

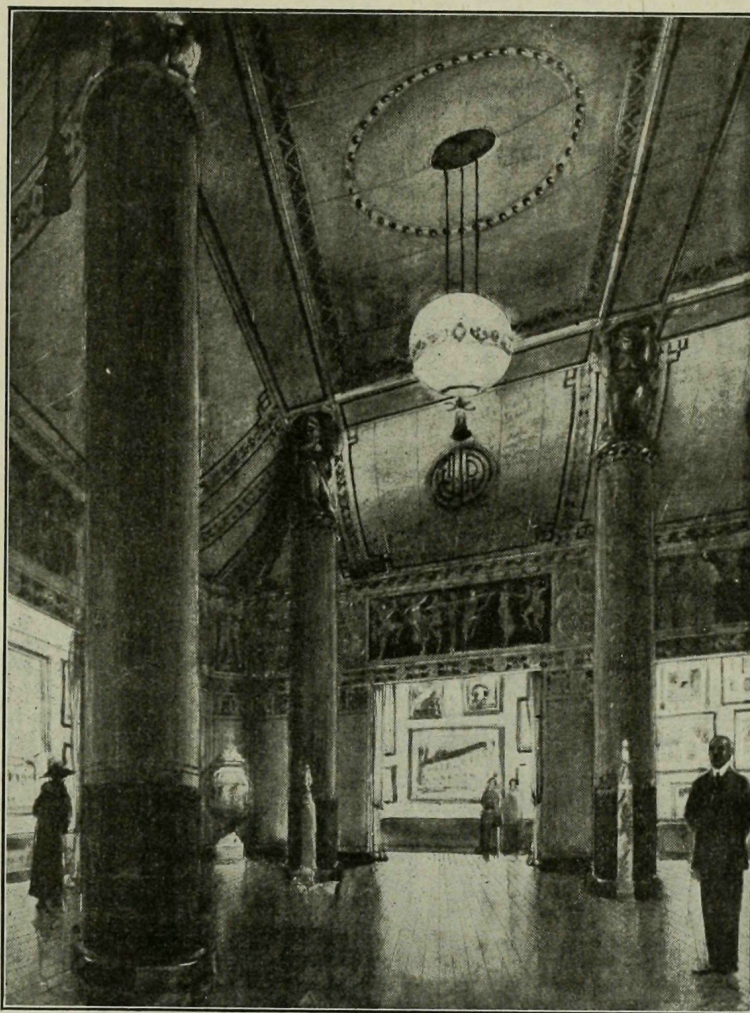
**ARCHITECTURAL LEAGUE OPENS
THIRTY-THIRD EXHIBITION**

Of Interest to All Identified With Arts and Crafts

WITH the usual reception to members and their friends, the Architectural League of New York will formally open its thirty-third annual exhibition this afternoon in the galleries of the American Fine Arts Society, 215 West 57th street. This exhibit will be open to the public Sunday, February 3, and will continue to February 23. Unlike the exhibitions of previous years, a marked departure has been made in the presentation of this show, and as a consequence the interest in the exhibition should be greatly increased, as there is

pect is a curious and somewhat unusual admixture of art and commerce, but its inner meaning is an exhibition of the best that is being made or executed in this country, with the effect, by the deadly parallel of comparison with genuine antiques of the best period, to determine how good or how bad are the commodities we are turning out in these times.

There is still a bigger idea behind the venture. In addition to architects, the Architectural League has for many years included in its membership painters and sculptors. Today, it includes landscape



VANDERBILT GALLERY, ARCHITECTURAL LEAGUE EXHIBITION.

something for every lover of art, in all its forms, and for every one who owns or thinks of owning their home.

The Medals of Honor for this year were presented at a smoker held in the League Rooms last evening. The medal for architecture was awarded to Benjamin Wistar Morris and the medal for sculpture to Paul Wayland Bartlett. No award for painting was made. The Henry O. Avery prize for sculpture was awarded to Raphael Menconi. The annual prize for collaboration in architecture, sculpture and painting was awarded to George Licht, architect, Raphael Menconi, sculptor, and F. E. Gates, painter. The Jury of Award consisted of H. VanBuren Magonigle, ex officio, chairman; Herbert Adams, Theodore E. Blake, Elmer E. Gansey, Bertram G. Goodhue, H. A. MacNeil, Violet Oakley, Attilio Piccirilli, Herman T. Schladermundt and Egerton Swartwout.

The visitor to the Architectural League's exhibition of 1918 will be greatly uplifted by the beauty of the general effect and the great variety of the exhibits, and yet may possibly miss the real significance of this project. It was not conceived as a scheme to allure the public through beautiful fabrics, gorgeous wall paintings, rare furniture, or fascinating designs for homes. Its purpose is a far more worthy one than mere advertising. True, its outer as-

architects, decorators, stained glass designers and makers, designers and craftsmen. In fact, most of the crafts and trades which produce materials and articles of aesthetic interest, are represented in the membership of the League, and the annual exhibitions have become functions of absorbing interest to all who care for architecture, and the allied arts and crafts.

The exhibition of 1918 is a collaborative one, and the idea of an architectural exhibition in collaboration with the building crafts is distinctly new. It may offend the stiff-necked, old-fashioned architect, who would have the atmosphere of the exhibition charged with Greek simplicity. It may seem to some as though the scenic effect had been deliberately made to dominate over the more serious and "architectural" quality of the exhibition. However, by looking beneath the surface, it will be noted that the exhibition represents the spirit of the times. We do not live with Greek simplicity. We are avid in our eagerness for progress. We long to strike the modern note without dragging the anchor which holds us strongly in the harbor of ancient treasures. To strike the modern note is to be generous to all comers, omitting only the shoddy, bizarre or unrefined.

Thus, in the Thirty-third Annual Exhibition of the Architectural League will

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be found frescos by Gardner Hale, and mural paintings by Edith Emerson. Both are modern, and both are based upon ancient treasures. They are distinctly creative, though the one recalls medieval France, and the other, the Orient. The Batiks of Bertram Hartmand and of Arthur Crisp, the wrought metal work of Samuel Yellin, all are shown in the same rooms with sedate sculptor and monumental architecture. The catholicity which permitted such a mixture is the true note of this exhibition.

The entrance hall has been devoted to the display of stained glass by American designers. Furniture pieces and faience ornaments are shown to the right and left of the passageway leading to the first gallery. A skeleton background has been erected in a style that harmonizes beautifully with the various special features. In the first gallery the dominant color is turquoise blue, and the prevailing architectural style suggests an antique Italian palace. Many articles of decorative character are shown here, a number of which are of surpassing beauty and interest. The middle gallery has been hung with a golden canopy, supported by tall columns and pilasters. The coloring of the third gallery is in deep reds and orange, contrasted with a shadowy blue. In the second gallery is located the major portion of the plastic exhibits; and in the third, the architectural designs.

Plans for Hotel Addition.

Albert Morton Gray, architect, 116 West 39th street, has completed the plans for a sixteen-story addition to the Hotel Imperial, at the northeast corner of Broadway and 31st street. The owner of this structure is Robert W. Goelet, 9 West 17th street, and the lessee is J. Otto Stack. H. G. Balcom, 10 East 47th street, is the engineer for structural steel work. The addition will have a brick and stone facade to harmonize with the original building. The ground dimensions of the new part will be 121 x 115 feet, with extension 22 x 44 feet. The cost of construction is estimated to be approximately \$750,000. Marc Eidlitz & Son, 30 East 42d street, have charge of the erection of this building under a general contract. The old structures on the site are now being demolished.

New Hotel Near Battery.

Preliminary sketches have been prepared in the offices of Bruno W. Berger & Son, architects, 121 Bible House, for a modern hotel to be erected on the site of the Eastern Hotel, at the northeast corner of South and Whitehall streets. John Bittner is the owner of this project. The old hotel, that will be demolished to make way for the new structure, was completed and opened to the public in 1822. The projected building will be modern in every respect. The preliminary plans call for a ten-story structure, 48 x 108 feet, with facades of face brick, limestone and terra cotta. Further details of this improvement will be available later.

Large Plant for Yonkers, N. Y.

George Starin Cowles, architect, 4 Main street, Yonkers, N. Y., has the plans nearly completed for a two-story, reinforced concrete plant to be erected on Warburton avenue for the Associated Pharmacists, W. B. Cheatham, president, 93 Nassau street, Manhattan, owner. This structure will have ground dimensions of 200 x 375 feet. The cost is in the neighborhood of \$400,000. Estimates for construction under a general contract will shortly be called for.

Contract for Parkway Baths.

The Turner Construction Company, 244 Madison avenue, Manhattan, has obtained the general contract for the construction of the bathing pavilion at Brighton Beach. The new structure will replace the Parkway Baths that were destroyed by fire last November. The owners of this operation are the Realty Associates, S. Gompertz, manager, 152

Remsen street, Brooklyn, and the plans were prepared by Benjamin Dreisler, architect, 153 Remsen street. Charles S. Voorhees, 188 Montague street, is the engineer in charge for the owners. The new structure will be built of reinforced concrete, three stories in height, with ground dimensions of 196 x 180 feet. The cost is estimated to be approximately \$275,000. Complete details of this project were published in a recent issue of the Record and Guide.

PERSONAL AND TRADE NOTES.

Paul H. Fabricus, consulting engineer, has recently moved his office from 15 West 44th street to 331 Madison avenue.

Valentine Theisen has been appointed secretary of the Brooklyn Bureau of Buildings, succeeding Thomas Livingston.

Germania Cornice Works Company announces that it has moved its offices and plant from 2034 Greene avenue to larger and more spacious quarters at 1424 to 1426 Metropolitan avenue, Brooklyn. Telephone, Stagg 682.

Edison Electric Appliance Co., Inc., a new corporation, has taken over the entire business of the Hot Point Electric Heating Co., the Hughes Electric Heating Co., and the household heating device business of the General Electric Co.

Colonel Guy E. Tripp, head of the Division of Production and Ordnance Department, has announced the appointment of W. H. Marshall as his assistant in that department. Mr. Marshall was formerly president of the American Locomotive Company, and is now associated with J. P. Morgan & Company, where he was on the staff of E. R. Stettinius, in the Munitions Department of that firm.

E. A. Baily, secretary to the vice-president of the Edison Electric Illuminating Company of Brooklyn, is now in Washington, D. C., for an indefinite period, where he is associated with the section on national organization of the war savings committee of the United States Treasury Department. Through this committee the Government placed on sale on December 3, 1917, \$2,000,000,000 of war savings and thrift stamps. Mr. Baily is devoting his time in interesting public utilities, including electric lighting, natural and artificial gas, water and street railway companies, in establishing booths for the sale of the new thrift and war savings stamps.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—John Thatcher & Son, 60 Park av, Brooklyn, have the general contract for a 3-sty frame office bldg, 80x40, at the Navy Yard, for the U. S. Government, Navy Yard, Brooklyn, and F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$20,000.

BROOKLYN, N. Y.—Edward Ehrbar, 270 West st, Manhattan, has the general contract for four stiff-leg jib cranes for the U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

MANHATTAN.—James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, is taking bids on the general contract, to close February 19, for interior alterations to the stone Custom House at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner. F. A. Long, Custom House, Manhattan, is the engineer.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., F. R. Harris, Chief of Bureau of Yards & Docks, Washington, D. C., owner, contemplates erecting thirty 1 and 2-sty brick and concrete warehouses, 50x150, from privately prepared plans. Cost, \$600,000.

PELHAM BAY PARK, N. Y.—U. S. Government, Commandant F. R. Harris, Chief of Bureau of Yards and Docks, Washing-

ton, D. C., owner, contemplates erecting a 1 and 2-sty frame camp at City Island, from privately prepared plans.

BUFFALO, N. Y.—Esenwein & Johnson, 781 Ellicott sq, Buffalo, N. Y., have revised plans in progress for six gate houses and a storage bldg, on Black Rock Locks, for the U. S. Government, c/o U. S. Gen'g Dept., c/o Col. J. G. Warren, in charge, Federal Bldg, Buffalo, N. Y., owner. Cost, \$80,000.

NO ARCHITECTS SELECTED.

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

DUNRAVEN, N. Y.—Mr. Kadans, Dunraven, N. Y., contemplates rebuilding the plant, 25x125, recently destroyed by fire. No architect has been selected and details will be available later.

MORRISTOWN SECTION OF N. J.—Arthur McEwan, Whippany, N. J., owner, contemplates erecting a 2½-sty dwelling, for which no architect has been selected.

BOONTON, N. J.—Board of Education of Boonton, J. C. Carter, pres., George W. Blanchard, District Clerk, Boonton, owner, has purchased a site at Old Boonton rd and Lathrop av and contemplates erecting a public school. No architect has been retained.

PLANS FIGURING.

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

CHURCHES.

ASBURY PARK, N. J.—Lucian E. Smith and Harry E. Warren, associate architects, 2 West 47th st, Manhattan, are taking bids on the general contract, to close 12 m., February 14, for rebuilding the brick and stone church, 70x190, at the northeast cor of Grand and 1st avs, for the First Methodist Episcopal Church of Asbury Park, Rev. Dr. L. K. Willman, pastor, southeast cor of Grand and 2d avs, Asbury Park, owner. Cost, \$100,000.

DWELLINGS.

BRONX.—Paul C. Hunter, 191 9th av, Manhattan, architect, is taking bids on the general contract for alterations and extension to the 3-sty brick dwelling and store at 14 West Fordham rd, for Henry A. Schutte, 12 West Fordham rd, owner. The Standard Concrete Steel Co., 105 West 40th st, is figuring the general contract. Cost, \$2,000.

BAYSHORE, L. I.—Salvator S. Calapati, 224 Main st, New Rochelle, N. Y., architect, is taking bids on the general contract for a 2½-sty brick dwelling, 67x47, for Arthur Hammerstein, 1476 Broadway, Manhattan, owner. E. W. Howell, George st, Babylon, L. I., is figuring the general contract, and desires bids on all subs at once.

SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, architect, is taking preliminary estimates on the general contract for a 2½-sty hollow tile and stucco dwelling and garage, 120x50, on Kelvin drive, for A. E. Burr, owner, c/o architect. Garage will accommodate five cars and also includes chauffeur's quarters.

MT. KISCO, N. Y.—Herbert Reeves, 331 Madison av, Manhattan, architect, is taking bids on the general contract, to close February 11, for rebuilding the 2½-sty wooden dwelling, 30x55, in McClain st, two miles from station, for Mrs. D. Runkle, Mt. Kisco, owner. Consists of fire repairs. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. Frank Bower, 44 Harrison st, East Orange, N. J., architect, is taking bids on the general contract for an addition to the 1-sty brick foundry on Hamburg pl for Louis Sacks, Hamburg pl, Newark, owner.

DELAWANNA, N. J.—Russell G. Cory, 39 Courtlandt st, Manhattan, architect and engineer, is taking bids on the general contract, to close February 22, for additions to the 4-sty reinforced concrete dye plant, 80x160, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. The Faribault Building Corp., 15 Park Row, Manhattan, is figuring the general contract. Cost, \$250,000.

ROCHESTER, N. Y.—Arthur J. Stickney, Cutler Bldg, Rochester, architect, is taking bids on the general contract for a 1 and 2-sty brick factory, 101x53, in Norton st, for the High Speed Hammer Co., owner.

HALLS AND CLUBS.

LONG BEACH, L. I.—Warren & Wetmore, 16 East 47th st, Manhattan, architects, are taking bids on the general contract for a club house to accommodate four hundred members, for the Lido Cor-

poration, Harold R. Talbot, pres., in charge, 15 Wall st, Manhattan, owner.

MUNICIPAL.

MANHATTAN AND BRONX.—City of New York, Dept. of Water Supply, Gas & Electricity, Nicholas J. Hayes, Comr., room 2351, Municipal Bldg, Manhattan, owner, is taking bids on the general contract, to close 2 p. m., February 4, for furnishing and delivering hydrant repair parts.

STABLES AND GARAGES.

MANHATTAN.—Central Garage, Inc., 320 Broadway, lessee, is taking bids on the general contract for alterations to the 4-sty brick garage, 48x70, at 153-5 East 84th st, for George M. Fitzpatrick, 1488 Lexington av, owner, from plans by Alfred L. Kehoe & Co., 1 Beekman st, architects. T. J. Murphy, Inc., 405 Lexington av, is figuring the general contract. Cost, \$10,000.

ROSLYN, L. I.—Robert W. Schuette, 236 West 54th st, Manhattan, owner, and Chester A. Patterson, 15 East 40th st, Manhattan, architect, are taking bids on the gen-

eral contract for a 2-sty frame garage and stable, 80x23, with two 1½-sty wings, 17 x33. Peter A. Cameron, 339 North av, New Rochelle, N. Y., is figuring the general contract.

WHITEHALL, N. Y.—The general contractor is taking bids on the subs for a 1-sty reinforced concrete garage, stable and office, 34x36, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Starrett & Van Vleck, 8 West 40th st, architects, are taking bids on the general contract for a 2-sty brick and stone or terra cotta store and loft bldg, 27x120, at 162 5th av, for the Markham Realty Co., 21 Nassau st, owner. Edward Corning Co., 52 Venderbilt av, is figuring the general contract.

MANHATTAN.—Estate of Mrs. James P. Kernochan, owner, c/o Douglas Robinson, Charles S. Brown Co., 14 Wall st, is taking bids on the general contract, to close February 5, for rebuilding the 5-sty brick and stone loft bldg, 80x125, at 387-389

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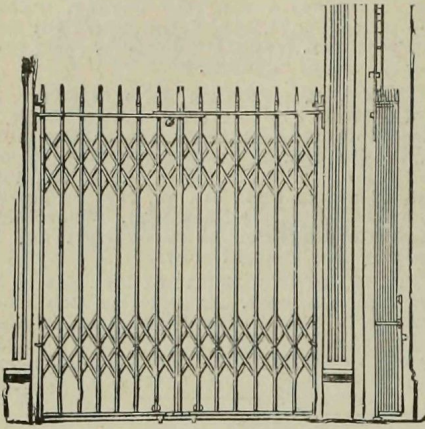
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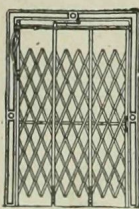


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MISCELLANEOUS.

LODI, N. J.—Mayer Council, of Lodi, James McMahon, Lodi, owner, is taking bids on the general contract, to close 8 p. m., February 11, for a pumping plant and extending present distribution system, from plans by Thomas F. Bowe, East Rutherford, N. J., consulting engineer.

NEWARK, N. J.—Board of Commissioners of the City of Newark, Thomas L. Raymond, in charge, City Hall, Newark, owner, is taking bids on the general contract, to close 11.30 a. m., February 7, for repaving in Ferry st.

NEWARK, N. J.—Board of Commissioners of the City of Newark, Thomas L. Raymond, in charge, City Hall, Newark, owner, is taking bids on the general contract for repaving on Heller Parkway, from Summer to Mt. Prospect avs, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

9TH ST.—Ferdinand Savignano, 18 East 41st st, completed plans and will take bids on subs for alterations to the 4-sty brick and stone studio apartments, 26x82, at 17 West 9th st, for I. E. Bermant, 41 Park Row, owner. Cost, \$12,000.

29TH ST.—M. C. Cantor, 371 Fulton st, Brooklyn, has plans in progress for alterations to the 5-sty brick tenement at 238 East 29th st, for Frank Corenti, on premises, owner. Consists of general interior alterations and a 1-sty extension. Cost, \$2,500.

38TH ST.—Warren & Wetmore, Grand Central Terminal, completed plans for a 16-sty brick, stone and terra cotta apartment house, 100x125, at the southeast cor of 38th st and Madison av, for August Heckscher, 50 East 42d st, owner. Cost, \$650,000.

FACTORIES AND WAREHOUSES.

23D ST.—John R. Rainbow, 14 West 50th st, completed plans for alterations to the 3-sty brick factory, 19x46, at 311-7 East 23d st, for James R. McAfee, 71 8th av, owner. Cost, \$3,000.

BROADWAY.—Julius Eckman, 30 East 42d st, completed plans for alterations to the 6-sty brick factory, 50x146, at 836-8 Broadway, for the Roosevelt Estate, c/o John E. Roosevelt, 44 Wall st, owner. Consists of erecting fireproof enclosures. Cost, \$4,000.

STABLES AND GARAGES.

19TH ST.—Paul C. Hunter, 191 9th av, completed plans for alterations of the buildings at 521-5 West 19th st, into a 1-sty brick public garage, 75x92, for Margaret V. C. MacNutt, c/o James N. Wells Sons, 191 9th av, owner. The general contract has been awarded to the Standard Concrete Steel Co., 105 West 40th st. Cost, \$10,000.

112TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, completed plans for the extension and alteration of the 3-sty brick loft and market, 26x60, at 328 East 112th st, into a stable, for Lawrence Cioffi, 314 East 112th st, owner. Cost, \$10,000.

CHARLES ST.—William Boyd, 203 West 14th st, completed plans for a 1-sty brick garage, 38x96, at 93-5 Charles st, for J. M. Cooper, 372 Bleecker st, owner. Cost, \$7,000.

2D AV.—New York Historical Society, John A. Weekes, Pres., 170 Central Park West, owner, contemplates erecting a 2-sty garage on plot 100x150, at the southeast cor of 2d av and 63d st, from plans by Otto L. Spannake, 13 Park Row, architect. Mrs. Josephine Schnurmacher, 176 East 111th st, is the lessee of land and owner of bldg.

LEXINGTON AV.—Peter Joseph McKeon, 217 Broadway, completed plans for a 4-sty brick garage, 54x94, at 51-5 Lexington av, for the Empire Trust Co., 120 Broadway, owner. Project is now before the Board of Appeals. Cost, \$75,000.

119TH ST.—Satterlee & Boyd, 3 West 29th st, completed plans for an addition to the 2-sty reinforced concrete garage at 157-163 East 119th st, for Edward L. Finch, owner, c/o Finch & Coleman, 120 Broadway, owner, and Herman Kahn, lessee.

127TH ST.—Louis Sheinart, 194 Bowery, completed plans for alterations to the 3-

sty brick garage, 60x94, at 154-8 West 127th st, for Abe Morris, on premises, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—John Mead Howells, 470 4th av, completed plans for alterations to the 6-sty fireproof office bldg, 51x 68, at 94-8 Lafayette st, for Mrs. Helen H. Jenkins, 232 Madison av, owner. Edward Corning, 52 Vanderbilt av, has the general contract. Cost, \$3,000.

38TH ST.—Charles E. Birge, 29 West 34th st, has plans in progress for a 5-sty brick and stone store, restaurant and office bldg, 25x90, at 20 West 38th st, for Julia A. Ferguson, 39 Central Park South, owner, and Schrafft's, Inc., 62 West 23d st, lessee. Cost, \$100,000.

GREENE ST.—Harold F. Smith, 38-40 West 32d st, completed plans for alterations to the 6-sty brick store and loft bldg, 50x90, at 121 Greene st, for Alfred Eisenbach, 30 West 26th st, owner. Story & Flickinger, 5 Great Jones st, have the general contract. Cost, \$2,500.

BROADWAY.—John C. Rennard, 15 Dey st, completed plans for alterations to the 10-sty office bldg, 24x100, at 203 Broadway, for the 195 Broadway Corp., 15 Dey st, owner, in charge. Consists of alterations to fire escapes. Cost, \$3,000.

GRAND ST.—Tracy & Swartwout, 18 West 34th st, have plans in progress for remodeling the 6-sty brick loft bldg, 50x 125, at 134 Grand st, for Vincent Astor, 23 West 26th st, owner, and the Globe-Wernicke Co., 451 Broadway, lessee. The general contract has been awarded to James McWalters & Sons, 1492 Broadway, and the A. B. See Elevator Co., 220 Broadway, has contract for elevators. Cost, \$15,000.

Bronx.

STABLES AND GARAGES.

HARLEM RIVER TERRACE.—John P. Boyland, 2526 Webster av, completed plans for three 1-sty brick and stone garages, 125x100, on the east side of Harlem River terrace, 193 ft south of Fordham rd, for John H. Beekman, 2295 University av, owner. Cost, \$36,000.

INWOOD AV.—De Rosa & Pereira, 150 Nassau st, completed plans for a 2-sty brick and iron garage, on plot 112x100, on the west side of Inwood av, 33 ft south of McCombs rd, for B. Iannucelli, 1772 Mt. Hope av, owner and builder. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

HART ST.—H. J. Nurick, 957 Broadway, Brooklyn, has plans in progress for the alteration and extension of the two 2-sty brick apartments, 18x30, at 121 Hart st, for Samuel Stein, 60 Walton st, owner and builder. Cost, \$5,000.

BROOKLYN, N. Y.—Paul Lubroth, 92 Graham av, has plans in progress for ten 3-sty brick tenements, 20x70, for H. Delinsky, 484 Bedford av, owner and builder. Exact location will be announced later. Total cost, \$70,000.

DWELLINGS.

AUTUMN AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for four 2-sty brick and stucco dwellings, 20x59, on the west side of Autumn av, north of Atlantic av, for Eierman Brothers, 751 Thrall av, Woodhaven, L. I., owners and builders. Total cost, \$20,000.

MERMAID AV.—Slee & Bryson, 154 Montague st, completed plans for a 2-sty frame dwelling, 20x55, at the southeast cor of Mermaid av and West 17th st, for the Brooklyn Borough Gas Co., Surf av and West 17th st, Brooklyn, owner. The Midwood Associates, 936 Flatbush av, have the general contract. Cost, \$7,000.

PITKIN AV.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension to the 2-sty frame dwelling and store on the north side of Pitkin av, 16 ft west of Hopkinson av, for Sam Friedman, 1613 Pitkin av, owner. Cost, \$52,500.

AV N.—Slee & Bryson, 154 Montague st, completed plans for eleven 2-sty brick dwellings, 20x55, at the northeast cor of Av N and Coney Island av, for Jacob Poret Building Co., 696 West st, Manhattan, owner and builder. Total cost, \$55,000.

48TH ST.—F. W. Eisenla, 571 77th st, completed plans for two 2-sty frame dwellings, 18x50, in the south side of 48th st, 500 ft east of 16th av, for G. Schumer, 181 Martense st, owner and builder. Total cost, \$13,000.

48TH ST.—M. C. Cantor, 371 Fulton st, Brooklyn, has plans in progress for a 2½-sty brick and frame dwellings, 20x45, in the south side of 48th st, 120 ft west of 15th av. Owner's name withheld. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

FLUSHING AV.—H. J. Nurick, 955 Broadway, completed plans for a 1-sty brick warehouse, 165x125, on the south side of Flushing av, 271 ft east of Irving av, for Meserole Realty Co., 892 Broadway, Brooklyn, owner and builder. Cost, \$40,000.

WEST 3D ST.—E. M. Adelson, 1776 Pitkin av, completed plans for an extension to the 2-sty brick storage bldg in the north side of West 3d st, 100 ft east of Bedford av, for Abraham L. Kanes, 105 Bay 26th st, owner. Cost, \$2,500.

39TH ST.—A. Farber, 1746 Pitkin av, has plans in progress for the alteration of the 3-sty brick tenements, 25x60, at 743 39th st, into a factory. Owner's name will be announced later. Cost, \$5,000.

WILLIAMS AV.—E. M. Adelson, 1776 Pitkin av, completed plans for addition and extension to the 2-sty brick factory, 50x100, at the northwest cor of Williams and Pitkin avs, for Samuel Browner, 26 Dewey pl, owner and builder. Consists of a 2-sty addition to present 2-sty bldg, which will contain a restaurant on 3d floor for employees. Cost, \$15,000.

BAYARD ST.—Sommerfeld & Steckler, 31 Union sq, Manhattan, completed plans for a 2-sty brick extension, 27x65, to the factory in the south side of Bayard st, 224 ft east of Union av, for William Salmon, southwest cor of Bayard and Lorimer sts, owner. Cost, \$5,000.

HALLS AND CLUBS.

KENMORE PL.—Frank H. Quinby, 99 Nassau st, Manhattan, will draw plans for alterations to the 2-sty frame and brick club house on Kenmore pl for the Union League Club of Brooklyn, on premises, owner. Architect will build by separate contracts. Cost, \$15,000.

STABLES AND GARAGES.

79TH ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for a 1-sty brick garage, 109x140, at the northwest cor of 79th st and 3d av, for John H. Duffy, 238 East 27th st, Manhattan, owner. Cost, \$10,000.

WEST 17TH ST.—Joseph J. Galizia, 2845 West 23d st, completed plans for a 1-sty brick garage, 59x116, in the east side of West 17th st, 320 ft north of Neptune av, for Paul Muro, 2737 West 17th st, owner, in charge. Cost, \$10,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty garage, on plot 78x115, on the north side of Atlantic av, 238 ft east of Grand av, for the Grand Building Corporation, owner. The building will be started immediately upon the approval of plans in the various departments.

ROEBLING ST.—Max Cohen, 350 Bradford st, completed plans for alterations to the 1-sty brick garage, 35x54, in the west side of Roebling st, 25 ft south of North 6th st, for Leo Guiseppi, on premises, owner. Cost, \$3,500.

ST. MARKS AV.—Cranford Co., 190 Montague st, owner, has had plans completed privately for a 1-sty brick garage, 150x150, on the south side of St. Marks av, 475 ft west of Classon av. Project is now before the Board of Appeals. Cost, \$35,000.

16TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for interior alterations to the 2-sty garage, in the south side of 16th st, 180 ft west of 5th av, for John M. Charlton, 98 15th st, owner and builder. Cost, \$3,000.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for an extension to the 1-sty garage on the south side of Church av, 715 ft east of Bedford av, for Henry W. Bischoff, 2414 Church av, owner. Cost, \$6,000.

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STORES, OFFICES AND LOFTS.

RODNEY ST.—Tobias Goldstone, 50 Graham av, completed plans for an extension to the 3-sty store, 25x25, at the southeast cor of Rodney and South 1st sts, for Arthur Roth, 194 Graham av, owner and builder. Cost, \$5,000.

BEDFORD AV.—Henry J. Nurick, 957 Broadway, Brooklyn, is revising plans for a 2-sty brick and stone office and show-room bldg, 75x85, at Bedford, Rodgers and St. Marks avs. Owner's name has been withheld. Cost, \$40,000.

18TH AV.—J. C. Wandell, 8525 4th av, completed plans for the alteration of the 2-sty brick stable, 50x150, at 8681 18th av, into a garage, for Philip Finn, on premises, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Seymour & Schonewald, Grand Central Terminal, Manhattan, completed plans for alterations to the 4-sty brick store, 22x105, at 438 Fulton st, for Hanan & Son, Front st, Brooklyn, owners. Grand Contracting Co., 5 East 42d st, Manhattan, has the general contract, and J. J. Roberts Co., 334 East 27th st, Manhattan, has the contract for plastering.

86TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 1-sty brick taxpayer, 25x100, at the cor of 86th and Bay 16th sts, for Felice Giarnieri, 1724 86th st, owner and builder.

MISCELLANEOUS.

TOMPKINS AV.—Funk & Hahn, 29 Cooper st, completed plans for alterations to the 4-sty brick and stone tenement and offices, 41x60, at the northeast cor of Tompkins av and Van Buren st, for Friedrich Ludwig, 254 Tompkins av, owner. Cost, \$2,500.

WEST 28TH ST.—Kallich & Lubroth, 1819 86th st, completed plans for a 2-sty extension to the boarding house in the east side of West 29th st, 220 ft south of Mermaid av, for Jacob Riner, 2819 Mermaid av, owner and builder. Cost, \$5,000.

Queens.

APARTMENTS, FLATS & TENEMENTS.

ASTORIA, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, architect, completed plans for twelve 4-sty brick, stone and granite apartments, 35x50 ft each, on Ditmars av, Lawrence st, McClellan pl and Chauncey st, for the Woodward Brown Realty Co., 52 Vanderbilt av, Manhattan, owner. Architect is in charge of separate contracts and is taking bids on subs.

DWELLINGS.

HOLLIS, L. I.—William C. Winters, 106 Van Sicien av, Brooklyn, has plans in progress for a brick dwelling, 24x37, for Mrs. T. Reiley, owner, c/o architect.

DOUGLAS MANOR, L. I.—Du Bois Carpenter, 145 Market st, Poughkeepsie, N. Y., completed plans for a 2-sty frame dwelling, 24x32, on the south side of Grosvenor av, 532 ft east of East dr, for Madsen & Wistooft Construction Co., 327 Lincoln st, Flushing, L. I., owner and builder. Cost, \$5,500.

BELLE HARBOR, L. I.—Henry Meyer, Jr., 12 North Eldert av, Rockaway, L. I., completed plans for two 2-sty frame dwellings, 30x40, in the west side of Beach 135th st, 200 ft north of Newport av, for Edward Isaar, 316 West 138th st, Manhattan, owner and builder. Cost, \$14,500.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, completed plans for six 1 and 2-sty brick dwellings and garages, 20x55, 18x55 and 20x18, in the west side of Tesla pl, 85 ft north of Cope-land av, for William Hafner, Tesla pl and Cooper av, Glendale, owner and builder. Total cost, \$35,000.

MIDDLE VILLAGE, L. I.—William Von Felde, Metropolitan av, Middle Village, has plans in progress for a 2-sty brick dwelling, 25x58, in the east side of Pulaski

st, 50 ft east of Hinman st, for M. Hertzman, Middle Village, L. I., owner. Owner will be ready for estimates on the general contract by February 9, to close about February 21. Cost, \$5,000.

LONG ISLAND CITY.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for interior alterations to the dwelling and store in the north side of Main st, northeast cor of Willow st, for William Friedrich, 181 Main st, L. I. City, owner and builder. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Louis Allen Abramson, 220 5th av, Manhattan, has plans in progress for a 1½-sty brick and concrete smelting plant, 75x180, at Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., 220 Rider av, Bronx, owner.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, is preparing sketches for a 4-sty brick and terra cotta apartment house, 89x100, for which owner's name and exact location will be announced later. Cost, \$43,000.

CHURCHES.

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

DWELLINGS.

YONKERS, N. Y.—Oliver M. Oake, Swain st, Bronxville, N. Y., owner, has had plans completed privately for a 2½-sty frame and stucco dwelling, 20x39, on Beechmont av. Cost, \$9,000.

YONKERS, N. Y.—Lucas Provenzano, 308 West 121st st, Manhattan, completed plans for a 2½-sty hollow tile and stucco dwelling, 22x30, at 61 Vernon av, for Petro Erosini, 114 East 116th st, Manhattan, owner. Frank Russo, 325 East 107th st, Manhattan, has the general contract.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Continental Ship Building Co., owner, c/o Masten Co., 103 Park av, Manhattan, has had plans completed privately for a 2-sty brick and frame shipbuilding plant, 50x100, at Ludlow Dock. Thomas Bird, 30 East 42d st, Manhattan, is the engineer, and Smith & Leo, 103 Park av, Manhattan, have the general contract.

STABLES AND GARAGES.

YONKERS, N. Y.—J. Mortimer Steinfelds, 109 Williams st, Jamaica, L. I., completed plans for a 1-sty brick garage, 59x28, at 128-130 McLean av, for Alfred S. Burges, Yonkers, owner. Cost, \$9,000.

NEW ROCHELLE, N. Y.—August Sundberg, North av, New Rochelle, is preparing sketches for a 1-sty frame and stucco garage, 23x25. Owner's name will be announced later. Cost, \$2,500.

YONKERS, N. Y.—M. Robassa, 805 St. Nicholas av, Manhattan, owner, has had plans completed privately for an addition to the 2-sty brick garage, 19x22, at 95 Rockland av, for which M. McCarty, Cliff st, Yonkers, and Thomas Olson, 140 Devoe av, Yonkers, have the mason and carpentry contracts, respectively. Cost \$3,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 2-sty brick public garage, 20x116, at 520-2 South Broadway, for William Haussler, 45 Post st, Yonkers, owner. Cost, \$18,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, is preparing preliminary plans for a 3-sty brick shop and two apartments on Avon av, for Lozowick & Kotler, 150 Jelliff av, Newark, owner. Cost, \$10,000.

NEWARK, N. J.—Simon Cohen, 123 Springfield av, Newark, will draw plans for a 4-sty brick apartment on Johnson av, near Alpine st, for Bernard Chinich and Joseph Densky, 24-26 Fairview av, Newark, owners and builders.

JERSEY CITY, N. J.—Joseph D. Lugosch, 21 Bergenline av, Town of Union, N. J., completed plans for a 4-sty brick and marble trim apartment house, 50x90, at the southwest cor of Hudson blvd and Highland av, for the Glenrock Building & Construction Co., owner, c/o Frederick Fox & Co., 793 Broadway, Manhattan. Cost, \$50,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for the alteration and addition of the 1-sty brick moving picture theatre at 89-91 Watson av, into two apartments and a store, for the L. & R. Building Co., c/o

Louis Karaski, 402 Badger av, Newark, owner and builder. Cost, \$4,000.

IRVINGTON, N. J.—Charles L. Steinbrenner, 31 Clinton st, Newark, completed plans for a 4-sty brick apartment house and two stores, 43x76, at 1078-1080 Springfield av, for Frank Wiegand, 1082 Springfield av, Irvington, owner. Cost, \$30,000.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 4-sty brick tenement and store, 25x76, at 547-549 Ferry st, for Nathan Zemel, 82 Vincent st, Newark, owner. Cost, \$15,000.

DWELLINGS.

PATERSON, N. J.—Albert E. Sleight, Romaine Bldg, Paterson, has plans in progress for a 2½-sty frame, stucco and shingle dwelling, 34x36, at Graham av and Lawrence pl, for Louis Bermer, 301 River st, Paterson, owner. Cost, \$8,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 2½-sty frame dwelling, 24x54, on the west side of Valley rd, near Watchung av. Owner's name will be announced later.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, has plans in progress for addition and extension to the 2-sty brick and timber silk factory, 25x64, at 8 Peach st, for Karl Miller, 7 Peach st, Paterson, owner. Consists of building 1-sty addition and a 2-sty extension, 25x34. Cost, \$4,000.

KEARNEY MEADOWS, N. J.—Harris & Richards, Drexel Bldg, Philadelphia, Pa., have plans in progress for 1 and 2-sty brick and steel industrial plant, machine and erecting shops, at Lincoln Highway and Hackensack River, for the Niles-Bement-Pond Co., 111 Broadway, Manhattan, owner. Consists of a group of factory bldgs for entire new plant. Total cost, between \$2,000,000 and \$3,000,000.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, completed plans for alterations to the 4-sty factory bldg at the southwest cor of Passaic av and Mott st for the Reiley Leather Co., on premises, owner, and the Universal Compound Co. of New York, 428 West 25th st, Manhattan, lessee. Cost, \$6,000.

ELIZABETH, N. J.—Duesenberg Motors Corp., J. M. Didricksen, engineer in

charge, c/o owner, on premises, is having plans prepared privately for superstructure of the 1 and 2-sty brick plant, 140x440, adjoining the present plant at the northeast cor of Newark and North avs.

NEWARK, N. J.—Eastern Monolithic Casket Co., 96 South Park av, Buffalo, N. Y., owner, contemplates erecting a brick factory, plans for which will probably be prepared privately.

RIDGEFIELD PARK, N. J.—British-American Chemical Co., C. F. Blackmore, purchasing agent, in charge, 52 Vanderbilt av, Manhattan, contemplates erecting several additions to their plant on the site of the old Tennessee Cooper Plant, from privately prepared plans.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, N. J., is revising plans for a 1-sty frame steel fabricating plant in the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 565-603 Newark st, Hoboken, owner. Cost, between \$12,000 and \$15,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, has plans in progress for a 3-sty brick, steel, concrete and terra cotta school, 181x200 (No. 6), at St. Pauls, Central, Hopkins and Oakland avs, for the Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, has plans in progress for a 3-sty brick, steel, concrete and terra cotta school, 166x229 (No. 23), at Pavonia and Romaine avs, for the Board of Education of Jersey City, Thomas Loughran, pres., City Hall, Jersey City, owner.

MISCELLANEOUS.

HACKENSACK, N. J.—C. V. R. Bogert, 167 Main st, Hackensack, has about completed plans for a 1-sty frame printing shop, 30x60, in River st, for the Commercial Printing Co., 171 Main st, Hackensack, N. J., owner. Cost, \$3,000.

KEARNY, N. J.—Ward & Walker, 52 Vanderbilt av, Manhattan, completed plans for a 2-sty brick and steel administrative bldg, 50x425, for the Federal Ship Building Co., subsidiary of the U. S. Steel Corp., 71 Broadway, Manhattan, owner. The general

contract has been awarded to Post & McCord, 101 Park av, Manhattan.

Other Cities.

CHURCHES.

BUFFALO, N. Y.—W. H. Zawaski, Fillmore av, Buffalo, has plans in progress for a 1-sty brick and hollow tile church and school, 58x120, on Hertel av, near Wasike st, for the St. Florian Roman Catholic Church, Rev. Father Francis Wasike, pastor, on premises, owner. Cost, \$65,000.

OLEAN, N. Y.—Lewis & Hill, 335 Brisbane Bldg, Buffalo, completed plans for a brick church for the Syrian Roman Catholic Church, Rev. Father Shimaih, pastor, Seneca st, Buffalo, N. Y., owner, and Louis Eade, Olean, N. Y., interested. No site has as yet been selected.

DWELLINGS.

STAMFORD, CONN.—A. H. Trolle, 106 Glenbrook rd, Stamford, Conn., has purchased a large tract of land on valley rd which has been divided into seven lots. If conditions are favorable in the spring owner will erect several dwellings thereon.

BUFFALO, N. Y.—Jacob A. Cagnagle, 3053 Bailey av, Buffalo, owner, has had plans completed privately for a 2½-sty frame dwelling, 22x39, at 323 Grider st. Cost, \$3,000.

BINGHAMTON, N. Y.—Carlton & Kaley, O'Neill Bldg, Binghamton, will draw sketches for the alteration of the dwelling into a 2-sty frame flat at 139 Murray st. Cost, \$5,000.

NORWICH, N. Y.—Dr. Reuben Jeffry, North Norwich road, Norwich, N. Y., owner, contemplates rebuilding the 2½-sty Summer residence, from privately prepared plans. The general contract has been awarded to J. C. Cummings, 146 South Broad st, Norwich, N. Y. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—J. Foster Warner, Granite Bldg, Rochester, has plans in progress for a brick factory at 1415 Clinton av, for Wollensak Optical Co., 1415 Clinton av, Rochester, owner. Details will be available later.

OSWEGO, N. Y.—J. H. Seeber, Arcade Bldg, Oswego, N. Y., has plans in progress for alterations to the 3-sty brick factory.

Hedden-Pearson-Starrett Corporation

115 BROADWAY, NEW YORK CITY

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OWNERS, ENGINEERS and ARCHITECTS are respectfully requested by this Corporation to submit their enterprise to it. All communications will receive prompt attention and strictest confidence. Whatever form of service you may desire will be rendered with a view of maintaining the highest standards of efficiency as represented by Quality, Speed and Economy.

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Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, San Antonio, Tex.

Mexico, Northwestern R. R., El Paso, Tex.
Metropolitan Street Railway, New York, N. Y.
Prudential Life, Newark, N. J.
Union R. R. Station, Columbus, O.
Oakland National Bank, Oakland, Cal.
Barcelona Traction & Light & Power Plant, Barcelona, Spain.
West End Street Railway System, Boston, Mass.
Dominion Coal Co. Plant, Nova Scotia, Canada.

Union Railroad Station, Washington, D. C.
Wanamaker Buildings, New York, N. Y., and Philadelphia, Pa.
Sao Paulo Tramway & Light & Power Plant, Sao Paulo, Brazil.
New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
Marcnants Refrigerator Co., Jersey City, N. J.

Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

Hedden-Pearson-Starrett Corporation

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BUFFALO, N. Y.—Sketches are being prepared privately for the construction of an addition to the plant at 268 Perry st for the O'Neil Iron Works, 268 Perry st, Buffalo, owner. Details are undecided.

ROCHESTER, N. Y.—C. S. Barrows, 344 East av, Rochester, has plans in progress for rebuilding the factory recently destroyed by fire in Frankfort st, bet. Jay and Smith sts, for Shinols Co., Jay st, Rochester, owner. Cost, \$10,000.

FULTON, N. Y.—Fulton Steel Corp., Fulton, N. Y., owner, contemplates erecting an addition to the 1-sty brick factory from privately prepared plans. F. W. Woodcock, Fulton, has the general contract, and John Dickens is consulting engineer, c/o owner.

HALLS AND CLUBS.

ALBANY, N. Y.—Obenaus-Nichols Co., 119 State st, Albany, is preparing new preliminary sketches for a 2-sty brick Odd Fellows Temple, 60x120, at Lodge and Howard sts, for the Odd Fellows of Albany, Edward Sanford, chairman Board of

Trustees, 71 State st, Albany, owner. Will contain banquet hall, kitchen, assembly hall with balcony and two lodge rooms. Cost, \$100,000.

HOTELS.

BUFFALO, N. Y.—Joseph A. Brown, 778 Genesee st, Buffalo, architect, has plans in progress for a 3-sty brick hotel, 80x120, for which owner's name and exact location will be announced later. Cost, \$70,000.

MUNICIPAL.

WARWICK, N. Y.—Charles B. Meyers, 1 Union sq, Manhattan, completed plans for an institution group for the City of New York, Board of Inebriety, Bird S. Coler, Comr., 300 Mulberry st, Manhattan, owner. Chauncey Matlock, 30 East 42d st, Manhattan, is the steam and electrical engineer. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

PHOENIX, N. Y.—Three River Paper Co., Phoenix, owner, has had plans completed privately for a 1-sty concrete block office bldg, 30x60, for which F. W. Woodcock, Fulton, N. Y., has the general contract. Cost, \$3,000.

CONTRACTS AWARDED.

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

DWELLINGS.

NEWARK, N. J.—Joseph Weiner, 159 Peshine av, Newark, has the general contract for the alteration and addition of the 2-sty frame dwelling, at 106 Oraton st, for Morris Mason, 108 Oraton st, Newark, owner, from plans by M. B. Silberstein, 123 Springfield av, Newark, architect. The mason contract has been awarded to Isaac Millstein and Isaac Bressman, 543 Bergen st and 305 18th av, Newark N. J. Cost, \$3,500.

SOUTH AMBOY, N. J.—Carney & Ryan South Amboy, have the general contract for a 2½-sty frame dwelling at the northeast cor of John and Stevens sts for Frank and Paulina Swiatoski, 128 Stevens av, Perth Amboy, owner, from privately prepared plans. Cost, \$7,000.

NEAR ALPINE, N. J.—Taveniers & Johnson, Main st, Closter, N. J., have the general contract for alterations and addition to the frame dwelling at the top of the Palisades for Mrs. Jessie Ellicott Sweet, owner, from plans by Cady & Gregory, 40 West 32d st, Manhattan, architects. Cost, \$5,000.

FACTORIES AND WAREHOUSES

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for a 1-sty brick hay storage house, 60x200, in the north side of Meserole st, 341 ft east of Waterbury st, for Charles Schaefer & Sons, 304 Meserole st, owner, from plans by E. S. Messinger, 394 Graham av, Brooklyn, architect. Cost, \$15,000.

BROOKLYN, N. Y.—Werner-Huberty Co., 50 Court st, has the general contract for an extension to the 4-sty frame and brick factory in the south side of 7th st, 245 ft east of 2d av, for Krantz Mfg. Co., on premises, owner, from plans by Helmle & Corbett, 190 Montague st, architects. Cost, \$35,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for alterations to the 1-sty brick boiler house in the north side of Gerry st, 265 ft west of Harrison st, for Charles Pfizer & Co., 11 Bartlett st, owner, from plans by Sanderson & Porter, 52 William st, Manhattan, architects. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Rangeley Construction Co., 405 Lexington av, Manhattan, has the general contract for a dining room extension to the 4-sty brick and stone dining room, 96x45, at the Brooklyn State Hospital, for the State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. Cost, \$65,000.

BROOKLYN, N. Y.—P. J. Brennan & Son, 624 Madison av, have the general contract for a 4-sty brick and stone chronic bldg, 45x233, at the Brooklyn State Hospital, for the New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, from plans by Lewis F. Pilcher, Capitol, Albany, N. Y., State Architect. The following contracts have been awarded: heating, E. Rutzler Co., 404 East 49th st, Manhattan plumbing, Thomas E. O'Brien, 6311 5th av, Brooklyn, and electric work, Jandous Electric Equipment Co., 109 West 31st st, Manhattan. Cost, \$325,000.

HOTELS.

MANHATTAN.—A. L. Mordecai & Son, 30 East 42d st, have the general contract for alterations to the 9-sty brick and stone apartment hotel, 100x150, at 1-11 West 67th st, for Number 1 West 67th St, Inc., on premises, owner, from plans by Pilcher & Tachau, 109 Lexington av, architects. Cost, \$6,000.

MANHATTAN.—United Building Co., 1472 Park av, has the general contract for alterations to the brick hotel at 29-31 West 47th st, for the Hotel Margaret, Leopold Stern, pres., on premises, owner, from plans by Eugene Schoen, 124 East 19th st, architect. Cost, \$3,000.

MUNICIPAL.

ROCHESTER, N. Y.—Seneca Engineering Co., Montour Falls, N. Y., has the general contract for the construction of a bridge over the Genesee River and Clarissa st, for the City of Rochester, Board of Contract and Supply, F. X. Pifer, Secy., City Hall, Rochester, owner.

STABLES AND GARAGES.

MANHATTAN.—Joseph L. Burke & Co., 280 Madison av, has the general contract for alterations to the 6-sty brick garage, 50x100, at 49-51 West 66th st, for Annie Newington, on premises, owner, from plans by Benjamin Ascher, 280 Madison

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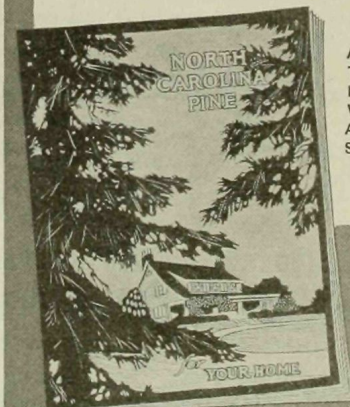
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av, architect. The Battery Operating Co. is the lessee. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—T. J. Murphy Co., 405 Lexington av, has the general contract for the addition and alteration of the 4-sty brick and stone dwelling, 28x70, at 9 East 57th st, into a show room and office bldg, for Mrs. Bertha F. Achelis, et al, 9 East 57th st, owner, and Harry Collins, 29 West 39th st, lessee, from plans by William Phillips, architect, c/o Cross & Cross, 681 5th av. Cost, \$15,000.

MANHATTAN.—Todd & Robertson, 52 Vanderbilt av, have the general contract for alterations to the 4-sty brick store and show room bldg, 57x95, at 13-15 West 57th st, for Euphenia S. Coffin and Helen M. Schurman, 22 West 52d st, owners, and Stein & Blaine, 10 West 36th st, lessee, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. Cost, \$10,000.

MANHATTAN.—Magoba Construction Co., 1178 Broadway, has the general contract for addition to the 1-sty brick loft bldg, 52x75, at 133-5 Canal st, for Jacob J. Schmulker, on premises, owner, from plans by George F. Pelham, 30 East 42d st, architect. Cost, \$15,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

AMERICAN CONCRETE PIPE ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1918. Secretary, J. H. Libberton, 208 South La Salle st, Chicago, Ill.

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

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

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its fifteenth annual convention in St. Louis, Mo., during the early part of February, 1918. Further details of this meeting will be available for a later issue.

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

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

AMERICAN CERAMIC SOCIETY will hold its twentieth annual meeting at Indianapolis, Ind., February 11 to 13. A number of vitally important matters concerning the future of this organization will be presented for consideration at this meeting.

PENNSYLVANIA AND ATLANTIC SEABOARD HARDWARE ASSOCIATION and THE NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold a joint annual convention and exhibition in New York City, February 12, 13, 14, 15, 1918. Headquarters at the Hotel Astor.

NATIONAL ASSOCIATION OF SAND & GRAVEL PRODUCERS will hold its annual convention in Chicago, Ill., February 7 to 8, 1918. Headquarters will be at the Great Northern Hotel. An interesting program has been prepared and open discussions will be conducted upon a number of live topics.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, Wednesday, February 13. There will be both morning and afternoon sessions. A most interesting program has been arranged for this meeting and the members are invited to submit any questions that they desire to have discussed.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending Jan. 26.

MANHATTAN ORDERS SERVED.

- Beekman st, 29—Saml Prigosen... FA(R)-O
Beekman st, 29—Morris M Elish... FA
Beekman st, 69—Louis Lewis... Rec
Bleecker st, 26-30—Emma Schalk, 260 W 76... ExS
Broadway, 1204-10—Backhaut & Pardes... FP(R)-FA
Broadway, 1204-10—Mildener & Metz... FA-Rec
Broadway, 1204-10—Elms & Knauer... Rec-FA
Broadway, 1204-10—Hair Net Importing Co... FA
Broadway, 1204-10—James Hart... FA
Broadway, 1204-10—C & H Frank... Rec
Broadway, 2081-9—Morris Schinasi, 201 W 72... TD(R)-A
Canal st, 346—Sandegursky Bros... Rec
Canal st, 358—Weinstein Bros... GE-FP(R)
Canal st, 358—Elegant Skirt Co... Rec-GE-DC-El
Canal st, 304-6—Thos Martin... GE-El-Rec
11 st, 521 E—Joseph Nigro... DC
12 st, 39-41 E—Harry Fischer... O-Rec
12 st, 39-41 E—David Gordon... Rec-Ex(R)
12 st, 39-41 E—National Shirt Co... Ex(R)
12 st, 39-41 E—Morris Leonard... O
12 st, 39-41 E—Frank A Seitz, Realty & Const Co, 15 W 34... ExS-Stp(R)
12 st, 68 E—Rupp Trunk Co... Rec-GE
115 st, 148 E—Irish Palace Building Assn, 130 W 25... DC
115 st, 232 E—Usel Realty Co... Vac
130 st, 32 E—Sundel Hyman... DC
5 av, 258-60—Wm Ollendorff... FP(R)
5 av, 258-60—Acme Press Co... Rec
5 av, 258-60—Louis Simon & Co... FP(R)
5 av, 258-60—Rice & Duval... FP(R)
5 av, 258-60—Chas W Kraushaar... FP(R)-Rec
Fulton st, 125—Harry Fogelson... Rec-O
Franklin st, 50-2—Henry Leerburger, 542 W 113... FE(R)
Grand st, 60—Henry Meyerson... GE-Rec
Pearl st, 112—August Klipstein, 654 Greenwich... FE(R)-St(R)-ExS-Ex(R)
Rose st, 17-23—Arco Manufacturing Co... El-Rec
Rose st, 17-23—Consol Gas Co, 130 E 15... GE
7 av, 886-896—Lannin Realty Co, care Jos J Lannin, Garden City Hotel, Garden City, L. I... A
6 av, 289-303—Est Wm Astor, 21 W 26... Spr(R)
6 av, 397—Victoria Hemstitching & Tucking Co... Rec
6 av, 397—Universal Dyeing & Bleaching Wks... DC
6 av, 397—Fashion Fur Co... Rec
6 av, 407—Olshantzky & Goldberg... FP(R)-Rec
6 av, 419-1/2—Morris Weinstein... GE-FP(R)
6 av, 419-1/2—Rosenthal & Fenerstein... GE-FP(R)-Rec
Union sq, West, 25—Louise Novelty Co... Rec
Union sq West, 25—Samuel DiBella... El
Vandewater st, 11—Witness & Sabbath Reading Co... GE
Vandewater st, 11—Chas Lindh... GE
Vandewater st, 11—Equitable Life Assur Society, 120 Bway... WSS(R)
Vandewater st, 13-15—Henry Fleischer... GE-Rec
Vandewater st, 13-15—Thos Ferguson... GE
Vandewater st, 13-15—Gitzendanner & Muller Co... GE-El
Vandewater st, 13-15—Fisher Binding & Mailing Co... El-Rec
West Broadway, 457-61—Jno G Wendel, 175 Bway... WSS(R)
West st, 401-2—Stephen Ransom... FA-GE-Ex(R)-Rec-ExS
15 st, 30-2 W—Morris Breslow... DC
18 st, 144-150 W—Security Mtg Co, 128 Bway... ExS
23 st, 67 W—Heller & Gische... FA-Rec
24 st, 103-5 W—Margaritis Fur Co... O-GE-FA-Rec
25 st, 100 W—Harry Friedman... Rec
25 st, 100 W—M & H Buchman... Rec
27 st, 240 W—Enner's Plating Works... GE
27 st, 240 W—Sam Levin... GE
27 st, 240 W—Henry Fachs... GE
29 st, 52 W—Adelman & Goldberg... Rec
29 st, 52 W—Fleishman & Weissman... FA
29 st, 52 W—North American Elec Protective Co... FA
68 st, 151 W—Elizabeth F Floyd... FE
Bowery, 150-2—Corner Bowery & Broome, Inc, 39 Eldridge... FP-FE(R)
Broadway, 1185-1195—Theatre Curtain Adv Co... FA
Broadway, 1185-1195—Ostreicher Bros... FP(R)

- Broadway, 1185-1195—Ilario Penzironi... Rec-FA
Stone st, 28—Alfred L Russell... Rec
3 st, 35 W—35 West 3d St Corp, 140 Nassau, Ex-FE-ExS-WSS(R)
3 st, 35 W—Ridgewood Park Realty Co, 1566 Flatbush av, Brooklyn, Ex-FE-ExS-FP(R)-Ex(R)-WSS(R)
23 st, 325 W—Albert Child... GE
25 st, 100 W—Amanda B Manee, c E S, 353 W 87... FE(R)-St(R)-Ex(R)-ExS
25 st, 122 W—Reid & Keller... Rec-DC-El
25 st, 152-6 W—Gelernter & Zimmerman... Ex(R)
28 st, 41 W—Ritta Rankin... Rec
28 st, 41 W—Picci & Greenbaum... Rec
28 st, 41 W—Abraham Edelman... Rec
28 st, 41 W—Marvin Lichtenstein... Rec
30 st, 17 W—Abraham Meyer... Rec
30 st, 24-6 W—Louis Spiegel... DC
30 st, 24-6 W—Abraham Pomeranz... DC
30 st, 24-6 W—Stern Bros... DC
30 st, 24-6 W—Paradise Undergarment Co... El
31 st, 118 W—Harriet A Loutrel, c Mrs Stephen S Johnson, 1265 Bway, FE(R)-St(R)-Ex(R)-ExS
32 st, 30 W—Mabel C Fowler c W, 40 Wall... A
35 st, 9 W—Abraham Greenblatt... FE(R)
120 st, 84 W—Violet C Miller... A-FD

BRONX ORDERS SERVED.

University av, 956-962—H W Wilson Co... A-FD
140 st, 711-7 E—John W Sullivan... Ex(R)-Ex
Freeman st, 872-4—Hampp Building Corp, St(R)-FP(R)

BROOKLYN ORDERS SERVED.

- Gravesend av, 103—Electro Synthetic Chemical Co... D&R
Throop av, 94-6—Herman Kaminester... WSS(R)
Heyward st, 90—Mrs Jennie Newman... GE
Lexington av, 797-801—H Haltermann... FP
Adelphi st, 28-30—Morris Mindlin... St(R)-FP(R)
Atlantic av, 2961-7—Hygrade Shoe Works, Rub-Rec-D&R
Bainbridge st, 631—Joseph A Kuhn, OS-NoS-FA-Rec
Clinton st, 388—Norwegian Assn of Marine Engineers of Brooklyn... FA-Rec
Clymer st, 159-61—Williamsburg Garage, D&R-St-CF-Rub-OS
42 st, 1655—Jacob Saron... NoS-FA-Rec
Franklin av, 8-22—S Rawister & Co... NoS-FP(R)
Greene st, 61-3—Sol Bevin & Co... Rec-FA
Havemeyer st, 132—G S Harral Soap Co, D&R-Rec
Kings Highway, 1422—Rosina Listernino, Rub-FA-Rec-El
Lincoln av, 32—Benisch Bros, NoS-FA-Rec-Rub-El
New York av, 57-61—Atlas Auto Garage Co, OS-CF
Russell pl, 31—Antoinette H Moses... FA-Rec-Rub
Steuben st, 91-7—James A Blanchard Co... FA-Rec
2 av, 112—Ernest Zobel Co... CF
Van Erunt st, 421—General Carbonic Co, 444 Van Brunt... CF
Warren st, 318—J Michaels... CF
Park av and Ashland st, swc—William De-muth & Co... CF-OS
Vernon and Mott avs—United Welding & Mfg Co, Hancock st... CF
West av, 162-80—George L Fenner... CF
Livingston st, 288—Est Arthur Gibb... Rub
Pitkin av, 1880-4—Morris Koppleman, WSS(R)-FP
Lee av, 29-31—Lee Av Exhibition Co, Spr(R)-Stp(R)
Liberty av, 67—Charles W Groll... Stp(R)
5 av, 214—Debrizzi & Rothblin... El

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Cornelia st, 2402—Paul Stier, Inc... D&R
13 st and Boulevard, nwc—Metal Stamping Co... Rub-Ex(R)

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