

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, FEBRUARY 23, 1918

STATE MORATORIUM WOULD WORK HARDSHIP

Dangerous Precedent Established Should Measure Become Law—Soldiers' and Sailors' Civil Rights Bill Sufficient

By CYRIL H. BURDETT, Vice-Pres. New York Title & Mortgage Co.

THE United States Senate has passed the Soldiers' and Sailors' Civil Rights Bill, which had been previously passed by the House of Representatives, and the bill is now in conference, having been amended in some unimportant particulars by the Senate. It is probable that the amendments will be agreed to and the bill be enacted into law within a few days, if this has not already been done. There is only a vague idea on the part of the general public as to what will result from the passage of this legislation. The subject-matter of the bill in question concerns only the soldier and sailor in the military service of the United States.

There has, however, been introduced into the Legislature of the State of New York a bill of more comprehensive character than the bill pending in Congress, which not only imposes a moratorium on the collection of debts of all kinds in favor of all persons who would be unable by reason of circumstances directly attributable to the war to make payment or satisfaction of such debts," but contains a specific provision, extending the moratorium to the collection of the principal of mortgages on real estate.

The Soldiers' and Sailors' Civil Rights Bill provides that, "for the purpose of enabling the United States the more successfully to prosecute and carry on the war in which it is at present engaged, protection is hereby extended to persons in the military service of the United States in order to prevent prejudice or injury to their civil rights during their term of service and to enable them to devote their entire energy to the military needs of the nation, and to this end the following provisions are made for the temporary suspension of legal proceedings and transactions which may prejudice the civil rights of persons in such service during the continuance of the present war."

The report of the Committee on the Judiciary, in submitting the bill, contains these words:

"We cannot point out too soon, or too emphatically, that the bill is not an inflexible stay of all claims against persons in military service. On the contrary, the bill nowhere prevents a creditor from enforcing the normal collection of any claim which should be paid by a soldier. Not the slightest hindrance is placed upon the service of summons or other process."

And again,

"As has already been stated, the scope of the act is to protect the members of the military forces of the United States during the period of the war by providing a general system not of exemption from suit or judgment, but of conferring discretion upon the courts to grant stays of actions or of execution in just cases, and generally by providing that the rights of the soldier absent in the service of his country shall be represented and protected in the courts."

In other words, the legislation is designed not to relieve the soldier or sailor from the obligation of paying his debts, but to provide a method by which the court may more carefully scrutinize the merits of the suit or proceeding brought against him, and, where justice and equity warrant it, to make possible such an adjustment as will work the least hardship against the absentee engaged in his country's service. It keeps in mind, not only the rights of

the soldier and sailor, but the rights of the creditor, and, so far as is possible, the maintenance of normal conditions among those who stay at home during the continuance of the war.

The bill provides that in all actions or proceedings commenced in any court, if there is no appearance on the part of the defendant, an affidavit must be filed, showing that the defendant is, or is not, in military service; and, if the defendant is in military service, the court shall appoint an attorney to represent him and protect his interests. The court may require a bond from the plaintiff, conditioned to indemnify such defendant against any loss or damage that he may suffer by reason of any judgment, should the judgment be thereafter set aside in whole or in part.

Court May Appoint.

In such action or proceedings, if the defendant, who is in military service, does not appear by an authorized attorney, the court may appoint an attorney to represent him, and in such case a like bond may be required and an order be made to protect the rights of such person. No attorney so appointed shall have power to waive any right of the person for whom he is acting.

If any judgment is rendered in any action or proceeding during the period of such military service, or within thirty days thereafter, and it appears that such person is prejudiced by reason of the fact that he was in military service, the judgment may, upon application made by such person or his legal representative not later than ninety days after the termination of such service, be opened by the court rendering the same, and such defendant be let in to defend, provided that it appear that the defendant has a meritorious, legal defense; the vacating and setting aside of the judgment, however, shall not impair any right or title acquired by any bona fide purchaser for value under the judgment.

Stay of Execution.

At any stage in any action or proceeding commenced against a person in military service, during the period of such service, or within sixty days thereafter, the court may, in its discretion, on its own motion, and shall on application to it by such person or some person in his behalf, stay all proceedings, unless in the opinion of the court the ability of the defendant to comply with the judgment or order sought is not materially affected by reason of his military service. In all such actions the court may in its discretion, unless in the opinion of the court the ability of the defendant to comply with the judgment or order sought is not materially affected by reason of his military service,

First—Stay the execution of any judgment or order entered against such person;

Second—Vacate or set aside any attachment or garnishment of property, money or debts in the hands of another, whether before or after judgment as provided in this Act.

Such stay may be for such period as the court may determine and subject to such terms as may be just, whether as to payments in installments of such

amounts and at such times as the court may fix or otherwise.

No eviction or distress shall be made during the period of military service, in respect of any premises for which the agreed rent does not exceed \$50 per month, occupied solely for dwelling purposes by the wife, children or other dependents of a person in military service, except upon leave of court.

Such proceeding to be stayed for a period not longer than three months. The Secretary of War is empowered to allot the pay of such person in military service in reasonable proportion to discharge the rent of such premises.

No person holding a contract with a person in military service, for real or personal property, payable in installments, shall exercise any right or option under such contract to rescind or terminate the same except by action in court, and the court may make such provisions as to terminating the contract, resuming possession of the property and returning installments previously paid, as it may deem equitable to conserve the interests of all parties.

Provision is also made covering failure on the part of persons in military service to pay premiums accruing on policies of life insurance, up to \$5,000, by which such policies are prevented from lapsing. The Government guarantees the payment of such premiums. If the soldier dies, the insurance company gets its premium out of the policy. If he comes back, he will repay the premium, if he continues the policy. If he lets the policy lapse, the Government becomes subrogated to his rights.

The provisions of the Act also apply to taxes or assessments falling due in respect to real property owned and occupied for dwelling or business purposes by a person in military service, or his dependents, and makes provision for the assertion by such persons of the privileges given under the Act, providing for a stay of all proceedings for the sale of said premiums for the non-payment of such charges for a period until six months after termination of the war.

The question of the constitutionality of the Soldiers' and Sailors' Civil Rights Bill was carefully considered by the Committee on the Judiciary, in its report, and the conclusion was reached that nothing contained in it would in any way do violence to some express constitutional prohibition.

Such limitations, considered in connection with the moratorium, are as follows:

1. Article 1, Section 10. "No State shall . . . pass any . . . law impairing the obligation of contracts;"

2. (Amendments, Article V.) "Nor shall any person . . . be deprived of life, liberty or property, without due process of law;"

3. (Amendments, Article V.) "Nor shall private property be taken for public use, without just compensation."

The Committee concluded that the first limitation above referred to is expressly limited to the States, and therefore has no effect whatever upon the powers of the Federal Government, which the framers of the Constitution saw fit to hold free from any such limitations. They further concluded that the power to pass such a bill should be considered as included in the war powers of the National Government, and that it there-

fore would not come under either of the remaining two prohibitions.

It was deemed proper, therefore, that the National Government, for whom the soldier and sailor is fighting, should take jurisdiction over the question of legal process in all cases, protecting him, as its ward, in the collection of pre-existing debts, in order to leave him free from annoyance or harassment occasioned thereby. This is as far as the National Legislature has seen fit to go. Congress recognizes no conditions as existing which would warrant relieving debtors generally from obligations which they have assumed.

At the outbreak of the war, moratorium laws were immediately enacted, both in England and Canada. In England, the most drastic action was required, by reason of the proximity of the country to the seat of war and the general disorder arising through the mobilization of a large army of drafting men from all industries and thus disturbing the very foundations of established order.

No general moratorium law has been passed by the Parliament in Canada, but in the Western Provinces, particularly in Manitoba, Alberta and British Columbia, there has been legislation with regard to a moratorium on mortgages along the lines of the Amos bill.

Attention, here, should be called to the fact that there is a much greater interference with the normal social and economic conditions in Canada, than there has been in the United States, or will be, in the United States, for some time to come. I have not the exact figures before me, but it is a well-known fact that the number of men who have volunteered, in Canada, constitutes a very large proportion of the available young men of the country. The subtraction of so large an element from the population must have affected the productive power of the country and brought about a condition where a moratorium, if ever justified, would be justified with them.

In this country there has been no serious disturbance of normal conditions of business and trade. Large amounts of money have been, to be sure, invested in government securities, but they have been immediately put back into circulation, and, today, there is no stringency in the money market; labor is being paid the highest wages ever known, and, although the cost of living is high, there is little or no hardship resulting by reason thereof.

Notwithstanding the existence of normal conditions, there is a feeling in some quarters, and especially on the part of many of the debtor class, that laws should be enacted, making possible the postponement of the payment of such debts. With this aim in view, three bills have been introduced into our State Legislature, which will be discussed.

The bills introduced by Assemblyman Amos, known as Assembly Bills Nos. 71, 139 and 390, as stated above, have extended the provisions of the Federal Bill, by providing what may be called a general moratorium.

The final draft of this measure, known as Assembly No. 390, provides:

First. For an absolute suspension of all legal process against "any soldier, sailor or marine, or other person now in or who may hereafter enter the military or naval service of the United States, or their dependents, while such persons are engaged in such service and for a period of six months after the termination of such service."

Second. For the suspension of any judgment of foreclosure and sale by reason of any default, during the continuance of the war and a period of six months thereafter, in the payment of the principal sum, or any portion thereof, of a mortgage on real estate, provided that no default be made for a period of six months or more in the payment of interest, taxes or insurance premiums required by the terms of such mortgage to be paid. In case foreclosure proceedings shall be instituted, by reason of such default, the court may appoint a receiver who shall control the property and collect the income therefrom, applying the same to the reduction of the mortgage, after payment of expenses, etc.

Third. For a stay of judgment or execution against any person against whom or against whose legal or equitable interest

the same may be executed or enforced, "provided the court in which such application is made shall find that such person so liable or interested" is unable "by reason of circumstances directly attributable to such war to make such payment or satisfaction" of the same.

It will be seen that this bill is of a very sweeping character, and it would seem to assume the existence of conditions in this State requiring drastic remedies. It not only follows partly along the lines of the Soldiers' and Sailors' Civil Rights Bill, now pending in Congress, but it goes further and adopts the provisions of the English Laws, which, as shown above, were based on most chaotic conditions. The New York State measure would tend to bring on, rather than to alleviate, the conditions which by its author are assumed to exist.

Passage of Bill Justified.

The Judiciary Committee of the Senate was careful to remove all constitutional objections to the bill pending in Congress, and justified its passage by reason of the fact that whatever prohibitions existed in the constitution against setting aside of the legal processes of the country were overcome by the Supreme War Power of the National Government. The individual States, however, have no war powers, and it is a serious question as to whether any of the provisions of the bills pending in the Legislature could be defended on constitutional grounds. The postponement of the right of the creditor to recover on his debt, or to enforce his contract, may amount to an annulment of the obligation and the confiscation of his property. The postponement of the right to foreclose a mortgage, thereby reducing the value of the security, would in many cases amount to actual impairment of the contract and deprive the mortgagee of his vested property right.

Although a number of the States have already taken up the question of the relief of the soldier and sailor in military service, and enacted laws along the lines of the Soldiers' and Sailors' Civil Rights Bill, no State, so far as I am aware, up to the present time, has deemed it necessary to enact any legislation extending such relief, and it does not appear that the conditions in New York State are in any way more serious than those in any other State of the Union. One of the reasons for the enactment of the national law has been that there may be a harmonious policy throughout the country in the treatment of this subject.

Institutions Must Pay Debts.

Savings banks, trust companies, life insurance companies, fire insurance companies, trustees and executors, as well as all holders of mortgages, will be called upon to meet their obligations by the payment of their depositors, policyholders and beneficiaries, but, by the provisions of this bill, they would be prevented from realizing upon their assets. While the mortgagee is expressly singled out, it must not be lost sight of that the bills affect all classes in the community; the butcher, the baker, the grocer and every wholesale and retail merchant is prevented from enforcing the collection of his accounts, if the defendant whom he sues can show that, for any cause directly attributable to the war, he is unable to meet his obligations. It is only necessary thus baldly to state the situation in order to disclose its injustice and the fact that such a measure is absolutely unnecessary at the present time.

It will be noted that the right to foreclose a mortgage by reason of the non-payment of principal is entirely suspended, and the right to foreclose by reason of the non-payment of taxes or interest is only given after one year's charges remain unpaid. Even then, it would seem that the only relief granted is the right to have a receiver of the rents and income appointed. The mortgagee is not given the privilege of rebutting the contention on the part of the defendant that he is unable to make payment by reason of circumstances directly attributable to the war—which right

is given to all other classes of creditors—but the mortgagee's right to collect the debt is absolutely suspended, even although he, himself, may be sued for a debt which he could only pay out of the principal of said mortgage or the interest accruing thereon. Added to this, the security for his mortgage is constantly diminishing, by reason of the accumulation of unpaid charges against the property during the year's delay. Such a law in operation would result in unjust discrimination in favor of one set of debtors, as against another, if not in actual confiscation of the mortgaged property by the Government.

A dangerous precedent is established by the provisions of this bill, in giving to the courts such wide discretion in the stay of process, as well as in giving to the debtor class such a sweeping privilege of escaping from their obligations, simply by showing that they are unable to pay because of circumstances directly attributable to the war. The wide latitude here given would relieve almost every class of debtors from paying their bills; for who shall say, in a given case, that a particular cause which renders it impossible for one to pay his debt is not a direct outgrowth of war conditions? If a man is out of work, his income stopped, can he not say that it is because of the war? The retail merchant cannot collect his accounts from his customers, because of the war, and therefore he cannot pay the wholesale dealer. The wholesale dealer, on his part, cannot pay the manufacturer, because he cannot collect from his customers, and so on, ad infinitum.

This measure, and all others of a similar character, undoubtedly contravene the constitutional prohibition above referred to, contained in Article I, section 10: "No State shall . . . pass any . . . law impairing the obligation of contracts." Inasmuch as the State has no war powers, such a law could not be defended upon this ground, nor in any other respect, in so far as it might violate the other constitutional prohibitions above referred to.

It is now reported that Senator Ottinger has prepared a bill which he has not yet introduced, providing for a moratorium in case of mortgages, along the lines of the Amos bill, referred to above.

It is very important that the business community should be aroused as to the threatening attack upon its vital interests. The moratorium bill, once passed although it affects only a portion of the community, will be gradually extended to cover every branch of activity. All should unite, therefore, in opposing this opening wedge, unless those who favor it come out openly and demonstrate its necessity.

At the present time, there seems to be a feeling that such a moratorium is called for especially in the case of mortgages. Upon what foundation this feeling rests, I do not know, because as far as the City of New York and vicinity is concerned, mortgages are not being called by either private individuals or corporations, unless, for some special reason, the mortgagee is obliged to realize upon his investment to meet his own obligations. In some cases, where the value of the security has depreciated installments of small fractions of the principal are required to be paid. There is nothing abnormal about this, and the experience of the mortgage companies shows that it is placing no hardship upon real estate owners.

I make the assertion without fear of contradiction that statistics will show that the attitude of the holders of mortgages at the present time is one of patriotic cooperation for the purpose of lessening, as far as possible, the burden borne by the real estate owner, whether engaged in the military service of his country, or pursuing his accustomed tasks at home. Any imputation to the contrary, is untrue, as well as unjust.

It is submitted that the law passed by Congress is amply sufficient to meet every emergency which may be foreseen and that any intervention by the State is entirely gratuitous interference on its part with the National prerogatives.

MEASURES AFFECTING REAL ESTATE

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

At its regular meet on Wednesday, February 20, the Joint Committee on Legislation and Taxation and Real Estate Laws reported on a number of measures before the Legislature. Among the bills thus considered were several drafted by the Real Estate Board as part of its definite legislative program. Senator Boylan's bill, Int. 89, providing for a fixed tax rate of $17\frac{1}{2}$ mills on real estate is to be amended so as to provide a $2\frac{1}{2}$ mill tax on personalty without exemption except as to secured debts. Other bills in which the Real Estate Board is particularly interested have been introduced by Senator Boylan. They would relieve agents from certain responsibilities in relation to factory buildings, that should rest upon owners, and owners from certain responsibilities that should rest upon lessees. One of these bills would also give to the Fire Commissioner, subject to appeal to the Board of Standards and Appeals, discretionary authority in ordering fire alarm signals in sprinkler buildings. Specific action by the committee on various bills is as follows:

Senate Int. 450, Knight. To amend the Tax Law, in relation to charitable exemptions.

This bill amends the Transfer Tax Law in relation to exemptions of charitable institutions so as to provide that gifts to such institutions shall be exempt only if the corporations are located within this State, and not irrespective of where they are incorporated. This is a reasonable amendment to the law exempting property from exemptions and is approved by the Real Estate Board.

Senate Int. 374, Dunnigan. To amend the Greater New York Charter, in relation to the disposition of the proceeds of the sale of buildings.

This bill is approved. This measure provides that the proceeds of the sale of buildings located on lands, the expense of the acquisition of which is to be assessed, wholly or partly, on property benefited shall be applied to the cost of such acquisition or to the reduction of assessments therefor. As the law now stands, when buildings upon lands acquired for a public purpose are sold, preparatory to starting its improvement, the proceeds of such sales are paid into the "General Fund for the Reduction of Taxation." This is unfair to the property owners who bear the expenses of the assessable improvement, the cost of which is actually reduced by the proceeds of the sale of the buildings to be removed from the site of the improvement. The purpose of the bill is to give property owners specially assessed for the expense of the improvement the benefit of this offset, which is tantamount to providing that they shall be assessed only for the net cost of the improvement. This is eminently fair, therefore the bill should be approved. It is suggested, however, that the measure be so amended that its provisions cannot be construed to be retroactive; for, if this is not done, it may be that the authorities will be swamped with thousands of applications to reopen and reduce assessments heretofore made upon the existing basis, the adjustment of which may prove vexatious.

Senate Int. 443, Boylan. To amend the Labor Law, in relation to fire alarm signals and fire drills.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 83-a of the Labor Law (chapter 36 of the laws of 1909, as amended). This section provides the conditions under which fire alarm signals and fire drills shall be required in factory buildings over two stories in height, in which more than twenty-

five persons are employed above the ground floor and excepts buildings which are adequately protected by sprinkler systems approved by the public authorities. Experience has shown that in many low buildings the requirements of the existing law are more radical than are necessary. The amendment would eliminate the words "in which more than twenty-five persons are employed above the ground floor" and would substitute for them a requirement that the fire alarm signal system and fire drills should be necessary when required in the City of New York by the Fire Commissioner and elsewhere by the Industrial Commission. In other words it places in the Fire Commissioner and in the Industrial Commission certain discretionary authority in keeping with the general rule-making provisions of the Labor Law and will in cases approved by these public officials relieve safe buildings from equipment which is now required by the law, but is realized to be unnecessary.

Senate Int. 444, Boylan. To amend the Labor Law, in relation to definition of owner of tenant factories.

This bill is approved. It was introduced at the request of the Real Estate Board. It is designed to correct an inequality in the Labor Law. Under the existing provisions of section 94 it is impossible for an agent to avoid penalties for violations in spite of the fact that he cannot comply with orders issued under the Labor Law without the consent of the owner. It is recalled that in a recent decision of the courts it was held that under the wording of the Labor Law the agent became technically responsible for the removal of violations and for the penalties for the non-removal and that practically his only recourse was to relinquish his agency of the building. The object of Senator Boylan's bill is to correct this feature of the law. As the law now reads the term "owner" means "the owner or owners of the freehold of the premises or the lessee or joint lessees of the whole thereof, or his, her or their agent in charge of the property." The amendment simply eliminates all reference to the agent.

Senate Int. 440, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-three-a.

This bill is approved. It was introduced at the request of the Real Estate Board. It would include among the exceptions in section 94, subdivision 2 of section 83-a relating to fire drills. Section 94 prescribes what sections of section 83-a shall be carried out by the owner of the tenant-factory by excepting subdivision 2 of 83-a, responsibility for fire drills. This is a reasonable amendment as it is quite obvious that the lessee and tenants of the building who are actually on the premises and directly responsible for its proper operation should conduct fire drills.

Senate Int. 411, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-eight.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law by excepting subdivision 2 of section 88 from the sections for which the responsibility is now placed on the owner. Subdivision 2 of section 88 makes the owner and not the lessee responsible for providing and maintaining for operatives wash-rooms and washing facilities, etc., and artificial illumination and ventilation. This is plainly a responsibility which should rest on the lessee and the amendment so places it.

Senate Int. 442, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section seventy-nine-c.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law by placing upon the lessee instead of the owner the responsibility for the provisions of section 79-c, subdivision 3, "access to exits." The present law requires that the owner instead of the respective lessee or tenant of tenant-factories shall be responsible for maintaining continuously safe and unobstructed passageways, etc., to every means of exit including outside fire-escapes and passenger elevators, and for seeing that no door leading into or out of any factory shall be locked, bolted or fastened during working hours. On the face of it the owner of a building has no means of compelling his lessees or his tenants to do any of these things, without being actually on the ground and in many cases employing force, and this continuously, he could not insure the free access to exits and it is humanly impossible for him at all times to know that his tenants or lessees are keeping the doors unlocked as required. This question of the locked door has been extremely troublesome and while its unfairness has been obvious to those who have to administer the law they have been unable to do anything to relieve owners from carrying out this impossible requirement. The amendment would place the responsibility on the tenants.

Senate Int. 445, Boylan. To amend the Labor Law, in relation to persons responsible for the observance and punishable for the non-observance of section eighty-one.

This bill is approved. It was introduced at the request of the Real Estate Board. It amends section 94 of the Labor Law, by relieving owners from the responsibility for the requirements of section 81 of the same law, in relation to lighting of halls and stairways. Section 94 places the responsibility for this specifically upon the owner, instead of the respective lessees or tenants. The amendment would confine the responsibility of the owner to the lighting of public halls and public stairways.

Senate Int. 77, Gibbs. (Same as Assembly Int. 527, Blakeley.) To amend the public health law, in relation to wall paper and calcimine.

This bill is approved. It is similar to a bill introduced last year, Senate Int. 549, Halliday; Assembly Int. 417, Bush. It adds a new section to the Public Health Law, providing that in cities and villages with a population of 10,000 or more, the wall or ceiling of any building used by human beings for working purposes shall not be repapered or recalcimined until all the old paper and calcimine have been removed and the wall thoroughly cleaned. Violation is a misdemeanor. While this bill imposes another obligation upon real estate owners, it is a proper obligation and is approved by the Real Estate Board.

Senate Int. 360, Sheridan. To add to chapter 52 of the laws of nineteen hundred and nine, section three hundred and twenty-a, relating to mortgages.

This bill is disapproved. The first paragraph of the bill is intended to compel the revelation on the record of facts concerning participation mortgages. Participation in mortgages usually becomes effective as to mortgages already on record and as the contracts between mortgagor and mortgagee have theretofore been made the section would not apply. If the participation arrangement is part of the original contract (in which case the section would apply) the penalty for failure to comply with the section is that "the party for whose interest the recording thereof is made shall derive no benefit from the recording thereof;" and that such failure to comply to the section "shall be a com-

Continued on page 233.

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NOTICE.

IN accordance with rule
LXXXVI of the Supreme Court
General Rules of Practice, the
Record and Guide has been de-
signed 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 ful-
filling all requirements of the law.

Increase in Tax Rate.

It is fairly certain that the tax rate in each Borough, except Queens, will be fixed at about thirty points higher than last year. This increase follows automatically the great decrease in personal property taxes largely due to the workings of the Emerson Bill, and to the decrease in franchise assessments.

The falling off in the personal property taxes amounts to more than \$165,000,000, while the drop in franchise assessments is about \$25,000,000. The increase in real estate values is not large enough to cover the loss in these two items. The increased real estate assessment totals figure up only a little more than \$105,000,000, so that there is about \$85,000,000 less taxable values this year than in 1917, which will increase the rate about thirty points.

Queens has a still heavier burden because \$1,236,000 is due and payable this year for the improvement of the Queensboro Boulevard. There seems to be no way to avoid making this payment this year, although the suggestion has been made that the amount be split up to cover a three-year period. There is, however, not time enough to obtain the necessary legislation to make this plan effective.

The boulevard payment will necessitate an additional tax in Queens of about twenty points, making the total addition to last year's taxes about fifty points.

New Light on Building.

All who are affiliated in any capacity with the building trades have heard endless unfavorable comment on the dearth of work and the lack of interest on the part of those connected with the industry. Contractors and material dealers have declared there was not sufficient construction in progress to warrant the maintenance of their offices and staffs, and in general the life of the industry was jeopardized by the unusual conditions now existing.

Numerous explanations have been advanced, many of them worthy of consideration. Few, however, are willing to concede a bright side to the situation. These pessimists are wrong, for if the situation is faced squarely the opposite viewpoint will become apparent.

There are a number of reasons to indicate that the building industry overlooked some important facts that obviously change the aspect of the present situation to a marked degree. We have heard upon all sides that the contracting business was practically at a standstill, with architects and engineers dormant so far as new projects were concerned.

A more comprehensive view of the conditions, however, should be sufficient to convince the most ardent pessimist that his own lack of vision was the prime factor responsible for his attitude. Primarily he should get acquainted with the real facts and then revise his mental viewpoint.

The following facts were obtained from extensive records and statistics compiled by the F. W. Dodge Co., and indicate that although there has been much pessimistic comment, an argument cannot be sustained when confronted with exact figures. In New York State and Northern New Jersey a grand total of 653 operations for which contracts were awarded last December and work actually started in January involved an expenditure of nearly \$28,000,000. During the same period plans for 691 new structures were started, to cost, according to estimates, about \$27,000,000. We have listened to arguments about the dearth of multi-family house construction and we realize the supply was unequal to the demand. Yet, there were 63 contracts placed at a valuation of \$1,342,000 for work of this character and 96 new projects authorized representing a potential expenditure of \$2,921,000. Contracts were let for five chapels and churches costing \$80,000 and 15 new ones are being planned to cost \$426,000.

There are plans in progress for 19 schools at an approximate cost of \$2,727,000, and contracts have been placed for 13, costing \$1,141,000. Plans were started for 23 warehouse and storage buildings to cost about \$632,000 and contracts were entered into for the construction of 23 that involve a total of \$1,770,000. The dwelling group indicates a movement of similar magnitude, as there are 196 new houses being planned, valued at \$1,435,000, and 244 contracts, within the month, representing a total cost of \$1,255,000.

These figures are only a part of those tabulated. They are quite sufficient, however, to indicate to the pessimistic that the fault lies with them and is not brought about by the true conditions. The Government construction for this territory alone represents the amazing total, during January, of 34 new projects costing \$8,967,000, and 17 new contracts entered into involving an expenditure of \$9,807,000. Already, for the current month, the new construction authorized and announced by the Federal departments is in excess of the volume projected and contracted for during last month, and as the war progresses and necessities arise, activity of this character will be materially increased.

In the face of the foregoing figures how can the building interests of this section of the country complain of a lack of opportunity? Rather the fault is theirs, caused by a lack of discernment and foresight that prevented a large

majority from taking advantage of what was clearly within their grasp. It is sincerely to be hoped these figures, that are authentic and reliable, will assist greatly in driving away the clouds obscuring a clear view of the actual building conditions. The building interests should take heart.

The Barge Canal.

Announcement by the Barge Canal engineers that operation of the canal may be possible by May 15 has emphasized the importance of providing barges and completing terminals if any relief from traffic congestion is to be had in the near future. Senator Sage's bill authorizing the State to build or buy, or to help finance companies formed to build and operate barges, is in the right direction. But it will require concerted and energetic action on the part of State officials and private individuals if any adequate results are obtained this year.

The freight capacity of the canal is put at ten million tons a season. It will take a canal boat nearly one week to go from Buffalo to New York City. Allowing one week at each terminal for loading and unloading, including the delays which are certain to be encountered both in transit and at the terminals, a barge will average about one round trip each month.

Locks, the width of the canal at some sections, and the depth of twelve feet of water, fix the size of barges at 150 feet in length, 35 feet beam and 9½ feet depth, which limits the cargo capacity of each barge to about 800 tons. It will cost from \$30,000 to \$40,000 each to build barges of this description.

Figuring the tonnage to be carried in each direction through the canal at five million tons per season of seven months it will be necessary to provide 875 of these 800-ton barges, which at the minimum cost of \$30,000 each, will aggregate \$26,250,000. In this estimate of the tonnage necessary to handle the traffic no account has been taken of the barges in use on the old canal, many of which may be pressed into service under the new conditions prevailing on the improved waterway, although they are unsuitable for the proper functioning by this important adjunct to east and west freight trunk lines. Dependence on the old barges would be equivalent to the use by the railroads today of their equipment of twenty years ago.

The requisition by the Government of practically all the shipyards for the construction of ocean-going tonnage makes the task of equipping the Barge Canal with the necessary boats additionally difficult. It may, and probably will be, necessary to finance shipyard construction as well as the actual building of barges. This question of the equipment should not have been left to this late day.

It is gratifying to find that in the construction of the terminals the State officials have been more forehanded. Of the eight or more terminals to be provided for Greater New York at least two are practically ready for operation three are in process of construction and the calls for bids for contracts of three others have been made.

At Piers 5 and 6, East River, Manhattan, the work has been complete as far as the deck floor, leaving only the deck freight house to be built and the cranes for handling freight installed. These piers are each 500x85 feet and can be used now.

The piers at the foot of West 53 street, North River, will not be ready for service until next year. Part of the piles have been driven and some timber work done. In The Bronx at East 138th street, at Mott Haven on the Hudson River, there is a bulkhead wall 680 feet long and 100 feet wide, running back to Exterior street, which is parallel to the river. The piling on this job is about one-half done.

At the mouth of Newtown Creek, in Greenpoint, the wood pier, 400x40, is completed, and a concrete pier, 400x90, is under construction. The freight she

on the upland is built and this terminal can also be used at any time. The depth of water at all the terminals mentioned above is sufficient for barges, but not for ocean-going vessels, and freight arriving at them will have to be transferred overland to other points if destined for transoceanic shipments.

On the Gowanus Canal the terminal not only has the longest piers, but the greatest depth of water. There is about 35 feet of water at low tide along the 900-foot bulkhead wall at the foot of Columbia and Henry streets, and the pier, which measures 1,200x150 feet, can accommodate a number of ocean-going steamers at the same time. The Government has taken over temporarily one-half of this terminal, and the work on the other pier will be postponed until after the war for this reason. There are fifty acres of ground back of the water front on which it is possible to erect grain elevators and other buildings for handling freight. Work on the wall and the first pier is well advanced and the terminal can be used next year.

In Queens there have been secured three sites for terminals, but no work has been done on them. Bids have been asked for on contracts for the jobs at Flushing, Hellett's Cove and north of the Queensboro Bridge, and it is expected that work will be commenced on these terminals within the next six months.

Retail Price of Coal.

As the result of the decision of the United States Fuel Administration to make the price of coal to retailers the same, whether purchased through jobbers or direct from the operators, it is contemplated that a reduction in the retail price will result. The jobber is at present permitted to add from fifteen to thirty cents a ton to the Government price, but under the new plan that commission will be eliminated. To offset this the mine price will be increased slightly and the jobber will be compelled to look to the operator for his profit.

There is nothing new in this method, for it was in vogue at the time that the Government took over control of the mines, and there seem to be several reasons why it is advisable to return to the old practice. It developed that under the system of allowing the jobbers a specific guaranteed commission it was possible for some operators to establish subsidiary companies solely for the purpose of selling, thereby absorbing the jobbers' commission.

The Fuel Administration realizes that the jobber is essential to the conduct of the coal business, and wants to assure his reasonable compensation and at the same time eliminate fictitious commissions which must be paid by the ultimate consumer. The following announcement was made this week by H. A. Garfield, United States Fuel Administrator:

"The United States Fuel Administrator makes the following announcement concerning the jobbers and jobbers' margins as defined in the President's order of August 23, 1917. The intention was to preserve a useful service at the hands of men experienced in the distribution of coal and to allow a reasonable charge for the service. It was the intention, furthermore, to deny this margin to anyone who did not actually render this service. Prior to the fixing of Government prices, it was customary for the jobber to purchase coal at a lower price than that generally allowed to the consumer, and to make his profit by selling to his customers at the market price. After the fixing of the Government prices, which included an allowance for jobbers' margins, unforeseen difficulties appeared. Many who were not entitled to the margin and did not perform any useful service, nevertheless absorbed the margin. It is virtually impossible satisfactorily to police the situation as it stands. The United States Fuel Administrator is satisfied that the only sound basis is to include in the Government price a proper allowance for selling expenses and to provide

for the compensation of the distributor in that way.

"The United States Fuel Administrator therefore announces that on and after April 1, 1918, the limit of compensation of the jobber is removed, but that his compensation must come out of the Government price at the mine and may not be added to it. The mine prices will be republished prior to April 1, 1918, and at that time a proper allowance for selling expenses will be included in the prices."

The Jury System.

Editor of the RECORD AND GUIDE:

The apparent difficulty in obtaining eligible jurors for jury duty revives the suggestion oftentimes made that jury trials be dispensed with in commercial cases, and the recent provision made by the Chamber of Commerce for increased facilities for the handling of commercial differences by arbitration accentuates the advisability of some more or less radical changes in the laws applicable to the jury system. The popularity of the facilities afforded by the Chamber of Commerce evidences some dissatisfaction with our present system.

It is generally claimed that a final determination of a business difference may be had from the Committee on Arbitration in much less time than a trial can be had at law. It is also contended that a proceeding under arbitration is much less expensive than under litigation. And beyond all this there seems to be a feeling that the Committee on Arbitration is infinitely better fitted for the decision of commercial questions than is either a judge or a jury.

But whatever the cause may be the fact remains that among business people there is a growing distrust of the jury system as it now stands in so far, at least, as the same is applied to the trials of commercial disputes. And certain it is that many of our great business institutions look hopefully to the plan of arbitration created by the Chamber of Commerce under which their differences may be submitted to arbitration.

If my own experience of more than thirty-five years is of value, I may say that I cannot recall one case, in the trial of which I participated, that I would have hesitated to have dispensed with a jury. Personally I believe that the ordinary commercial case is better tried before a judge without a jury than otherwise.

From expressions of opinion it is quite clear that, with one or two exceptions, the judicial mind clings to the perpetuation of the trial by jury, in some one form or another, of commercial or business disputes. I am constrained to believe, however, that in this respect the bench does not echo the sentiments of the great business interests of the community. One hears constantly expressions of dissatisfaction at the results of jury trials in commercial cases, and there has grown up among business people a willingness to settle their disputes out of court on most any terms rather than have them submitted to a jury under the present system of selection.

Our judges are elected by the people, or they are appointed by executives to whom the people voluntarily give that power. The judiciary as a result is directly or indirectly chosen by the people, and presumably chosen because of their fitness for the duties that they will be called upon to perform. We are prepared to submit our differences to our judges with full confidence in their fairness and in their ability to decide the questions presented to them. May the same be said generally of our jurors? There is a deep seated and growing feeling among merchants and others interested in commerce that it may not.

There is no doubt much to be said for the retention of the jury system on the criminal side of our courts, but so far as the ordinary commercial dispute or difference is concerned there are many who believe that the jury system has outlived its usefulness.

WILLIAM B. ELLISON.

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. 304.—An attorney for a Savings Bank, to which application has been made for a mortgage loan, passes title, deeds are given and money paid. Six months later the attorney learns that an old village tax has not been paid and demands return of the amount from the seller. Can he legally enforce payment and does refusal impair warranty deed?

Answer No. 304.—The question is hardly intelligible, and the answer depends entirely upon the papers executed. If the writer means that a loan was made by a Savings Bank secured by a mortgage upon his property, and that at the time the mortgage was made a tax remained unpaid, a lien upon said premises, which the attorney for the Savings Bank neglected to notice, the rights of the mortgagee depend upon the form of the mortgage. If the mortgage is in the usual form and contains warranty of title and a covenant and that there are no encumbrances upon the premises prior to the mortgage lien, the bank can compel the mortgagor to make payment of the tax. What the question means by publication for a mortgage loan, who the seller is and how warranty deed enters into the matter at all cannot be understood.

Fire Hazard.

Editor of the RECORD AND GUIDE:

New York City is in grave danger of a general conflagration due to shortage of coal and an excessive winter. This is not an alarmist statement, but a fact stated by Fire Chief Kenlon and proclaimed publicly by the Mayor. It is doubtful whether this statement of peril has been seriously taken, at least seriously enough to bring results. It should be reiterated until it brings a mental reaction that will lead to greater care with the cigarette butt, the over-hot stove, the pile of rubbish in the cellar, and to the readiness of the hand extinguisher, the standpipe and the sprinkler system.

But what has the shortage of coal and a bad winter got to do with all this, asks the average man. Just this—lack of coal to keep buildings warm has crippled at least a thousand sprinkler systems in the warehouse and manufacturing district, according to an authority, and many standpipes and even fire extinguishers have been damaged by freezing. And it is not generally known how much the Fire Department depends on sprinkler systems in certain districts—the most dangerous districts—to prevent general conflagration.

Unfortunate then is a tendency of property owners once having installed sprinkler systems and other fire-fighting apparatus, to consider their duty done and everything else up to the Fire Department and the insurance company. This letter is an appeal to all such to realize that they alone are responsible, and responsible all the time, to see that such apparatus is kept in condition for immediate and effective use to save their own property and indirectly that of their neighbors.

As chairman of the Committee on Fire Prevention of the New York Chapter of the American Institute of Architects, I desire, therefore, to reiterate the fact, as publicly as possible, and to urge the necessity of every precaution by every person that another disaster be not added to our present troubles.

WILLIAM O. LUDLOW.

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REAL ESTATE NEWS OF THE WEEK**Real Estate Board's Benefit—Cunard Line to
Have New Building—Other Brokerage Reports**

NEXT Thursday an auction sale of seats for the benefit performance to be held on Sunday, March 3d, at the Hippodrome, will take place in the rooms of the Real Estate Board of New York. Joseph P. Day will be the auctioneer, assisted by Laurence McGuire, president of the board. Announcement is made that one of the features for the performance will be provided by the boys of Camp Upton, detailed by General Johnson, and the Navy will be represented with special drills and the signal exhibitions arranged by Lieutenant M. S. Bentham, U. S. N., by direction of Rear Admiral Usher, U. S. N., and Lieutenant John Philip Sousa.

The performance will mark the farewell appearance in New York this season of the Chicago Opera Orchestra, with G. Sturani and M. Charlier conducting. Mary Garden will be the star of the operatic section of the program.

Other artists who will appear include: Sybil Vane, with the girls of the Hippodrome, Carolina Lazzari, Francesca Peralta, Forrest Lamont, Germaine Clerget, Eva Gauthier, Florence Macbeth, Lieutenant B. C. Hilliam of the Canadian forces and Fred Walton.

Increased membership in the Fifth Avenue Association was reported at the annual meeting yesterday in Delmonico's, nearly two hundred new names having been added. The board of directors and the following officers were re-elected: Chairman of the board, Ancell H. Ball; president, Robert Grier Cooke; first vice-president, Michael Driecer; second vice-president, Michael Friedsam; third vice-president, Henry J. Cochran; secretary, William W. Hoppin; treasurer, Thomas B. Clarke, jr.; Bruce M. Falconer was reappointed counsel.

A number of interesting sales and leases made up the budget of brokerage reports. These deals compare in importance with any week since last fall. The most important announcement was the projected erection of a large office building on the historic site of the old Stevens house at 27 Broadway. The property was purchased by Irons & Todd, builders, from William H. Mairs, the Manhattan Railway Company, and John P. Brennan, and so soon as the new building is completed it will be turned over to the 25 Broadway Corporation, which is controlled by the Cunard Steamship Company.

Fire Exchange Ruling.

At the meeting of the New York Fire Insurance Exchange last week action was taken providing that the Manhattan high pressure area within which special allowances or modified charges are now provided for certain classes of risks, was extended to include the two areas most recently equipped with the high pressure or separate fire main system. The areas affected are the territory bounded by West 23d street, Madison avenue, West 34th street and the North River, and the territory bounded by Chambers street, Park Row, Nassau street, Maiden Lane and the East River, New York Harbor and North River water fronts; such allowances or modified charges, as to risks lying within these two added territories, to be applied only in future ratings or reratings which under the general rules of the Exchange involve either a full survey or a full occupancy report.

The Manhattan high pressure area, as thus extended, will include that portion of the Borough of Manhattan lying south and west of the following described boundary line drawn across the borough from river to river, both sides of all the streets and avenues named lying within the area:

From the North River along West 34th street, Madison avenue, East 24th street, Lexington avenue, East 21st street, Gramercy Park East, East 20th street, Irving place, East 14th street, Third avenue, the Bowery, and East Houston street to the East River.

All rate cards bearing date February 14 or later will include the allowance here provided for, if any is due.

Another insurance matter that is again being agitated is the rating of risks in Manhattan and the Bronx as compared with rates in other sections of the State. The bill that was introduced in the Legislature last year by Mr. Callahan for the purpose of equalizing rates in the Bronx has been again introduced by Assemblyman Sheridan.

Back of the bill is the agitation for a reunion of the rates in New York City so as to relieve this section of carrying more than its proportionate share of the burden imposed by the relatively greater losses in other parts of the state. The bill was originally intended to lead to the equalization of the rates between the Annex district of the Bronx and that part of the Borough which was included with Manhattan in the scale. This matter has since been adjusted satisfactorily by the State Insurance Department.

The question of the readjustment of rates in the city came up at the last meeting of the Insurance Exchange. In view of the extra hazard in the city due to the coal shortage, and consequent failure of sprinkler and other automatic fire prevention devices to work, it was agreed that the matter would not be taken up until normal conditions again prevailed.

Another factor that was influential with the members of the Exchange was that during the period of the war there was additional risk due to fires in munition plants, chemical manufactories, etc. The large number of fires along the docks, due largely to war conditions, was also brought forward as proving the additional liability of the insurance companies during the war, and as justification for no sweeping change in the rates at the present time.

Incidentally the Insurance Department is not friendly to the proposal incorporated in Assemblyman Sheridan's bill, fearing that it opens the way to political and other influences in bringing about a readjustment of rates established by long practice.

New Rules Adopted.

The Board of Standards and Appeals has adopted an amendment to the fire alarm rules which permits mechanical, non-coded closed circuit or coded closed circuit fire alarm signal systems in five-story factory buildings. This is one of the suggestions made by the Real Estate Board when the rules were being revised. The revised rules recently issued permitted these signals only up to four stories. The rule was adopted on February 7 and is effective March 6. It reads as follows:

Rule 7.—Five-story factories. In factory buildings, as defined in the Labor Law, not exceeding five stories in height nor 2,500 square feet in area in any story above the first, occupied by not more than one tenant, in which not more than one hundred persons are employed at any time above the first story, or occupied as a tenant factory in which not more than fifty persons are employed at any time above the first story, the fire commissioner shall accept either mechanical, non-coded closed circuit or coded closed circuit fire alarm signal systems.

The Board of Standards and Appeals on the same day adopted another rule, also effective March 6. It reads as follows:

Affidavit as to use. Every applicant for a permit for the reconstruction or alteration of any building under section 6 of the building zone resolution shall submit with his application an affidavit setting forth the use of the building in question at the time of the passage of the building zone resolution and further setting forth any and every change in use which has been made since the adoption of the said resolution.

LEGAL NOTES AFFECTING REALTY

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

Broker's Commission.

In an action for broker's commissions the New York Appellate Division, in *Shapiro v. Benenson*, 167 N. Y. Supp. 1004, makes the following rulings: Where a broker foregoes a fixed commission on a sale of land as consideration for an agreement whereby he is given the sale of other land, on refusal of the principal to perform the second contract the broker could either elect to disaffirm the second contract and be restored to the consideration parted with, or recover damages for breach of the second contract. It is not necessary to plead rescission of the second contract to recover the consideration where he had received nothing thereunder; the bringing of the action being a sufficient notice. He cannot sue for damages for breach of the second contract and at the same time rely on such released commission as damages, on the ground that the owner was estopped to deny that

he was damaged to that extent; it being necessary to rescind to recover the commission.

Liability for Deficiency.

In an action to foreclose a mortgage the only question was as to the liability of the Mortgagor M. for the deficiency. The mortgage was made by M. for \$4,000, with interest at the rate of 4½ per cent. Subsequently he transferred the property to S., and the rate of interest at that time was 5 per cent. On September 15, 1914, the mortgagee wrote a letter to S. notifying her that the rate of interest on the mortgage from October 1, 1914, would be 6 per cent. It is held that the mere notice by letter of a raising of the interest rate and payment of such interest by S. did not show a binding agreement to change the rate of interest, or that there was consideration for such an agreement and extension of the mortgage so as to relieve M. from liability for the deficiency on foreclosure. *Rafel v. Maurer*, 167 N. Y. Supp. 941.

LEGISLATION.

(Continued from page 229.)

plete full defense to any action to foreclose said mortgage." This paragraph is clothed in some obscurity and in any event I hardly think the courts would enforce so drastic remedies as those therein provided. The second paragraph of the bill is very poorly drafted; just what the phrases "any transfer whatever in which is involved a mortgage" and "innocent party" might be interpreted to mean is involved in obscurity. The author evidently has some ideas on an important subject, but they are clothed in language which if placed on the Statute Books would be the source of endless litigation.

Senate Int. 406, C. F. Thompson. To amend the Greater New York Charter, generally.

This bill is disapproved. It proposes that the city shall go into the business of building, equipping, purchasing and operating omnibuses, motor omnibuses or other like vehicles, together with garages, machine shops and repair shops to be operated in connection with such vehicles. It would also create a Public Utilities Department, the jurisdiction of which, for the time, is to be restricted to all matters affecting municipally owned and operated omnibuses. The measure seems to be an important and seriously intended step in the direction of municipal ownership and operation of public utilities. It has been introduced by Senator G. F. Thompson, a Republican, representing an up-state district, who was chairman of a legislative committee that investigated and caused the reorganization of the Public Service Commission of the First District, a few years ago. The bill presents the municipal ownership issue in a manner that is unavoidable. It apparently must be faced by the Legislature and by the people of New York City, with the realization that the proposition that the city shall own and operate motor-omnibuses is the opening wedge which is intended ultimately to split away all public utilities from private control. The advocates of municipal ownership and operation of public utilities contend that as their panacea for local transportation evils and inadequacies was contained in the platform of the political party that swept the city in the last municipal election, it follows that our people want local public utilities owned and operated by the municipality. Their opponent argued that the issue of municipal ownership was completely overshadowed in the municipal campaign of 1917 by the attacks made upon the efficiency and integrity of the Mitchel Administration, and was not seriously considered even by those who supported Judge Hylan at the polls. As a matter of fact, the candidates elected upon the platform con-

taining the municipal ownership plank received substantially less than a majority of the total vote cast, although they all achieved heavy pluralities. Under the circumstances, it would seem that whether or not the local electorate favors municipal ownership and operation of public utilities has not, as yet, been definitely determined. Why not submit the question to a referendum, as a distinct proposition, at the ensuing election? Meanwhile, let all legislation upon the subject be deferred until the result of such referendum has been promulgated.

Assembly Int. 437, Drachley. To amend the Penal Law, in relation to public traffic in real property on Sunday.

This bill is disapproved. It proposes to amend the Penal Law to prohibit the public trafficking in real property on Sunday. Its apparent purpose is to prevent not only the actual buying, selling, leasing or mortgaging of real property on Sunday, but the inspection on that day of such property by persons who may contemplate purchasing or leasing the same. Just why this proposed addition should be made to our existing farcical "Blue Laws" is not clear, unless it is to prevent thrifty working people from examining property, offered them for purchase, upon the only day that they can make such inspections without loss of wage-earning time. This proposed imposition upon home-seekers should be vigorously opposed.

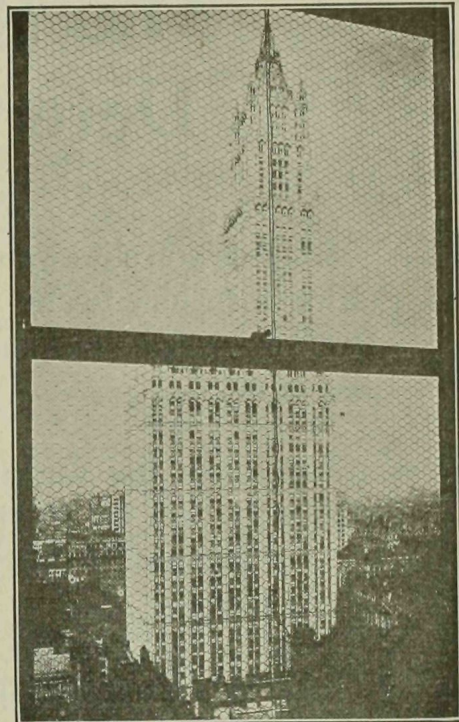
Assembly Int. 464, Garfunkel. To amend the General City Law, in relation to the renting of apartments in cities.

This bill is disapproved. It provides that the rent agreed upon at the time an apartment or "apartment dwelling" is rented shall be the maximum rental to be charged for the twelve months next ensuing, unless an express agreement in writing be made to the contrary at the time of such renting. The measure further provides that "where the landlord intends to raise the rent at the expiration of such twelve months' period, he must give notice thereof to the tenant at least thirty days before the expiration of such period." It also contains this somewhat revolutionary provision: "The rent now charged to any tenant of any such apartment or apartment house dwelling shall constitute the maximum rent to be charged for the same apartment or apartment house dwelling until May 1, 1919, and thereafter until the landlord shall have given thirty days' written notice of an intention to raise the rent." Supposedly, the bill is intended to apply only to tenancies "from month to month," but it would affect as well those now held under written leases for a year. The measure is not only unconstitutional, but it is so utterly imprac-

ticable from every angle that it will hardly be taken seriously by the Legislature.

Assembly Int. 559, Karlin. To amend the Workmen's Compensation Law, in relation to the time from which compensation is allowed to injured employees, amount of such compensation and medical treatment of injured employees.

This bill is disapproved. This is an unwise amendment to the Workmen's Compensation Law. It is generally conceded by those who have a knowledge of the working of the Compensation Act that a short waiting period between the injury and the compensation would furnish an opportunity for grave irregularity. The present waiting period was fixed at two weeks. Workmen will obviously not stay out of work for two weeks unless compelled to do so. In relation to the provision for medical treatment under the wording of the bill it might compel medical treatment for life.



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

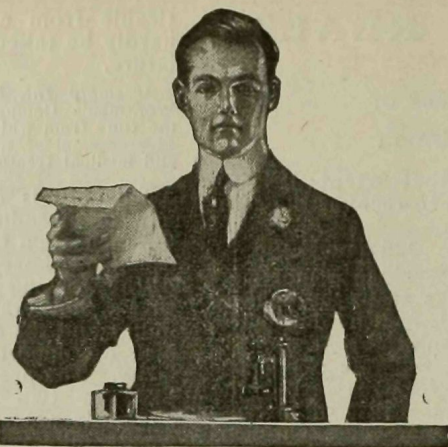
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Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

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The Repair of Deterioration

Suppose you close your office or factory to-day—"fire" everybody, lock the door, quit.

And when the war is won, and won by US it will be, you want to start up again.

What has happened in the meantime?

Deterioration!

Rust, dust, mold, damp—each has taken its toll. Machines and materials are virtual junk. Your ledgers are the records of a business that is dead.

By simply quitting—by simply doing nothing—you have incurred a loss that will cost many thousands of dollars to regain.

Apply this thought to your advertising.

Quit for the duration of the war—and what happens?

Deterioration!

Your name becomes a memory—your trademark a cryptic sign. You have "scrapped" your good-will and prestige.

By simply quitting you have incurred a loss that will cost many thousands of dollars to repair.

I know that there are many who wish to maintain their position in spite of war orders and other critical circumstances.

For the benefit of these, our Service Department is at this time devoting particular attention to advertising designed to meet present conditions.

The Advertising Man

(No. 13 of a continued series)

Wants Increased Gas Rate.

The Bronx Gas and Electric Company serving the territory represented by the old town of Westchester in the Bronx now part of the 24th Ward, has petitioned the Public Service Commission for permission to charge \$1.50 per thousand cubic feet for illuminating gas. Its present rate is \$1.00 a thousand cubic feet. The company alleges various reasons as need for increased revenue. The Commission has taken the petition under consideration and at its meeting on Wednesday, February 20, will doubtless set a date for a hearing at which the company will be called upon to set forth in detail its reasons for desiring the increase. The principal reason set forth by the company in the application is that it does not now receive an amount equal to the cost of production and that each thousand cubic feet of gas manufactured and delivered costs \$1.145, "without any return whatever upon the capital investment." The petition states that this cost will speedily increase to \$1.20, and that adding to this sum a proper return upon the capital invested the total cost and value of the gas furnished by the petitioner will be for the ensuing year at least \$1.50 per thousand.

Hearing on February 25.

The Public Service Commission has directed a hearing to be held on February 25 at 2.30 p. m. in reference to the rates charged for auxiliary or breakdown service by the several electrical corporations in New York City. This hearing will also have a special reference to the furnishing of auxiliary service by the electrical companies to consumers who have private plants on their premises, but who cannot economically operate them in the summer months when there is no call to use exhaust steam for building heating purposes. The suggestion has been made that rates should be established under which it would be economical for private plant owners to use the service of the electrical stations of the electric companies for lighting and power during the summer months. The Commission regards this suggestion as a step in the direction of fuel conservation and hence has notified the several fuel conservators of New York City of the proposed hearing inviting their attendance.

Connecting Bridge.

The Hell Gate Bridge crossing the East River, which connects the Pennsylvania and New Haven Railroad systems, is playing an important part in the movement of troops from the south and west to the Long Island training camps, according to an article appearing in the December issue of Queensborough.

The Hell Gate bridge, with nearly three miles of elevated approaches, constitutes one of the greatest engineering projects of the world, overshadowed only by its importance as a trade route and public utility for freight traffic. The bridge was opened for passenger traffic between Boston and Washington in April, 1917, and is rapidly nearing completion as a freight carrying route.

The latest information from the engineers in charge shows that four tracks are completed (two freight and two passenger) from Port Morris in the Bronx to Sunnyside Yards in Queens, where the road joins with the Long Island Railroad. From Sunnyside Junction to Metropolitan avenue one track is ready for operation of freight. From Metropolitan avenue to Fresh Pond Junction two tracks are ready. In fact, two tracks along the whole route are expected to be completed within a few weeks excepting one-half mile.

Queens Borough will profit directly by this new all rail route to New England and the West, which will avoid all the cumbersome delay in the lightering of freight cars on floats from Long Island to the main land. Apart from the matter of convenience, it is estimated that 24 hours will be saved in the shipment of goods originating in Queens and Brooklyn.

"Largest Order Ever Placed."

As a result of the vigorous insistence of the Public Service Commission, fortified by recent judicial decisions, that action be taken at once to secure new cars needed for adequate service on Brooklyn lines, the Brooklyn Rapid Transit Company within the next few days will place orders for what is described as "the largest purchase of new equipment which has ever been the outcome of a regulatory proceeding before the Public Service Commission in this or any other State." Defeated repeatedly by the courts and shaken in its contention that new cars are so little needed that it would be "unpatriotic" to require it to purchase now, the company will place orders calling for a considerably larger expenditure than did the commission's original requirement. The R. T. Company assured the Commission that it will immediately spend more than \$3,000,000 for new cars, of which 100 will be big steel cars for rapid transit lines and 50 will be surface-car "trailers" of the largest practicable seating capacity. The company will also start at once to convert 100 of its center-entrance surface cars for multiple-unit operation and 50 four-motor cars to serve as "leaders" for the "trailers," and the multiple-unit cars will be used in two-car train operation on congested surface lines.

Commission Moves.

In order that the Federal Reserve Bank might obtain much needed office space for the next Liberty Loan, the Public Service Commission has moved a portion of its offices to the building at Lafayette street, in which all of the offices of the Commission are to be located after May 1. While the Commission's lease for its quarters in the Equitable Building does not expire until May 1, recognizing the imperative need of providing the Federal Reserve Bank with the space necessary to conduct its activities, the Commission consented to move its Division of Designs, which prepares the plans for new subways, to the Lafayette street building. This removal was accomplished on February 9, and released about 18,000 square feet for the use of the bank. The bank asked that the Commission provide this much space for it by February 15.

PRIVATE REALTY SALES.

The total number of sales reported and not recorded in Manhattan this week was 21 as against 22 last week and 30 a year ago.

The number of sales south of 59th street was 6 as compared with 7 last week and 15 a year ago.

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

From the Bronx 8 sales at private contract were reported as against 5 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 240 of this issue.

Historic Stevens House Sold.

With the sale of the old Stevens house property at 27 Broadway another one of the famous landmarks in the Battery park section will become a thing of the past. Irons & Todd, builders, purchased the property from William H. Mairs, the Manhattan Railway Company and John P. Brennan. Arrangements have been made for the erection of a tall office structure, which when completed will be turned over to the 25 Broadway Corporation, controlled by the Cunard line. Plans for the new structure are in a course of preparation in the office of Benjamin W. Morris. Carrere & Hastings are associate architects in the new project. The transaction in its entirety will involve approximately \$10,000,000. The deal was negotiated by the Douglas Robinson, Charles S. Brown Company. John P. Todd stated this week that work would begin this year

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regardless of war conditions. Various reports have been in circulation as to how high the building would go, twenty-six stories having been mentioned. The property has a Broadway frontage of 203.8 feet and measures 233.4 feet in Morris street, and 227 feet in Greenwich street. The Cunard Line recently completed new headquarters on the river front at Liverpool, and its intention to erect a building for permanent headquarters in this city is indicative of the confidence felt by the company in the future shipping business of New York. The Stevens house was erected 114 years ago. It was acquired by the seller in 1891.

Shipbuilder Transfers Holdings.

Charles E. Gremmels, shipbuilder and realty operator, transferred to the newly formed Providential Realty & Improvement Company, Inc., of which Mr. Gremmels is president, and John J. Weiss, secretary and treasurer, properties located in Manhattan, Bronx, Brooklyn and Richmond. In Manhattan, the transferred parcels include 369 to 373 First avenue; 16 Suffolk street, and the northwest corner of First avenue and 94th street, all new-law tenements; also the dwellings at 25 East 94th street, and 57 East 121st street; three modern apartment buildings in the Bronx located at 1705 to 1709 Fulton avenue; also sixty-two lots on Broadway, 230th street, and 231st street, and on Albany terrace, Vreeland place, and Kimberly place, upon which the new owner will erect taxpayers and apartment houses; also ten lots on Kingsbridge terrace and 228th street, upon which it is planned to build apartment houses. In Brooklyn, the dwelling 1374 Pacific street, is included in the deal. Mr. Gremmels has been a heavy buyer of property on Staten Island, and has transferred dwellings of various types at Mariner's Harbor and on Richmond terrace. He also transferred six lots on Richmond turnpike, and fifty lots at Westleigh, S. I., which will be improved with residences in the near future. Two stucco dwellings at 730 and 737 Bidwell avenue are also included. In addition 231 lots acquired by Mr. Gremmels on Livermore avenue and Watchogue road are to be improved with dwellings to house ship workers and other artisans in various other enterprises now being directed by the United States Government. The company has also arranged to take over waterfront sites which are under various contracts, and option, and is negotiating for the purchase of other properties in Manhattan and vicinity.

Down Estate Sells Old Holding.

After an ownership for more than fifty years, Emma Down, heir to the estate of Samuel Down, sold 510 to 514 West 22d street, extending through to 511 to 519

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West 21st street, to R. Kaufstein. The property was held free and clear of mortgage, and was sold for a cash price stated to be approximately \$150,000. It covers an area of about eight lots, the 22d street end being improved with three and four-story loft buildings have a frontage of 125 feet, while the 21st street portion, measuring 75 feet, is unimproved. The depth is 197.6 feet. The original holding of the Down family at this point contained about eleven lots. The heirs recently disposed of the east end to the New York Central Railroad for a right-of-way for its proposed West Side extension. The buyer contemplates the improvement of the site with a large garage. George W. Mercer and John P. Finneran were the brokers. Leopold Moschowitz represented the buyer as attorney.

Upper Drive Corner Sold.

Benjamin Winter, of Winter Realty, Inc., purchased the six-story apartment at the southeast corner of Riverside Drive and 181st street, on a plot 125x125; also a similar property at the northeast corner of Haven avenue and 180th street, 125x100, and the two six-story walk-up apartment houses at the southeast corner of Broadway and 184th street, 75x103. The four properties show an aggregate rent-roll of about \$80,000, and were held by the seller, the Great Northern Construction Company, at \$650,000. Samuel Ginsberg was the broker.

Large Sale on Washington Heights.

Freidus & Company sold to investors four houses on Washington Heights. Three of the houses were in one parcel, and include the six-story buildings at 514 to 524 West 146th street, 180 feet west of Amsterdam avenue, owned by the College Holding Company, Max E. Levine, president. The houses occupy plots 40x99.11 feet each, and were acquired by the seller about fifteen months ago from the State Banking Department, and were held at \$165,000. The remaining house is a five-story building, 25x112.6 feet, at 400 West 163d street, which was sold by Nellie Rosenberg and was held at \$30,000.

Building Again Resold.

Andrew J. Connick and Max Marx purchased 38 East 68th street, a five-story house. This is the sixth transaction in which this property has been involved since 1912, in which year it was sold by William H. Barnard to Stephen C. Clark, and in turn was acquired by Frederick Wynant, Mrs. Sophie von Brzezicka, Martin T. Manton, and Thomas Bodger, who is the seller in the present transaction.

Buyers in the Bronx.

Lillian-Tremont Realities, composed of Ole G. Bertelsen, C. G. Cleo and Hans Anderson, bought from the Comity Mortgage Company the plot 79.5x80.6x irregular, at the southwest corner of Tremont avenue and Lillian place, for improvement with a five-story tenement. The selling company will advance a building loan of \$56,000. The Comity Company acquired the property last December in foreclosure proceedings.

Sale on Inwood Hill.

Mr. Minosuke Yanaguchi bought from the estate of Isaac D. Cole ten lots with a two-and-one-half story frame dwelling and stable on the top of Inwood Hill at a position which would be 204th street, were it extended. The property fronts 128.2 feet on the west side of Prescott avenue, and runs through for a distance of about 205 feet to St. Nicholas place. Frank Volz was the broker.

Deal in Produce Section.

The five-story building at 197 West street, and 52 and 54 Jay street, forming the southeast corner of those thoroughfares, has been sold by John W. Griggs, who acquired it June 11, 1898. It has been held at about \$40,000. The property has a West street frontage of 29.2 feet, and extends 79.11 feet to Caroline street.

The Saranac Resold.

Frederick Brown has resold to the H. W. G. Company the Saranac, a six-story apartment house, 108.11x80.10x irregular, at the southwest corner of Convent avenue and 151st street. The property is fully rented at more than \$1,000, and accommodates thirty-four families. The holding price was \$150,000. Byrne & Baumann negotiated the deal. Mr. Brown acquired the property last September from the New York Life Insurance Company, who took it over the month preceding the foreclosure proceedings for \$100,000.

Buyer for Drive Apartment.

Kingsland Realty Company bought through Nehring Brothers, from the Queen-Mab Company, the six-story elevator apartment known as the Kingsland, at 836 to 843 Kiverside drive, measuring 103x152 feet, between 158th and 160th streets. The property was acquired several weeks ago by the selling company from the 10dwill Realty Company through the same brokers. It contains accommodations for forty-five families, the annual rent roll being reported as \$33,000. The asking price was \$500,000.

Sale on Fourth Avenue.

Ewing, Bacon & Henry and the Cruikshank Company sold 40/ to 413 Fourth avenue, four old four-story buildings, 90x84 feet, for improvement with a lot building.

Manhattan.

South—of 59th Street.

RENWICK ST.—Wm. A. White & Sons sold to Kanaele Monaco, represented by C. Lopinto, the 4 old dwellings at 15 to 21 Renwick st. It is understood that the purchaser intends to tear down the present buildings and erect thereon a garage. This property adjoins the new garage erected last summer by A. D. Juillard, and formed part of the estate of the late Smith Ely, a former Mayor of the City of New York.

15TH ST.—Duross Co. sold for George Gunshor, who was the holder of a contract to purchase 150 West 15th st, a 3-sty house with a 3-sty extension, on lot 20x103.3.

North—of 59th Street.

72D ST.—Reliant Holding Co. sold to a client of L. J. Phillips & Co. the leasehold at 156 West 72d st, a 4-sty converted dwelling, on lot 20x102, near Broadway.

75TH ST.—Gustav Frank sold to an investor 188 and 190 East 75th st, two 4-sty tenements, each on a lot 18.9x102.2, located 150 ft. west of 3d av.

94TH ST.—Ennis & Sinnott, operators, resold to a client of A. L. and V. Wolfson 60 West 94th st, a 5-sty dwelling.

107TH ST.—McDougal-McAlister Co. sold to Anna Johnson 110 West 107th st, a 2-sty building, on lot 25x100.

120TH ST.—Shaw & Co. sold 120 West 120th st, a 3-sty dwelling, on lot 19x55x100. The purchaser will occupy.

126TH ST.—Shaw & Co. sold for New York Savings Bank 223 West 126th st, a 3-sty brick dwelling, 12.6x55x100.

126TH ST.—Dr. Edward N. Roeser sold the 3-sty stone front dwelling, on lot 15x100, at 143 West 126th st to Dr. William H. Meyers, dentist.

126TH ST.—James H. Cruikshank sold to Maria D'Alessio and Assunta Baratto the two 3-sty brick dwellings at 201 and 209 East 126th st, on plot 32x100. David Lion was the broker in this transaction.

149TH ST.—Frederick Brown resold to W. C. Hanton 710 West 149th st, a 5-sty apartment house, on plot 50x92.6, between Fort Washington av and Broadway. In part payment the purchaser gave the Hanton property at Northport, L. I., consisting of about 23 acres. A. M. Crowe negotiated the \$100,000 exchange.

Bronx.

262D ST.—Estate of Houlder Hodgins sold to Dr. Harriet I. Noble the plot 50.6x33xirreg, in West 262d st, 133 ft. west of Broadway, opposite Van Courtlandt Park. The purchaser owns the adjoining 50-ft. plot. Douglas Eskell of Joseph P. Day's office negotiated the sale.

BROOK AV.—Knap & Wasson Co. sold for a client of Mehling & Kayser to Frederick Brown, operator, 270 to 274 Brook av, two 5-sty tenements, on a plot 37.6x105. In part payment the buyer gave a dwelling occupying a plot 101x97 at the southeast corner of 169th st and Shakespeare av.

LAWRENCE AV.—Serefino Albanese sold to Katherine Hanrahan the dwelling at 1142 Lawrence av.

PARK AV.—Clement H. Smith sold 4673 Park av, northwest corner of 187th st, a 4-sty flat, 100x23.2, to Susan Hamilton.

PLYMPTON AV.—Barnett & Co. sold for A. Weiss to E. Camp 1327 Plympton av, a 2-sty house, on lot 22x100, held at \$10,000.

PROSPECT AV.—Clement H. Smith sold the southeast corner of Prospect av and 176th st, a 2-sty frame dwelling and garage, on plot 190x90.

PROSPECT AV.—Walter E. Brown sold for Anton and Anna A. Jaeger 1043 Prospect av, 207 ft. north of East 165th st, 25x144.

Brooklyn.

CONOVER ST.—International Painting Co. sold to a client of J. S. Maxwell the 1, 2 and 3-sty factory buildings at the southeast cor. of Conover and Beard sts. The property measures 40x100x200x20xirreg., with an "L" extending through to Reid st.

FULTON ST.—J. H. Lam & Brother sold for Charles Bower to an investor the apartment and stores at 1704½ to 1708 Fulton st, held at \$70,000.

MONROE ST.—J. H. Lam & Brother sold for Charles Weed to John Finlay the dwelling at 725 Monroe st.

PULASKI ST.—J. H. Lam & Brother sold for Louis Grimes to Mrs. Kathryn Webster the dwellings at 386 and 386½ Pulaski st.

STANHOPE ST.—R. A. Schlesing, as broker, sold for Anthony Mikus the 6-fam. tenement

house at 313 Stanhope st to Jacob and Pauline Ball.

10TH ST.—Snowber & Smith sold for Charles A. Leferts, Sr., to Joseph R. Spellman, the plot of 5 lots in the south side of 10th st, about 100 ft. east of 2d av, for a factory site. The property is near buildings being erected for the government.

11TH ST.—Henry Hof sold in conjunction with I. Taub for the estate of Charles Guidet the 3-sty tenement at 582 11th st to Emma Dang.

43D ST.—Artee Realty Corp., associated with the Realty Trust, sold the 1-fam. semi-detached brick dwelling at 1536 43d st to Samuel Strober.

63D ST.—Alco Building Co., associated with Realty Trust, sold the dwelling at 2127 63d st to Alexander Kupferman.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached

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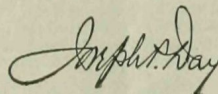
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brick dwelling at 2128 66th st., to Leonora Workman, for residence purposes.

71ST ST.—Meister Builders, Inc., sold 1723 71st st., a 2½-sty brick dwelling, on lot 17x100.

ARGYLE RD.—Green Brothers sold the private detached residence at 182 Argyle rd, Prospect Park South, on a plot 50x100 ft., for Charles C. Heuman to Mrs. Lydia I. Kinney, for occupancy. The property was valued at \$14,500.

BEDFORD AV.—McInerney-Klinck Realty Co. sold the 6-fam. brick and limestone apartment house at 2334 Bedford av for Walter R. Lusner to a client for investment.

BUFFALO AV.—J. H. Lam & Brother sold to an investor 140 Bunalo av.

GREENE AV.—J. H. Lam & Brother sold for Mrs. Emma McCreery the 3-sty building at 877 Greene av to an investor.

LEXINGTON AV.—J. H. Lam & Brother sold for James Saxon to Mrs. Kathryn Webster the 2-fam. dwelling at 438 Lexington av.

ROGERS AV.—Alfred Kusseke sold for Mrs. Grace M. Butler the 6-fam. brick apartment house at 1350 Rogers av.

SHEEPSHEAD BAY RD.—J. H. Lam & Brother sold for Louis Haerberle to an investor, the row of apartments and stores 1604 to 1608 Sheepshead Bay rd.

5TH AV.—Lutino & Cerny sold for Cassiel Kayner to a client, for investment, the 4-sty double brick stores and apartment at 5215 5th av.

Queens.

BAYSIDE.—F. B. Robertson sold to J. V. Kline the dwelling and plot, 15x113 ft., on the east side of Bell av, 100 ft. south of Lawrence divd.

CORONA.—A. B. Peterson sold to R. A. Evans the dwelling in the east side of Evergreen st, 100 ft. north of Jackson av.

EDGEWATER.—W. A. Reinhart, Jr., sold to F. Grimm the dwelling on the west side of Rockaway av, 1320 ft. north of the boulevard.

FAR ROCKAWAY.—E. L. Wynn sold to W. A. Conon a plot 50x111 ft. at the southwest corner of Cornaga av and Rockaway tpk.

FAR ROCKAWAY.—Joseph P. Day sold to Marcus Loew, for Irving and Walter Biumenthal, executors of the estate of Isaac Biumenthal, the Biumenthal residence at the southeast corner of Jarvis la and East Jarvis la, near Broadway. The late Isaac Biumenthal erected the dwelling 7 yrs. ago, on a plot of about one acre, for his personal occupancy, at a cost of about \$50,000.

FLUSHING.—J. T. McCall sold to W. A. Kane, Jr., the dwelling in the south side of Prospect st, 100 ft. east of Sycamore av.

GLENDALE.—W. Walter sold to L. Ulloth a plot, 14x102 ft. at the northwest corner of Myrtle and Rosdick avs.

JACKSON AV.—Roland Kudlich sold to Ernest Maiz 882 Jackson av, a 2-sty dwelling, on lot 19,9284.

JAMAICA.—E. J. Walley sold to H. Weideman the plot 62x180 ft. in the east side of Franklin st, 555 ft. south of Fulton st.

JAMAICA.—C. L. Radtke sold to M. Sussman the dwelling on the north side of Dewey av, 40 ft. west of Theodore st.

JAMAICA.—E. Brechter sold to M. T. Manton the dwelling at the north corner of Cypress hills rd and Bergen av.

JAMAICA.—H. Benthin sold to C. Bockelmann the dwelling in the north side of Williams st, 255 ft. east of Maple av.

JAMAICA.—Beardsley Realty Co. sold to Alto Holding Co., a plot, 109x163 ft., at the northeast corner of Damey rd and the Boulevard.

LAURELTON.—M. E. Hilton sold to E. W. Herriman the dwelling in the northwest side of Hamilton st, 100 ft. northeast of Laurelton divd.

RICHMOND HILL.—C. M. Eldert sold to Tillis & Losnen, Inc., a plot 100x100 ft. in the west side of Birch st, 126 ft. north of Ridgewood av.

WOODHAVEN.—D. Liman sold to G. Mueller the dwelling on the south side of Jamaica av, 31 ft. east of Woodhaven av.

Richmond.

ARLINGTON.—Floyd S. Corbin sold for Richmond-Erie Corp. a tract of about 9½ acres of vacant land in the 3d ward, Borough of Richmond, south of the main line tracks of the Staten Island Rapid Transit Railroad, near Arlington station. This property was owned for a number of years by the estate of M. M. Armstrong.

Westchester.

YONKERS, N. Y.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, a plot on Buckingham rd, Nepperham heights, to T. W. Gates.

YONKERS.—Robert E. Farley Organization sold for Union & New Haven Trust Co., as trustee, a plot on Aldermarie pl, Nepperham heights, to F. E. Brower, who will soon commence the construction of a home.

Out of Town.

LONG BRANCH.—Dr. Augustus Mitchell of Newark, N. J., purchased from Thomas G. Patten, the present Postmaster of the City of New York, and his brother, Walter R., their old homestead and estate located on the Shrewsbury River and directly opposite to Portapeck, located on Pleasure Bay. The property in former years was one of the show places on the coast. Joseph L. Feibleman & Co. negotiated the sale.

ELIZABETH, N. J.—F. F. Proctor, who has been running the Hippodrome Theatre for the past 4 yrs. as lessee, has purchased the property from J. E. Gordon for a consideration said to be \$190,000. It is located on Elizabeth av, and has a seating capacity of 1,800.

JERSEY CITY.—Zerman Realty and Construction Co. sold Boulevard Court, northeast corner of the Boulevard and Glenwood av, a 5-sty apartment, 145x91, to Joseph H. Rudiger, who gave in part payment brick flats at 112 to 118 Honnelle av; the store building, 309 Central av, Jersey City, and a flat in 18th st, West New York.

MONTCLAIR, N. J.—Feist & Feist sold for William Mendell to Frank B. Eichen, head of the Franklin Investment Co., the 8-fam. apartment house at 1 to 7½ Walnut st.

MONTCLAIR, N. J.—Ex-Mayor Ernest C. Hinck, of Montclair, sold to Mrs. A. B. Nichols, the Helena apartments at the northwest corner of Park and Walnut sts. There are 5 buildings of colonial architecture, each containing 18 rooms and 4 bathrooms, the whole being surrounded by artistically planted grounds. The property was valued at \$150,000 and the sale was negotiated by F. M. Crawley & Bros.

MOUNTAIN LAKES, N. J.—H. C. Carr, who recently purchased an English villa located on Morris av, has secured from Mountain Lakes, Inc., an additional plot which will be utilized in completing a landscape scheme.

NEWARK, N. J.—William C. Mendel sold to Franklin Investment Co. the dwelling at 679 High st, through Feist & Feist.

NEWARK, N. J.—Feist & Feist sold the 2-fam. house at 148 Shephard av to Anthony Sueridan and Walter Butterworth.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. Sarah S. Beldon of East Orange, the frame residence at 39 Orchard st, between Walnut and West Kinney st, to Mrs. Eliza Ritchie Mitchell of New York.

RIDGECREEK, N. J.—S. S. Walstrum-Gordon & Gorman sold for Wilsey Realty Co. to Dr. William Tomkins the dwelling at 95 Fairmount rd.

DUANE, N. Y.—Frank A. Seaver & Co. sold 48½ acres near Mountainview Station to John H. Meyers.

TARRYTOWN.—Robert E. Farley Organization sold a plot on Hunter av, Philippe Manor, to Geo. Warwick, of New York, for investment.

RECENT LEASES.

Leases on Madison Avenue.

Two large leases have been closed in the new twenty-three-story office at 21 East 40th street, northwest corner of Madison avenue, through Harris & Vaughan, Inc. The Union Tank Line Company, subsidiary of the Standard Oil Company, has leased three floors for executive offices. The consideration aggregates about \$100,000. At present the company occupies a floor at 20 Broadway, and is the first of the Standard group to establish a New York office outside of the financial district. The other lease involves the two upper floors of the building for traction, gas, oil and mining companies owned by the Estate of P. H. Barnsdall of Pittsburgh. Other leases in the building include two floors to the L. K. Comstock Company, one floor to Schneider et Cie, munition makers, known as the Krupp of France, one floor to the Goodwin-Gallagher Sand and Gravel Corporation, large space to J. Anderson & Company, F. H. Gorman Company, Mark Kataisky & Company, and offices to Shepard & Morse, Leader Iron Works, Henry Schreiter, Frederick L. Smith, Nash Engineering Company, C. A. Dunham Company, E. E. Scobill, the Estall Company, and Oscar Hoops. The building will be ready for occupancy in April, and is about sixty per cent. rented.

Federal Government Leases.

The Government has leased the two lower floors and basement containing 43,000 square feet of space at 111 to 119 West 19th street, through to 20th street, part of the old Simpson-Crawford department store. The lease which was recorded is for five years and was made with the Equitable Life Assurance Society by A. F. Burleson, Postmaster General. It will be used for a distributing depot. The rent for the first year will be \$40,000, after which the rental will be \$25,000 a year.

Huntington House Leased.

Pease & Elliman leased 8 East 57th street, a six-story fireproof building, to Demotte of Paris, represented by J. Vigouroux. The house has been decorated by Clarence Whybrow. The lease is for a term of years at a rental of \$15,000 net per annum. Mrs. Huntington kept the house vacant for many years because she would not lease it for any business which had a large number of employees.

Food Company Leases.

Nestle Food Company leased through Charles F. Noyes Company and Manning & Trunk the ten upper floors and basement in the twelve-story office building nearing completion at 130 to 134 William street, on a site containing 88,000 square feet. About 50,000 square feet is involved in the present deal, which runs for a long term of years at an aggregate rental of about \$1,000,000. The building was erected from plans by Edward I. Shire, architect, and built by the Thompson-Starrett Company. The building will have four elevators, extra high ceilings, and many novel features in service department.

Manhattan.

AMES & CO. leased the store at 156 East 34th st to Koh Ono Co., of Japan.

EDWIN J. BIRLEY, of N. Bringham Hall & Wm. D. Bloodgood, Inc., leased lofts at 46 West 21st st to Venus Cloak & Suit Co. and M. Lederkramer; at 48 to 50 West 21st st lofts to Alper & Defren, L. Koch & Co. and H. Siegel.

GEORGE W. BRETTELL leased to P. & L. Elting, Inc., stationers, the store at 2177 3d av.

CAMMANN, VOORHEES & FLOYD, in conjunction with William H. Whiting & Co., leased for Ralph M. Ward the store, basement and sub-basement at 25 Murray st to Charles Parker Co.

FIRM LEONARD J. CARPENTER rented the 4-sty building at 107 Front st to Jones Bros. Tea Co.

CARSTEIN & LINNEKIN, INC., leased space in the Park Row Building to William H. Reid, T. H. Reynolds Contracting Co., Inc., and George C. Sutton; at 396 Broadway to North American Sales Co., Louis Pierce Co. and Abraham Kadison; at 221 to 227 4th av, to David K. Solmen, American Woolen Products Co. and Alexander Baer; the store and basement at 456 Broome st, to Max Amstel; space at 215 4th av, to Herman Reck & Co., Inc., and at 3 to 7 West 29th st, to George E. Green.

PAUL D. CRAVATH leased, through Douglas Robinson, Charles S. Brown Co. and Douglas L. Elliman & Co., an apartment at 270 Park av.

CUSHMAN & WAKEFIELD, INC., leased offices at 50 East 42d st to Industrial Credit Corp., and offices in the new building nearing completion at 21 East 40th st to Frederick L. Smith.

JOSEPH P. DAY leased for Bright Star Battery Co. warehouse space which was approved by Government inspector, at 310 Hudson st, to Aero Instrument Corp.

DUROSS CO. leased 71 8th av, a 5-sty building, 25x100, for George Hayes Co., who have occupied the building for the past 51 yrs., to Ansonia Sanitary Manufacturing Co. for 10 yrs. at an aggregate rental of \$30,000; also for M. Hallanan the 4th loft at 9-11-13 Barrow st, southeast corner of 4th st, to Belgium Shrinking Co. for 3 years; for Eugatnom Realty & Construction Co. the store and basement at 143 and 145 West 20th st to Samuel Bros. & Co. for 10 yrs. at an aggregate rental of \$35,000; for the Chisholm Estate, in conjunction with Brett & Goode, the store and basement at 61, 63 and 65 West 15th st to Fleischmann Yeast Co., and for C. O. Bigelow the 4th loft at 106 to 109 6th av to the Photo Roto, Inc.

DUROSS CO. leased for the Estate of Patrick Smith to F. M. Lupton Co. (publisher) store and basement at 79 White st, near Broadway, at an increased rental of 70 per cent. over what was formerly obtained for it.

DUROSS CO. leased 71 8th av, between 13th and 14th st, a 5-sty building, 25x100, for George Hayes Co., who have occupied the building for the last 51 years, to Ansonia Sanitary Manufacturing Co. for 10 years at an aggregate rental of \$30,000.

DOUGLAS L. ELLIMAN & CO. have leased for Vanderbilt Avenue Realty Corp. a duplex apartment of 14 rooms and 4 baths at 270 Park av to Miss Augusta B. Greene; also at 10 East 77th st, with Fish & Marvin, to H. Stanley Chase; also at 157 East 81st st to Miss B. C. Stusberg; and have made the following renewals from October 1: 960 Park av to John S. Shepard, Jr.; 830 Park av to Sterling Postley and W. Heywood Drayton.

J. ARTHUR FISCHER rented to American Salvage Co. the store at 610 6th av, to exhibit a submarine for raising sunken vessels.

J. ARTHUR FISCHER leased for John McKeefrey the store at 673 6th av to Packer Brothers.

GOODWIN & GOODWIN, in conjunction with Cross & Brown, rented for Boyertown Burial & Casket Co. the floor space of about 10,000 sq. ft. to Musical Instrument Sales Co., in the Boyertown Building, southwest corner of 43d st and 8th av., at an approximate rental of \$15,000.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD leased lofts at 46 West 21st st to Venus Cloak & Suit Co., and M. Lederkramer, and at 50 West 21st st to Alper & Oefren, L. Koch & Co. and H. Siegel.

HERBERT HECHT & CO. leased for the Estate of Charles T. Wills, represented by F. W. Sharp, the store at 67 Bleecker st to St. Regis restaurant for 10 yrs.

M. & L. HESS rented a floor at 71 Grand st to Adjustrite Co., shades, represented by Carstein & Linnekin.

M. & L. HESS, INC., leased for the J. L. Mott Iron Works the 8th floor at 118 and 120 5th av to J. A. Whaley & Co., lamp and lampshades; also the 11th floor at 12 and 14 West 37th st to Hauser Marabau & Ostrich Feather Co.

M. & L. HESS, INC., rented the store and basement at 821 to 823 Broadway, northwest corner of 12th st, to Gray Brothers, cotton goods, lessee being represented by Frederick Fox & Co.; also the 3d floor at 71 to 73 Grand st to Adjustrite Co., shades, tenant being represented by Carstein & Linnekin, Inc.

HOUGHTON CO., in conjunction with F. & G. Pfomh, leased for Thomas Morgan the 5-sty dwelling at 276 West 86th st, between Broadway and West End av, to S. R. Thomas.

HOUGHTON CO. leased for Christy Ann Weisl the 3-sty dwelling at 318 West 70th st to Heywood Brown.

A. KANE CO. rented the 3-sty dwelling at 45 West 105th st to Mary E. Moss.

LAKIN & DINKELSPIEL leased a mezzanine store in the building at 101 West 43d st to L. W. Lyons.

MICHAEL E. LIPSET leased for Land Map Realty Corp. the store and basement at 6 and 8 West 18th st to Horowitz & Newmark, Inc., dealers in cotton goods, for 5 years.

MANHEIMER BROS. leased in conjunction with L. Tanenbaum, Strauss & Co. the store and basement at 1610 to 1614 Broadway to R. Lipschitz & Son.

MANNING & TRUNK leased for Sidney Hughes to Harry Turner 128 East 57th st, recently altered into stores and apartments.

NEWGOLD HOTEL CO. leased for ten years at an aggregate rental of \$120,000 the 12-sty Times Square Hotel, on plot 30x100, at 206 and 208 West 43d st.

CHARLES F. NOYES CO. leased the 7th floor at 120 5th av, corner of 17th st, for 3 years to Henry M. Peyser Co., represented by Stephen H. Tyng, Jr., & Co.; also offices at 99 John st to Reading Iron Co.

CHARLES F. NOYES CO. leased space at 42 Broadway to the Manufacturers' Information Bureau Corp., Harry A. Rohr and Henry Steers, Inc.

CHARLES F. NOYES CO. leased the 17th floor of the 42 Broadway Building to Food Administration Grain Corp. for a term of years from May 1.

CHARLES F. NOYES leased for Jacob Ruppert Realty Corp. space at 15 East 26th st to S. & W. Dress Co.; space at 46 West 24th st to the United States Government for the Board of Control of Labor Standards and to Geatano Desante, and the 11th floor at 52 and 54 Maiden la to Sohmer & Sonenthal.

CHARLES F. NOYES CO. leased in the Frankel Building, 45 John st, a portion of the 3d floor to Pacific Fire Insurance Co., and a part of the 2d floor to Wm. H. Fleisch & Co., insurance brokers.

PEASE & ELLIMAN leased the 4th floor at 4 East 43d st for Paul G. Mehlin & Sons, in the new Mehlin Building, adjoining the Guaranty Trust Co., to the Frances Fox Institute for the scientific treatment of the scalp. This completes the renting of the building.

L. J. PHILLIPS & CO. leased apartments at 417 Riverside dr to Mrs. M. Holladay and at 233 West 83d st to Herman Cahn.

L. J. PHILLIPS & CO., agents of 97 Crosby st, leased the store to Crescent Broom Co., and renewed all the loft leases at advanced rentals.

DOUGLAS ROBINSON, Charles S. Brown Co. leased for Mrs. John Ogden the 4-sty dwelling at 83 Park av to Mrs. A. K. Williams, of Macon, Ga.

SNOWBER & SMITH leased the 5-sty building at 246 Water st, between Beekman st and Peck slip, to John L. Snowber for his drug and chemical business.

SPEAR & CO. rented for Michael Coleman the 7th loft at 49 to 51 West 23d st to Bernard, Bernard & Co.; at 133 to 141 West 21st st 5,000 sq. ft. of loft space to Muscatt Mfg. Co.; with Carstein, Linniken & Co. the 2d loft at 840 Broadway to Frank P. Heid & Co.; for Louis Jacobs the 1st loft at 197 Wooster st to Expert Bow Importer; and for John H. Day the 4th loft at 9 East 4th st to National Flower & Feather Co.

SAMUEL WEIL & SON leased to Adolph Goldmark & Son, importers, the 6-sty building at the southeast corner of Hudson and Vestry sts, on plot 75x175.

JOHN WELLS CO., dealers in old silver and antiques, leased from Centre White Co. the store and basement in the new building at 18 East 49th st, between 5th and Madison avs.

JAMES N. WELLS' SONS leased for the Christman estate to Towers Stores, Inc., the entire building at the southwest corner of 8th av and 19th st, formerly occupied by the Stephen Merritt Burial Parlors.

WHITE-GOODMAN leased the store and basement at 156 Madison av to Maxwell Textile Co. for their showroom and offices.

WHITE-GOODMAN leased apartments at Holworthy Chambers, 152 to 156 Madison av, at the northwest corner of 32d st, to J. M. Waterbury, Jr., and Robert G. Hone.

WM. A. WHITE & SON leased to Batjer & Co., exporters and importers, the store and basement at 6 Reade st. Batjer & Co. were located for 18 years at 45 Broadway, formerly the Hamburg-American Steamship building, but the need of the Government for additional space in this building necessitated many of the tenants moving.

WM. A. WHITE & SONS leased to Maurice Freeman space on the 8th floor at 411 5th av.

WILLIAM A. WHITE & SONS leased for the Clark estate the 4-sty dwelling at 53 West 73d st to Capt. Alvara R. Craca.

Bronx.

ALEXANDER SELKIN and L. R. Goldschmidt leased for Wendover Hall Co., August F. Schwarzler, president, the 1-sty brick garage, 100x230, on the west side of Southern blvd, 125 ft. north of 183d st, to Marcus & Goldstein, Inc. The building will be ready for occupancy about April 1.

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Brooklyn.

BRETT & GOODE CO. leased for Evelyn P. Behman and Edward B. Esterbrook the store and basement at 365 Fulton st for 21 years at an aggregate rental of about \$160,000. The premises, after extensive alterations, will be occupied by Silver Lunch Co., Inc., which operate a chain of lunch rooms throughout the Greater City.

CHARLES C. RICKERSON leased for Mrs. Shanna Cumming Jones to Captain Sandberg the 3-sty brick and stone dwelling (furnished) at 603 3d st, between 8th and 9th avs; also at 51 Montgomery pl, between 8th and 9th avs, the 3-sty furnished dwelling for Mrs. Byrne to M. Peixotto.

Westchester.

RYE, N. Y.—Blakeman Quintard Meyer rented for Leonard Goodwin his property on Highland rd to Frederic P. Warfield for the coming season.

Out of Town.

CEDARHURST, L. I.—Lewis H. May Co. leased at Cedarhurst, L. I., for Long Island Bond & Mortgage Guarantee Co. cottage on Cedarhurst av to Mrs. Flora Wald; for Russell Swarthout cottage on Madison av to Maurice Schlussel.

FEIST & FEIST, INC., leased to Auto Tire Exchange for Hotel Greely, the store in lower half of Hotel Greely, in South Broad st, Newark, N. J.

REAL ESTATE NOTES.

J. ARTHUR FISCHER has been appointed agent at 532 West 30th st.

P. T. & L. FRANK are buyers of 133 West 51st st, resold through William B. May & Co.

P. C. ECKHARDT-WILLIAM B. KELLY, Inc., have been appointed agents of the tenement at 520 West 50th st.

NEHRING BROTHERS have been appointed agents of 2244 to 2252 and 2526 to 2530 and 2538 Grand Concourse.

HARRIS & VAUGHAN, INC., has been appointed agent of the Foster Building, 280 Madison av, at the southwest corner of 40th st.

DUROSS CO. were the brokers in the sale of the 4-sty residence at 4 East 12th st to Thomas Snell and reported in Record and Guide last week.

JOSEPH P. DAY addressed the members of the Pease & Elliman Club in the club rooms on Wednesday evening. His subject was "Salesmanship."

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 5 East 48th st, a 5-sty store and loft building, 25x100, by the owner, William S. Hawk.

H. OTTO CLAUSSEN, for many years connected with the firm of J. D. H. Bergen & Son, has established offices at 372 Court st, Brooklyn, succeeding the firm of Cullen & Terrence.

FREDERICK SOUTHACK & ALWYN BALL, JR., have been appointed by the Reformed Episcopal Church exclusive agents for the sale of their property at 549 to 553 Madison av, northeast corner of 55th st.

NEEDLECRAFT SCHOOL is the purchaser of the 4-sty dwelling 218 East 16th st, in the Stuyvesant Square section, sold recently by Mrs. Margaret W. Cox. It is planned to remodel the building and build an extension for the school.

R. ALTMAN, T. J. BROWNE, Gustav Seyman and R. A. Stephenson, for many years with House and Home Co., are doing business independently as Uneeda Home Co., at 161 West 34th st, Manhattan, and at 105 Flatbush av, Brooklyn.

ROBERT H. WHITTEN, after some five years of city planning work with the Heights of Buildings Commission and as secretary of the Commission on Building Districts and Restrictions and the Committee on the City Plan of the Board of Estimate and Apportionment of New York, has opened an office for consulting work on city planning and zoning at 277 Broadway.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	93	132
Assessed Value	\$5,127,500	\$6,903,900
No. with consideration	15	24
Consideration	\$340,000	\$453,713
Assessed Value..	\$442,500	\$508,200

	Jan 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	797	1,148
Assessed Value	\$42,390,680	\$78,540,450
No. with Consideration	139	150
Consideration	\$5,794,263	\$8,806,587
Assessed Value	\$6,815,400	\$10,997,300

Mortgages.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	42	54
Amount	\$707,453	\$6,788,442
To Banks & Ins. Cos.	5	6
Amount	\$212,000	\$873,000
No. at 6%	21	21
Amount	\$225,753	\$5,677,150
No. at 5½%	4	3
Amount	\$213,000	\$16,500
No. at 5%	10	14
Amount	\$214,200	\$951,000
No. at 4½%	1	1
Amount	.....	\$16,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	1
Amount	.....	\$40,000
Interest not given	.....	7
Amount	.....	\$87,792

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	321	549
Amount	\$7,186,258	\$22,074,424
To Banks & Ins. Cos.	54	114
Amount	\$3,954,750	\$10,231,400

Mortgage Extensions.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	25	26
Amount	\$914,550	\$1,726,000
To Banks & Ins. Cos.	11	20
Amount	\$576,500	\$1,498,000

	Jan 1 to Feb. 20	Jan 1 to Feb. 21
Total No.	185	344
Amount	\$8,037,675	\$22,235,675
To Banks & Ins. Cos.	71	173
Amount	\$4,869,600	\$16,715,575

Building Permits.

	1918 Feb. 15 to 21	1917 Feb. 16 to 23
New Buildings	5	5
Cost	\$499,800	\$6,047,500
Alterations	\$114,000	\$121,550

	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New Buildings	26	57
Cost	\$3,139,500	\$11,280,800
Alterations	\$938,441	\$2,063,887

BRONX.

Conveyances.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	77	95
No. with consideration	9	14
Consideration	\$190,950	\$63,662

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	618	802
No. with consideration	115	103
Consideration	\$1,324,683	\$725,386

Mortgages.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	27	37
Amount	\$172,950	\$144,500
To Banks & Ins. Cos	.....	3
Amount	.....	\$6,000
No. at 6%	14	17
Amount	\$103,450	\$39,400
No. at 5½%	1	2
Amount	\$5,000	\$4,130
No. at 5%	4	8
Amount	\$9,800	\$67,220
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	.....	10
Amount	\$54,700	\$33,750

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	309	394
Amount	\$1,584,118	\$2,891,055
To Banks & Ins. Cos.	7	33
Amount	\$148,000	\$605,350

Mortgage Extensions.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
Total No.	7	4
Amount	\$149,700	\$41,500
To Banks & Ins. Cos.	2	2
Amount	\$31,000	\$18,500

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.	46	133
Amount	\$948,987	\$2,808,799
To Banks & Ins. Cos.	13	35
Amount	\$368,750	\$854,700

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings	5	3
Cost	\$450,800	\$125,000
Alterations	\$13,500	\$4,750

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings	34	45
Cost	\$2,886,500	\$1,076,175
Alterations	\$811,946	\$124,925

BROOKLYN.

Conveyances.

	1918 Feb. 14 to 19	1917 Feb. 15 to 20
Total No.	322	376
No. with consideration	38	32
Consideration	\$214,800	\$218,030

	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	2,333	3,097
No. with consideration	225	350
Consideration	\$1,655,278	\$4,918,324

Mortgages.

	1918 Feb. 14 to 19	1917 Feb. 15 to 20
Total No.	152	276
Amount	\$395,944	\$1,086,292
To Banks & Ins. Cos.	26	42
Amount	\$89,500	\$273,750
No. at 6%	99	173
Amount	\$218,494	\$573,082
No. at 5½%	27	45
Amount	\$96,900	\$277,650
No. at 5%	9	36
Amount	\$33,050	\$168,920
Unusual rates	.....	1
Amount	.....	\$800
Interest not given	.....	17
Amount	.....	\$65,840

	Jan. 1 to Feb. 19	Jan. 1 to Feb. 20
Total No.	1,200	2,194
Amount	\$4,623,306	\$9,424,144
To Banks & Ins. Cos.	175	386
Amount	\$1,001,300	\$2,801,050

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings	16	50
Cost	\$464,830	\$692,000
Alterations	\$47,600	\$67,325

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings	127	659
Cost	\$1,872,680	\$5,570,200
Alterations	\$360,446	\$485,320

QUEENS.

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings	24	28
Cost	\$49,588	\$136,180
Alterations	\$26,585	\$6,330

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings	128	390
Cost	\$417,348	\$1,237,167
Alterations	\$67,580	\$114,627

RICHMOND.

Building Permits.

	1918 Feb. 15 to 20	1917 Feb. 16 to 21
New Buildings	11	10
Cost	\$31,695	\$267,705
Alterations	\$1,590	\$2,100

	Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New Buildings	34	81
Cost	\$154,395	\$474,400
Alterations	\$60,415	\$69,440

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

ALTHOUGH business during the past week was seriously interrupted by another legal holiday there was a most favorable showing of new construction, both projected and actually placed under contract. Probably the most interesting as well as important operation in the news of the period was the proposed office building scheduled for erection upon the site of the Stevens House at the southwest corner of Broadway and Morris street and running through to Greenwich street. The plans are being prepared by Benjamin W. Morris and Carrere & Hastings, associated architects, for Irons & Todd, owners and builders. When completed, this building, which will cost between \$10,000,000 and \$15,000,000, will be turned over to a holding company, and occupied by the Cunard Steamship Co.

For some time the Record and Guide has predicted a strong building movement to start with the advent of the spring months and current signs point to the fulfillment of these predictions by a marked increase both in the number and value of structural operations during the balance of the year. The recent inclement weather has been one of the prime causes for withholding quite a number of substantial building projects from an immediate start, and now that weather conditions have materially improved, with a consequent relief to the fuel situation and railroad congestion, it is more than likely that considerable new activity will be apparent within the next few weeks.

During the past two weeks Government building work again occupied a prominent position in the news. From the viewpoint of the building trades and the material interests, this phase of activity is taking on additional significance, both from the fact of its great cost and necessity and again because it assists in enabling the contractors to hold their working forces intact pending a general revival of building operations of a private character.

The schedule of new projects required by the Government's military program is a most ambitious one, affecting the

building trades in practically all of its branches and involving all parts of the country in its scope. This work will call for the consumption of immense quantities of materials at an expenditure of millions of dollars. The labor element alone is an item of paramount importance, involving as it does thousands of mechanics and laborers for various periods. The working plans for these projects are well advanced and Congress has been asked for the necessary appropriations to expedite the work. A large percentage of this building will be awarded on a cost plus basis, without competition, but there are many that will be figured in the open market and let to the lowest responsible bidders. This type of construction will provide an excellent opportunity for the builders of the nation to participate in this work, doing a patriotic service while holding their mechanical forces intact for the time when private building again returns to the normal.

The markets for building materials and supplies are generally quiet, although there are additional signs of new life apparent each day. Orders are somewhat more frequent and inquiries growing in volume. The difficulty of obtaining adequate stocks for the local markets has been one of the prime deterrents, and with better weather conditions relieving the railroad congestion and making navigation in nearby waters more certain, this condition should soon adjust itself. The markets are almost without reserve stocks and there is a distinct shortage in certain lines, but with improved transportation facilities that will permit new supplies to be brought into the Metropolitan markets and assure more prompt deliveries of structural essentials to the jobs, the general situation will be improved and active construction started on an important scale. Material prices are holding firmly, with no changes of consequence noted during the week. There are possibilities, however, that a sudden demand for materials would have the effect of strengthening current prices to some degree, as the supplies on hand in most lines are extremely light.

Common Brick.—Manufacturers and dealers in Hudson River common brick are more hopeful today than they have been for some weeks. The change of feeling has been brought about by the fact of the sale of two barge loads during the week and a substantial increase in the number of inquiries for future deliveries. Last Saturday brought an increase of 25 cents a thousand in the price of brick and the ruling quotations are \$10.25 a thousand, to dealers, in cargo lots. It is thought that this figure will hold for awhile, but as there is only a slight reserve, aside from those stocks in the hands of the jobbers, there is no prediction what effect a suddenly increased demand might have upon the wholesale market. Although the weather has moderated greatly and the navigation of the lower Hudson is possible, there is no traffic possible above Tarrytown, and it will require some weeks of the most favorable sort of weather conditions before brick barges are released from the Haverstraw district and those points above. The Raritan situation is unchanged. The waters are ice-bound and as the demand is not heavy no attempt will be made to force matters.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, February 22, 1918. Conditions of market: Demand improved; prices higher. Quotations: Hudson Rivers, \$10.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 2. Distribution, Manhattan, 1; New Jersey points, 1.

Face Brick.—Business in this line has not been particularly brisk, but according to one of the prominent dealers market conditions could be infinitely worse than they are at present. The wheel of progress has unquestionably started to turn for them and from this time forth they are looking for a steady improvement in the building situation. There are quite a few important building projects of interest to the manufacturers and dealers in face brick about ready to start, and the commencement of these would tend to materially brighten the future outlook. Face brick prices are firm and as there has been no decrease in production costs no recession in wholesale prices are thought likely for some time.

Lumber.—The past week has brought no material change to the local lumber situation, but there is a strong undercurrent of feeling indicating considerably better times in the early future, both from the viewpoint of volume of business and ability to obtain adequate supplies of new material. There is practically no demand emanating from the building interests for new construction work of a private nature. This is generally attributed to the inclement weather lately experienced. There is a strong demand, however, for materials for the local work required in the furtherance of the Government building program and from manufacturers who have Federal contracts for munitions

and supplies. Generally the stocks in the hands of the retailers are at a low ebb and but small quantities have recently come in to relieve the situation. The wholesale market is firm and from all accounts there is almost no likelihood of important price changes in the near future. The principal difficulty of the lumber interests is in obtaining delivery of lumber from the mills. With improved transportation conditions both by rail and water so that deliveries could be accomplished within a reasonable period the lumber situation would take on a more hopeful aspect, as there is sufficient business in sight to create a busy spring and summer season.

Structural Steel.—Improved weather conditions and relieved traffic congestion of the railroads has been responsible for a better feeling in the steel industry. The tonnage output has improved somewhat and manufacturers are anticipating a further betterment as the spring season advances. Government business predominates and the efforts of the industry are being spent to meet the Federal requirements as they arise. There is somewhat of an improved showing in the demand for fabricated material for private construction. This improvement is at the present time mainly in the form of inquiries for operations now being planned, but if satisfactory terms can be arranged there is every probability that a large percentage of these contemplated projects will mature at an early date. Recently, in the Metropolitan district, a number of large building operations have been announced. The total tonnage requirements will be large and if the industry, in addition to its Federal business, is in a position to supply the demands, and deliver fabricated material within a reasonable time, the effect upon the building industry in these parts will be most favorable. At the present writing there has been no change in the mill base quotations and the industry is anxiously waiting to learn what the Government will impose as the conditions for the second quarter.

Portland Cement.—Although there has been no material change in the cement market situation, the improved weather has effectually brightened the outlook and there is a feeling that the future is more certain than it has been for some time. Business has been light but inquiries are indicating a renewal of interest in construction work over a wide territory. Prices are firm at the \$2.15 level and likely to remain at that figure for a time.

Reinforcing Bars.—There is an indication of new activity in this line as a result of the number of reinforced concrete structures being planned for an early start. This work is for both the Government and large industrial projects. There has been no change in the wholesale price. The figure of \$2.90 a hundred pounds, mill base, as fixed by the Government, is still in effect.

Roofing Slate.—New roofing slate prices recently became effective in the Metropolitan district. The current quotations are indicating an advance of approximately \$1 a square in some of the Pennsylvania productions, and on No. 1, sea green and certain sizes of Vermont intermediate sea green product. In the latter instance, however, the advance was only 35c. No. 1 clear red and mottled red is advanced \$1 on all sizes, and No. 1 Maine quotations have been entirely withdrawn with prices only made on application for specific operations.

Nails.—There is a grave scarcity of both cut and wire nails and jobbers are handicapped severely as there is a heavy demand. Prices are unchanged.

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.....\$10.25@

Karitan 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..... 26.00@

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

Domestic Portland, Spot.....\$2.15@

Rebate on bags, returned, 10c. bag.

Rosedale 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, 1 1/2 in. (nominal)...\$1.25@ \$1.35

Trap rock, 3/4 in. (nominal)... 1.35@ 1.45

Bluestone bagging, per sq. ft. .17@ 0.18

Bluestone curbing, 6x16..... .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...\$1.32@

Less than 5 bbls..... 1.33@

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

1 1/2 in. (nominal).....\$2.00@

3/4 in.No quotation

Paving gravel.....No quotation

P. S. C. gravel.....No quotation

Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):

Yellow pine (merchantable 100, f. o. b. N. Y.):

8 to 12 ins., 10 to 20 ft....\$2.00@ \$3.00

11 to 16 ft..... 3.00@ 4.00

Heart face siding, 1-4 & 3-4 31.00@ 36.00

Hemlock, P. A., f. o. b. N. Y.

Base price, per M..... 30.00@

Hemlock, W. Va., base price

per M..... 30.00@

(To mixed cargo price add freight \$1.00.)

Spruce, Eastern, random cargoes, narrow (delivered) 30.00@ 35.00

Wide cargoes..... 31.00@ 36.00

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

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

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

Boards, 1/2 in. x 8 ft..... .12 1/2

Boards, 3/4 in. x 8 ft..... .16 1/2

SAND—

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

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

Beams & channels up to 14 in...3.195@

Beams & channels over 14 in... 3.195@

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

Zees and tees..... 3.195@

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

TURPENTINE:

Spot, in yard, N. Y., per gal...\$0.48@ \$0.48 1/2

WINDOW GLASS. Official discounts from jobbers' lists:

Single strength, A quality, first three brackets..... 80%+20%

B grade, single strength, first three brackets..... 55%

Grades A and B, larger than the first three brackets, single thick... 80%+10%

Double strength, A quality..... 80%+10%

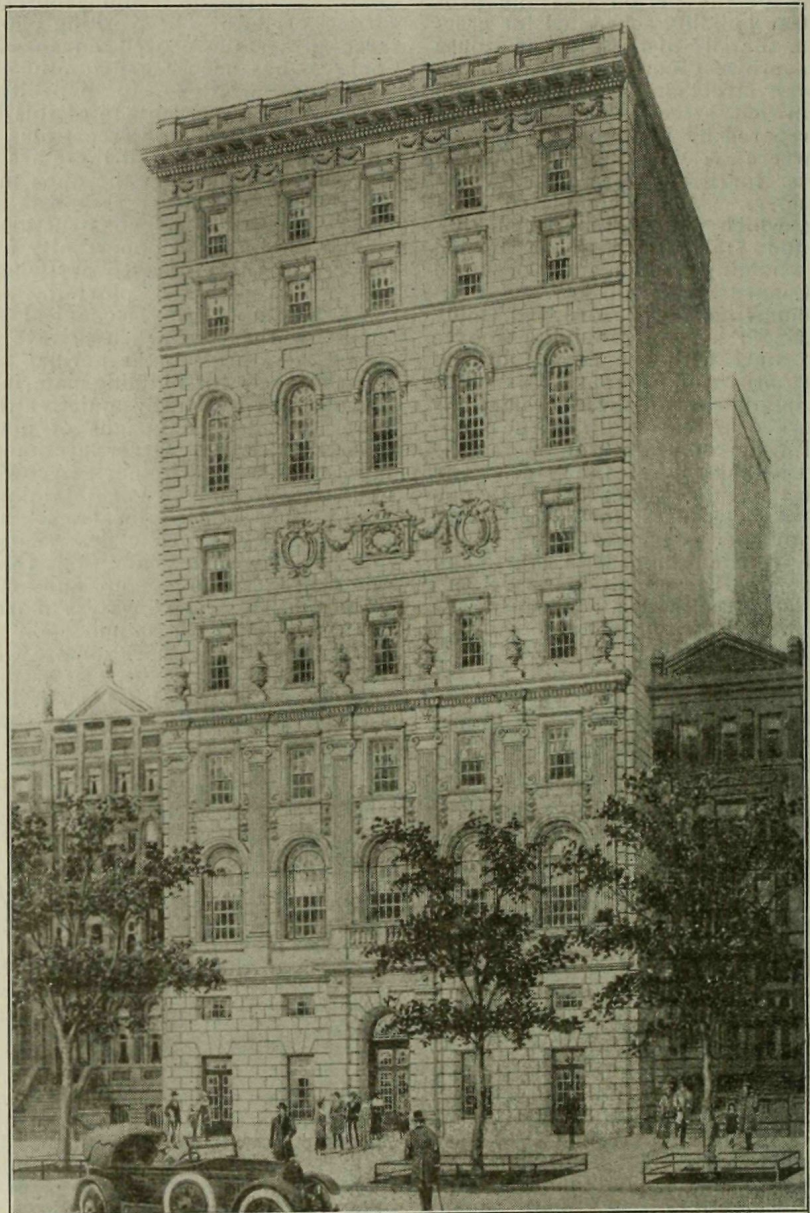
Double strength, B quality..... 80%+20%

CREATING JEWISH SOCIAL CENTER

New Building, Costing \$150,000, Will Be Devoted to Educational and Recreational Activities

THERE are a number of extremely interesting features in connection with the Jewish Center that is now nearing completion at 131 to 135 West 86th street. This building is owned by the Jewish Center, Inc., an organization of Orthodox Jewish families residing in the immediate neighborhood, and provisions in this project have been made for activities, educational, recreational and religious, in which the mem-

Easton Fireproofing Corp., 505 Fifth avenue, reinforced concrete arches and fireproofing; Raisler Heating Co., 129 Amsterdam avenue, heating and ventilating; International Casement Co., 101 Park avenue, steel sash; Herrmann & Grace Co., 673 Bergen street, Brooklyn, hollow metal sash; M. Harrison & Son, 214 East 52d street, roofing and sheet metal work; United Electric Construction Co., 101 Park avenue, electrical installation; Cutler Iron Works, 247 Nor-



A. L. Mordecai & Son, Builders.

Louis A. Abramson, Architect.

JEWISH CENTER IN WEST 86TH STREET.

bers of the association can participate. I. J. Phillips, 1150 Broadway, is the chairman of the building committee.

The plans and specifications for this operation were prepared by Louis Allen Abramson, architect, 220 Broadway, who has had a most successful experience in designing and planning structures of this character. Thomas J. Bird, 30 East 42d street, was the steel engineer, and Chauncey Matlock, 30 East 42d street, was the engineer in charge of the plumbing, heating, and ventilation. The building will represent the expenditure of more than \$150,000.

The construction of this building was under the direction of A. L. Mordecai & Son, 30 East 42d street, who obtained the general contract and the following concerns supplied labor and materials for the work: Jacob Volk House Wrecking Co., 103 Park avenue, wrecking; Hinkle Iron Co., 534 West 56th street, structural steel; Micviel Co., 162 East 23d street, mason work; James H. Young Stone Co., Locust avenue and 136th street, limestone; Annett & McConnell, 6 West 141st street, granite;

man avenue, Brooklyn, ornamental iron; Lasette & Murphy, 238 West 108th street, plumbing; Jackson Mantle & Grate Works, 2 West 33d street, tile; Southern & Marshall, 247 East 43d street, interior trim; Jacobson & Co., 241 East 44th street, plain and ornamental plastering; Voska, Foelsch & Sidlo, 61 Mills street, Astoria, L. I.; Hyman Denker, 5 West 111th street, painting, and Cassidy & Son, 101 Park avenue, lighting fixtures.

The new structure is now erected so as to include the cornice directly over the fourth story. Provisions have been made so that in future the superstructure may be added. The building occupies a plot 60x100 feet, and includes a spacious lobby and auditorium on the first floor with coat rooms and lavatories on the second floor. The synagogue extends through the third and fourth floors with the exception of the front of the building where the fourth floor space is to be used as a library, room for trustees, and gallery. The additional stories that will be erected at some future time will contain the following: Fifth and

sixth floors, gymnasium and exercise rooms; seventh and eighth floors, natorium and baths, including steam and hot rooms, showers, etc., and sleeping rooms; ninth floor, class and club rooms for juniors; tenth floor, club rooms and banquet hall, with necessary kitchen and pantries.

The facade of this structure has been designed in a severe early Italian Renaissance style and has been constructed of Indiana limestone and granite. The auditorium is finished in a delicate Adam style. The synagogue is interesting in that it has a seating arrangement that is novel in the manner in which the sections for men and women are segregated. This room is treated in a severe Italian Renaissance style with imitation Kato stone pilasters and cornice and Famosa marble columns. The library is, and the club rooms will be paneled in early English wainscoting, with cork flooring.

New Building for Steamship Co.

Benjamin W. Morris and Carrere & Hastings, associated architects, are preparing the plans for a modern office building to be erected on the site of the historic Stevens House at the southwest corner of Broadway and Morris street. This projected structure will occupy a plot with an area of approximately 48,000 square feet and will extend through to Greenwich street. The plans are being prepared under the direction of Irons & Todd, 101 Park avenue, owners and builders, and when the structure is completed will be turned over to a holding company to be formed under the name of the Twenty-Five Broadway Co., and will be occupied as offices by the Cunard Steamship Co., now at 24 State street. Definite details of this operation are as yet undecided. The structure may be twenty-six stories in height or the main building may be only five or six stories with high flanking towers. The cost will be in the neighborhood of \$15,000,000.

Large Garage for Hotel Cars.

Preliminary plans have been completed in the offices of Warren & Wetmore, 16 West 47th street, for a twelve-story fireproof garage 150x200 feet, to be erected at 323 to 333 East 44th street and 322 to 334 East 45th street for the Commodore Biltmore Co., Inc., John M. Bowman, president, Hotel Biltmore, owner. This garage will be used to house the cars belonging to the group of hotels that are controlled by the syndicate headed by Mr. Bowman. The cost will be in the neighborhood of \$400,000. No definite details are available at this time and it is not decided when construction will be started.

Contract for Housing.

William Crawford, 7 East 42d street, Manhattan, has obtained a general contract for the construction of an industrial housing unit in Brooklyn that will be used for the accommodation of the employes of the Bush Terminal. This operation will be located on Second avenue, between 43d and 44th streets and will consist of a group of eight frame barracks, two stories in height. The work is under the jurisdiction of the Emergency Housing Committee of the U. S. Government, Otto M. Eidlitz, chairman, and J. Rogers Flannery, director of housing, and is from privately prepared plans. Work will be started at once.

Plans for Bronx Apartment.

William Koppe, architect, 830 Westchester avenue, has just completed the plans for a six-story apartment group, to accommodate twenty-seven families on the west side of Cauldwell avenue, 268 feet north of 149th street. This operation will be for the St. Mary's Park Realty & Construction Co., Mayer Stern, president, 644 Madison avenue, owner and builder. The operation will have a frontage of fifty-one feet and the building will be eighty-six feet in depth. The cost will be in the neighborhood of \$150,000.

Warehouse at Sandy Hook.

The Amsterdam Building Co., 140 West 42d street, Manhattan, has recently obtained a general contract for the construction of one-story hollow tile and frame warehouse, at Sandy Hook, N. J., for the U. S. Government. The plans were prepared under the direction of Major F. B. Wheaton, advisory architect, and Major F. M. Gunby, advisory engineer, Washington, D. C. The cost is approximately \$300,000.

Brooklyn Court for Children.

The Municipal Art Commission has approved the preliminary plans as prepared by Bannister & Schell, architects, 67 Wall street, Manhattan, for the Children's Court House to be erected at 109 to 115 Schermerhorn street, Brooklyn. The proposed building will be three stories in height, with ground dimensions of approximately 75 x 52 feet. The cost is placed at \$90,000. Further details will be announced later.

PERSONAL AND TRADE NOTES.

Plaza Contracting Company, formerly located at 225 West 77th street, has discontinued business.

H. & T. Construction Company has moved its offices from 1482 Broadway to 105 West 40th street.

Nicholas Serracino, architect, has recently moved his offices from 1170 Broadway to 321 East 43d street.

Axel Hedman, architect, will move his offices from 371 Fulton street, Brooklyn, to 112 East 19th street, Manhattan, May 1, 1918.

William S. Trask, superintendent of design and construction, P. & F. Corbin division, American Hardware Corporation, has resigned.

New York Continental Jewel Filtration Co. announces its removal from 15

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Broad street, Manhattan, to its newly acquired factory and offices at Nutley, N. J.

Kenneth M. Murchison, architect, 101 Park avenue, has recently been commissioned captain in the Engineer Corps and has been assigned to duty at Washington, D. C.

Meurer Brothers Co., Inc., is the new corporate style of the former Meurer Brothers Co., 567 Flushing avenue, Brooklyn, tin plate, sheet iron and metal manufacturers and dealers.

Fort Pitt Bridge Works has moved its New York office to 29 Broadway, its former quarters in the Hamburg-American Building, along with the whole building, being taken by the War Trade Board.

I. Rolfe, formerly vice-president and treasurer of the Rolfe Building Material Co., New Brunswick, N. J., is now lumber purchasing in the Quartermaster's Corps, U. S. A., located in the Army Building, Whitehall street.

Heyl & Patterson Co., Pittsburgh, builder of special cranes and material-handling equipment, has opened a New York office at 30 Church street. J. N. Kinney has represented the company in New York for several years.

Sass & Springsteen, architects, 32 Union Square, have dissolved partnership. Mr. Sass discontinues the profession of architecture. George W. Springsteen will continue his profession in new offices on the twelfth floor of 32 Union Square.

Edgar J. Moeller and Harry B. Mulliken announce the dissolution of the firm of Mulliken & Moeller, architects. Mr. Moeller and Mr. Mulliken will each continue the practice of architecture individually in their present offices in the Terminal Building, 103 Park avenue.

Cooper-Hewitt Electric Co., Hoboken, N. J., has moved its Cincinnati office into larger quarters, Room 1406, First National Bank Building, in that city. George W. Walker, who has been with the company for the past ten years, continues as district sales manager in the Cincinnati territory.

Earl E. Eby, manager of the Pittsburgh office of the Hyatt Roller Bearing Co., Newark, N. J., industrial bearings division, for the past two years, has been appointed assistant sales manager and will be located in the Metropolitan Tower, New York. Mr. Eby is a graduate engineer from the Ohio State University and previous to his connection with the Hyatt company spent four years in the engineering department of the Westinghouse company at East Pittsburgh.

Chesebro-Whitman Co., Inc., 1167 First avenue, has brought out a new design of portable stepladder. The front member of the ladder extends about two feet above the rear one and terminates in a round bar as a safety hold and to allow for working in cramped quarters. A pocket approximately five inches wide and five inches deep is located directly below the top bar for holding tools. The back is provided with rungs, which allow two men to use the ladder when necessary. A safety spreader is relied on to prevent accidental cutting or pinching of the hand when opening the ladder.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed privately for the construction of boat building sheds.

BROOKLYN, N. Y.—The general contract has been reawarded to Norcross Bros. Co., 103 Park av, Manhattan, for the construction of a 1 and 2-sty steel, terra cotta and metal sash structural shop, 600 x300, at the Navy Yard, for the U. S. Government, C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$1,000,000.

BROOKLYN, N. Y.—Child & Scott Co., 112 Webster st, Manhattan, has the contract for making improvements to the power plant for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans.

BROOKLYN, N. Y.—U. S. Government, Naval Reserve, contemplates erecting seven buildings at Bath Beach from privately prepared plans. The Bay Ridge Heating Co., 511 40th st, Brooklyn, has the heating contract. Cost, \$21,196.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, has had plans completed for a diet kitchen and refrigerating equipment at the hospital building.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, has had plans completed privately for repairs to the nurses' quarters at the Naval Hospital.

GOVERNORS ISLAND, N. Y.—U. S. Army, Col. Norton, Depot Quartermaster, Governors Island, N. Y., owner, has had plans completed privately for a 1-sty brick garage, about 42x132. Cost, \$15,000.

PORTSMOUTH, N. H.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the construction of Naval Prison Barracks at Portsmouth Navy Yard, Portsmouth, N. H., consisting of eight barracks, mess hall, kitchen, laboratories, etc. Work will go ahead at once.

PATERSON, N. J.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C.

NEWARK, N. J.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting a storehouse, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C. Cost, \$4,600,000.

YAPHANK, L. I.—Major F. B. Wheaton, advisory architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C., completed plans for an addition to the 1 and 2-sty frame hospital bldgs for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$500,000.

BUFFALO, N. Y.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N.W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N.W., Washington, D. C.

STAPLETON, S. I.—U. S. Government, Treasury Dept., Hon. Wm. G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, contemplates erecting a marine hospital and equipment, from plans by J. A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect. Congress has been asked for an appropriation. Cost, \$301,500.

MINEOLA, L. I.—U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner, contemplates erecting storehouses, from plans by Major F. B. Wheaton, architect, and Major Gunby, engineer, both of 15th and M sts, N. W., Washington, D. C.

LOCATION UNDECIDED.—Major F. B. Wheaton, advisory architect, and Major Gunby, advisory engineer, both of 15th and M sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame hospital bldgs, for the U. S. Government, Gen. I. W. Littell, 15th and M sts, N. W., Washington, D. C., owner. Cost, \$1,200,000.

WASHINGTON, D. C.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for the erection of an industrial testing laboratory, 250x167, 4-stys high, with two courts, 85x107, for the Department of Commerce, Bureau of Standards, from plans by Donn & Deming, architects. Estimated cost, \$650,000.

NO ARCHITECTS SELECTED.

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

WEST ORANGE, N. J.—Board of Education of the Town of West Orange, T. H. Powers Farr, pres., owner, contemplates erecting a brick public grade school at Gaston st and Lindsley av. No architect has been selected. Cost, \$150,000.

PLANS FIGURING.

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

CHURCHES.

BROOKLYN, N. Y.—Finnish Evangelical Golgatha Cong. Church, Rev. J. J. Lillback, pastor, 671 41st st, Brooklyn, owner, is taking bids on the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, from plans by Exel H. Ekblom, 728 43d st, architect. Thomas Drysdale, Inc., 26 Court st, Brooklyn, is figuring the general contract, and desires bids on subs. Cost, \$30,000.

DWELLINGS.

FOREST HILLS, L. I.—Robert Farrington, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2½-sty brick dwelling, 34x30, on the south side of Puritan av, for Charles Bishop, Forest Hills, L. I., owner. Cost, \$14,000.

EAST ORANGE, N. J.—William A. Hewlett, 1265 Broadway, Manhattan, architect, is taking new bids on the general contract, to close about March 15, for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner. Cost, \$10,000.

ROSLYN, L. I.—Warren & Clark, 108 East 28th st, Manhattan, architects, are taking bids on the general contract for alterations and addition to the 2½-sty brick and terra cotta blocks dwelling, 150 x35, for Frank Henderson, 120 Broadway, Manhattan, owner. Consists of two additions, 30x40 ft; new service wing and billiard room. Cost, \$60,000.

FACTORIES AND WAREHOUSES.

DELAWANNA, N. J.—Russel G. Corey, 39 Cortlandt st, Manhattan, architect and engineer, is taking bids on the general contract, to close February 25, for a 4-sty reinforced concrete addition, 80x160, to the dye plant, for the Worthen & Aldrich Co., W. D. Stark, engineer, in charge, on premises, owner. W. L. Crow Construction Co., 103 Park av, Manhattan, is figuring the general contract and desires estimates on all subs. Cost, \$250,000.

HALLS AND CLUBS.

MANHATTAN—L. E. Jallade, 37 Liberty st, architect, is taking new bids on the

general contract for an 8-sty brick and stucco Y. W. C. A. bldg, 150x75 irreg., at the southeast cor of 124th st and Lenox av, for the Y. W. C. A. of New York City, Mrs. James S. Cushman, secy., 600 Lexington av, owner. Cost, \$300,000.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Henry J. Narick, 955 Broadway, Brooklyn, architect, is taking bids on the general contract for a 5-sty brick hospital, 90x94, at the southwest cor of Hart st and Stuyvesant av, for the Beth Moses Hospital, 476 Willoughby av, owner. Cost, \$250,000.

MUNICIPAL.

NEWARK, N. J.—City of Newark, Board of Commissioners, John F. Monahan, director, in charge, City Hall, Newark, owner, is taking bids on the general contract, to close 11.15 a. m., February 29, for a hot water heating apparatus at the City Hall, from plans by Gottfried Dries, engineer, c/o owner. Walter E. Isetts is supt. in charge.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St. School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for an addition to the Lincoln School, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J., architect. Consists of an addition to the 2-sty addition, 45x66, with 1-sty drill hall, 35x60.

NEW BRUNSWICK, N. J.—City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard St. School, New Brunswick, owner, is taking bids on the general contract, to close 8 p. m., March 8, for a 2-sty addition, 34x57, to the Hale School, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J., architect.

NORTH CASTLE, N. Y.—Board of Education of North Castle, Alfred Young, clerk, North Castle, N. Y., owner, is taking bids on the general contract, to close 8 p. m., March 6, for a 2-sty brick and terra cotta school, 76x66, from plans by C. A. Mehne, Valhalla, N. Y., architect. Cost, \$50,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Landcuf Real Estate Co., 215 Montague st, owner, is taking bids on the general contract for a 1-sty brick public garage, 140x132, in the south

side of Robinson st, 73 ft west of Nostrand av, from plans by Philipp Caplan, 16 Court st, architect. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

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

MANHATTAN.—Severance & Van Alen, 4 West 37th st, architects, are taking bids on the general contract for alterations to the 8-sty office bldg, 89x155, at 13 Broadway, for Elmer Smathers, 304 West 75th st, owner, and Felix Isman, Inc., 501 5th av, agent for owner. York Building Co., 103 Park av, is figuring the general contract. Cost, \$50,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS & TENEMENTS.**

12TH ST.—Samuel Marcus, Woolworth Bldg, owner, contemplates altering the 4-sty brick and stone dwelling, 25x100, at 4 East 12th st, into studios and apartments. Architect's name will be announced later. Cost, \$15,000.

96TH ST.—Frank Lages, 608 West 184th st, completed plans for the alteration of the 5-sty brick and stone dwelling, at 42 West 96th st, into studio apartments, for the Grassi Realty Co., 320 5th av, owner, in charge. Cost, \$10,000.

73D ST.—B. E. Stern, 56 West 45th st, completed plans for the alteration of the 4-sty brick and stone dwelling, 19x55, at 102 West 73d st, into bachelor apartments and store, for Harry R. Roeder, Inc., 200 West 72d st, owner. Charles Money, 52 Vanderbilt av, has been awarded the mason contract. Cost, \$15,000.

50TH ST.—Walter Haefeli, 52 Vanderbilt av, completed plans for remodeling

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REFERENCES

The following is a selected list of engineering work and building construction with which the personnel of this Corporation have been identified as principals:

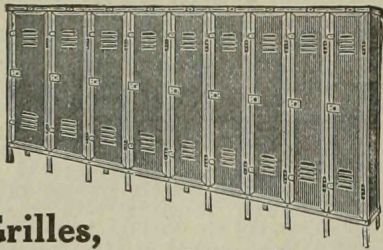
Metropolitan Life, New York, N. Y.
Sears, Roebuck & Co., Chicago, Ill.
Electrical Development & Power House, Toronto, Canada; Niagara Falls, N. Y.
Rio de Janeiro Tramways & Light & Power Plant, Rio de Janeiro, Brazil.
Hotel St. Regis, New York, N. Y.
Hotel Taft, New Haven, Conn.
San Antonio Land & Irrigation, 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.
Merchants 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



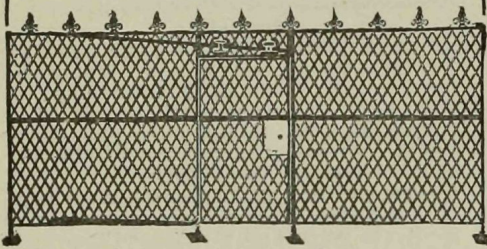
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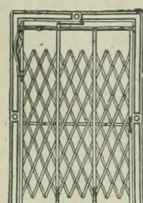
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the 5-sty brick and stone dwelling, 25x100, at 17 West 50th st, into apartments and stores, for 17 West 50th St Co., 111 Broadway, owner of bldg, and the Columbia University, 116th st and Broadway, owner of land. Separate contracts will be awarded. Cost, \$12,500.

BANKS.

72D ST.—J. F. Burrowes, 410 West 34th st, completed plans for an addition to the 6-sty brick bank, 50x92, at the northwest cor of 72d st and Columbus av, for the Corn Exchange Bank, 13 William st, owner. The general contract has been awarded to John I. Downey, Inc., 410 West 34th st. Cost, \$20,000.

DWELLINGS.

PRESCOTT AV.—Dr. M. Yamaguchi, 145 Dyckman st, contemplates making alterations to the 3-sty frame dwelling, 128x114x129x87, on Prescott av, through to St. Nicholas pl, from privately prepared plans.

55TH ST.—John C. W. Ruhl, 3201 Hull av, completed plans for alterations to the 5-sty brick dwelling, 25x100, at 200 West 55th st, for the Hotel Woodward Co., 210 West 55th st, owner. Springsted & Adamson, 434 East 107th st, have the general contract. Cost, \$6,500.

5TH ST.—Samuel Cohen, 32 Union sq, completed plans for alterations to the 3-sty brick dwelling, 21x42, at 312 East 5th st, for George Beresford, 44 Union sq, owner, and Sigmund Schwartz, 110 Forsythe st, lessee. Joseph Epstein, 5179 14th av, Brooklyn, has the general contract. Cost, \$5,500.

70TH ST.—Gustave Pagenstecher, 30 East 42d st, has purchased property at 21 East 70th st, and will probably build a dwelling. Details will be available later.

FACTORIES AND WAREHOUSES.

CANAL ST.—Lorenz F. J. Weiher, 271 West 125th st, completed plans for alterations to the 6-sty brick warehouse and store, 50x78, at 191-3 Canal st, for Joe M. Grossman, 271 West 125th st, owner. Cost, \$12,000.

FRANKLIN ST.—George Keister, 56 West 45th st, has plans in progress for alterations to the 5-sty brick warehouse, 25x90, at 48 Franklin st, for John S. Sutphen, 32 Nassau st, owner. Cost, \$12,000.

HUDSON ST.—Townsend, Steinle & Haskell, Inc., 1328 Broadway, completed plans for alterations to the 7-sty brick factory, 40x52, at 36-38 Hudson st, for Caroline Selich, Glenridge, N. J., owner. Cost, \$5,000.

STABLES AND GARAGES.

BANK ST.—V. Hugo Koehler, 2 Columbus Circle, completed plans for a 1-sty brick garage and stable at 108-110 Bank st, through to 760-2 Greenwich st, for the Greenwich Associate Corp., owner, c/o Ames & Co., 26 West 31st st. Owner desires bids on general contract at once. Cost, \$10,000.

MACOMBS PL.—Abram L. Libman, 112 West 46th st, completed plans for a 1-sty brick garage, 228x irreg, in the west side of Macombs pl, bet. 153d and 154th sts, for August Oppenheimer, 170 Broadway, owner. Cost, \$80,000.

46TH ST.—James Bolger, 24 Maxwell av, Jamaica, L. I., is preparing plans for alterations to the 6-sty brick garage, 50x94, at 117-9 West 46th st, for Mrs. James D. Cunningham, owner, c/o architect. It is expected that plans will be revised. Consists of interior alterations and 1-sty addition. Cost, \$35,000.

13TH ST.—Gronenberg & Leuchtag, 303 5th av, completed plans for a 4-sty brick public garage, 45x100, at 120 East 13th st, for Susan Stein, on premises, owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

35TH ST.—George Keister, 56 West 45th st, completed plans for alterations to the 4-sty brick office bldg, 18x40, at 160-2 West 35th st, for William H. Hussey & Son, 150 West 45th st, owner. Cost, \$5,000.

BROADWAY.—George Constantine, on premises, owner, has had plans completed privately for alterations to the store at 2604 Broadway. E. M. Turner, 1123 Broadway, has the general contract. Cost, \$20,000.

LEXINGTON AV.—M. Joseph Harrison, World Bldg, completed plans for alterations to the 5-sty brick store and office bldg, 20x70, at 740 Lexington av, for Samuel J. Bloomington, on premises, owner. Cost, \$20,000.

LAFAYETTE ST.—Public Service Commission, Oscar S. Straus, chairman, 120 Broadway, owner, contemplates making alterations to the office bldg at Lafayette and Worth sts, from privately prepared plans. Details will be available later. Cost, \$25,000.

MAIDEN LANE.—A. F. Gilbert, 80 Maiden lane, completed plans for alterations to the 25th floor of the office bldg at 80 Maiden la, for the Fire Co.'s Bldg Corp., 80 Maiden lane, owner. E. E. Meissner, Inc, 68 Barclay st, has the general contract. Cost, \$5,000.

MISCELLANEOUS.

33D ST.—Herbert M. Baer, 665 5th av, has plans in progress for erecting a bronze statue of Simon Bolivar, 15 feet high, with granite base, at Bolivar Hill, 83d st and West Drive Central Park, for the Venezuelan Government, owner, c/o Sally J. Farnham, 57 West 57th st, sculptor. Cost, \$25,000.

MADISON AV.—Wortmann & Braun, 116 East 28th st, have plans nearing completion for alteration and addition of the 5-sty brick and stone restaurant, store and bachelor apartments, 25x100, at 110 Madison av, for the Estate of Georgian Oakley, 7 Harrison st, owner, and the Western Lunch Room, lessee of restaurant. Cost, \$8,000.

7TH AV.—Gronenberg & Leuchtag, 303 5th av, have plans in progress for extension and alteration of the 5-sty brick tenement, 25x87, at 725 7th av, into a restaurant, loft and bachelor apartments, for the Frank Improvement Co., Wolf Frank, pres., owner, c/o architects. Consists of interior changes and a 2-sty brick rear extension, 13x25. Cost, \$25,000.

Bronx.

STABLES AND GARAGES.

148TH ST.—Charles Schaefer, Jr., 529 Cortlandt av, Bronx, completed plans for a 1-sty brick garage, 90x99, in the north side of 148th st, 315 ft west of Brook av, for the R. K. Garage Co., 712 East 136th st, owner and builder. Cost, \$30,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

GRAHAM AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for alterations to the 4-sty brick apartment house and store on Graham av, near Broadway, for the Brooklyn Federation of Jewish Charities, 732 Flushing av, Brooklyn, owner, Max Averman in charge. Architects are supervising the above alteration under sub-contracts. Cost, \$6,000.

DEAN ST.—Eric O. Holmgren, 371 Fulton st, completed plans for a 4-sty brick tenement, 20x89, in the north side of Dean st, 163 ft west of 5th av, for Marie Rosecranz, 39 Midwood st, owner and builder. Cost, \$9,500.

MONTAGUE ST.—Slee & Bryson, 154 Montague st, have plans in progress for alterations and extension to the 5-sty brick bachelor apartments, 20x56, at 141 Montague st, for William P. Rae Co., 192 Montague st, owner. Cost, \$10,000.

CHURCHES.

GREENE AV.—St. Casimir's Roman Catholic Church, 40-44 Greene av, Brooklyn, Rev. Father G. Kubec, pastor, 392 Adelphi st, owner, contemplates making fire repairs to the brick and stone church at 40-44 Greene av, for which architect's name will be announced later. Cost, \$12,000.

HOWARD AV.—M. Joseph Harrison and Benjamin Sackheim, associate architects, World Bldg, Manhattan, have plans in progress for a 2-sty brick and stone synagogue and school, 58x100, in front, and 39x101 in rear, on the east side of Howard av, 75 ft south of St. Marks av. Name of congregation will be announced later. A. Braverman is chairman of Bldg Com., c/o architect. Will contain balcony, 12 classrooms, 13x18 each, and auditorium. Cost, \$50,000.

DWELLINGS.

FLATBUSH AV.—Morris Whinston, 459 Stone av, completed plans for an extension to the 3-sty dwelling and store on the west side of Flatbush av, 38 ft north of Regent pl, for Joseph Shavelson, on premises, owner, in charge. Cost, \$3,000.

MANHATTAN AV.—Volckening & Holler, 82 Wall st, Manhattan, completed plans for interior alterations to the 3-sty dwelling and store at the southwest cor of Manhattan av and Varet st, for Charles A. Gomer, 770 Willoughby av, owner. Cost, \$2,500.

HUBBARD ST.—Vincent S. Todaro, 1804 West 8th st, completed plans for a 2-sty brick dwelling and store, 15x62, at the southwest cor of Hubbard st and Harway av, for Michael Zunni, 2601 Harway av, owner and builder. Cost, \$4,000.

PARK AV.—L. Pisciotta, 391 East 149th st, Bronx, completed plans for an extension to the 2-sty dwelling and store on the north side of Park av, 80 ft east of Franklin av, for Joseph Sparacio, 388 Flushing av, owner and builder. Cost, \$2,000.

SCHOOLS AND COLLEGES.

BAY 13TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a

2½-sty brick and frame dwelling, 36x40, in Bay 13th st, bet. Bath and Cropsey av, for which owner's name is withheld. Cost, \$15,000.

ROEBLING ST.—Plans have been approved by the Municipal Art Commission, for the erection of a 5-sty brick and terra cotta public school (No. 17), in the north-west side of Roebling st, bet. 4th and 5th sts, for the City of New York, Board of Education, 500 Park av, Manhattan, owner, from plans by C. B. J. Snyder, 500 Park av, architect.

STABLES AND GARAGES.

STOCKTON ST.—Shampan & Shampan, 772 Broadway, Bklyn, completed plans for a public garage, in the north side of Stockton st, 225 ft west of Sumner av, for Frommer & Stein, owners.

UNION ST.—Francis W. Stork, 7416 3d av, Brooklyn, completed plans for alterations to the 2-sty brick public garage, 46 x90, on the west side of Union st, 160 ft west of 7th av, for C. E. A. Englemann and C. W. Hubbs, 837 Union st, owners, in charge. Cost, \$3,000.

60TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for alterations and extension to the 1-sty brick and stone garage, 50x100, at 60th st and 13th av, for Louis Ballestrini, on premises, owner. Consists of an extension, 35x100, and general interior alterations. Cost, \$10,000.

ATLANTIC AV.—Max Hirsch, 215 Montague st, completed plans for a 1-sty brick garage, 75x100, on the south side of Atlantic av, 25 ft east of Albany av, for the Albany Av & Atlantic Construction Co., 1596 Atlantic av, owner and builder. Cost, \$20,000.

BERGEN ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick private garage, 25x50, at 1982 Bergen st, for Morris Amsterdam, 1984 Bergen st, owner. Cost, \$2,500.

FLATBUSH AV.—Thomas J. Sinnott, 427 Ocean av, completed plans for a 1-sty brick and stucco public garage, 71x100, on the west side of Flatbush av, 660 ft north of Parkside av, for Louisiana Brown, 636 Flatbush av, owner. Rockefeller & Sinnott, 131 Lenox rd, Brooklyn, have the general contract. Cost, \$18,000.

ST. JOHNS PL.—Eugene Schoen, 112 East 19th st, Manhattan, completed plans for an extension to the 1-sty brick and stucco garage, 50x122, in the south side of St. Johns pl, 330 ft east of Classon av, for Michael Pusch, 855 Park pl, Brooklyn, owner. Cost, \$14,000.

WATERBURY ST.—Louis Allmendinger, 20 Palmetto st, completed plans for a 1 and 2-sty brick storage, stable and garage bldg, 105x150, at the southeast cor of Waterbury and Grand sts, for Frederick Von Dann, 145 Waterbury st, owner. The mason and carpentry contracts have been awarded to Herman Veit, Inc., 260 DeVoe st, and Joseph Kist, 983 Metropolitan av, respectively. Cost, \$12,000.

TILTON AV.—S. Millman & Son, 26 Court st, have plans in progress for a 1-sty brick and steel public garage, 144x220, on Tilton av, bet. Flatbush and Bedford avs, for I. M. Kalt, 44 Court st, owner and builder. Owner will award separate contracts. Cost, \$60,000.

ATLANTIC AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty brick and stone public garage, 78x115, on the west side of Atlantic av, 238 ft east of Grand av, for the Grand Building Co., 44 Court st, owner and builder. Cost, \$50,000.

MESEROLE ST.—Tobias Goldstone, 50 Graham av, completed plans for a 1-sty brick public garage, 125x100x75, at the southwest cor of Meserole av and Leonard st, for Max Fried, 200 Montague st, and Joseph Eig, 148 Johnson av, Bklyn, owners and builders. Cost, \$18,000.

WILLOUGHBY ST.—Theobald Englehardt, 905 Broadway, Bklyn, completed plans for a 1-sty brick garage, 50x71, on the north side of Willoughby av, 249 ft west of Central av, for William J. Auer, 1013 Willoughby av, owner and builder. Cost, \$2,500.

JEFFERSON AV.—Henry Holder, Jr., 242 Franklin av, is revising plans for an extension to the two 3-sty brick garages and dwelling on the south side of Jefferson av, 230 ft east of Bedford av, for Sophia Blickman, on premises, owner. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

VERONA ST.—R. T. Short, 370 Macon st, completed plans for a 1-sty brick shop, 100x60, in the north side of Verona st, 200 ft east of Richards st, for Mrs. Lillian Eicke, 556 4th st, owner. Cost, \$20,000.

MISCELLANEOUS.

PIONEER ST.—J. C. Wandell, 8526 4th av, completed plans for a 1-sty brick blacksmith shop, 65x65, and a 1 and 2-sty machine shop, 40x80, in Pioneer st, near Van Brunt st, for the Pioneer Iron Works, 39 Union st, owner. Reinard Hall, 7822 12th av, has the general contract. Total cost, \$12,000.

NEWPORT AV.—E. M. Adelson, 1776 Pitkin av, is revising plans for a 3-sty brick shop, garage and residence, 30x100, on the south side of Newport av, 70 ft west of Thatford av, for Morris and Hyman Rosen, 47 Watkins st, owner. Cost, \$10,000.

Queens.

DWELLINGS.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 2-sty brick dwelling and garage, 28x35, at the northwest cor of 7th and Pierce avs, for the Globe Thread Co., 7th and Pierce avs, L. I. City, owner. Cost, \$15,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for five 2-sty frame dwellings, 16x38, on the west side of Diamond av, 695 ft north of Jamaica av, for Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn, owners and builders. Total cost, \$17,500.

WOODHAVEN, L. I.—H. Steinberg, 3729 Syosset st, Woodhaven, L. I., completed plans for a 2½-sty frame dwelling, 18x32, on the west side of Woodhaven av, 428 ft south of Dalrymple av, for C. Steinberg, 3739 Syosset st, Woodhaven, owner. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Irving Iron Works, on premises, owner, has had plans completed privately for a 1-sty brick side extension, 20x80, to the factory in the east side of Creek st and northeast cor of 3d st. Cost, \$3,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, L. I. City, completed plans for a 1-sty brick garage, 23x70, on the west side of Sherman av, 150 ft south of Camelia st, for George Tippett, 130 Elm st, L. I. City, owner. Cost, \$3,500.

Richmond.

DWELLINGS.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, L. I., completed plans for six 1 and 2-sty brick dwellings and garages, 20x55, 18x55 and 20x18, on the west side of Tesla pl, 85 ft north of Copeland av, for William Hafner, Tesla pl and Cooper av, Glendale, owner and builder. Total cost, \$35,500.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

PORTCHESTER, N. Y.—W. S. Wetmore, Liberty sq, Portchester, completed plans for a 2-sty hollow tile and stucco apartment, 53x33, at Fairview and Clinton sts, for Felix Mannetti, Portchester, N. Y., owner and builder. Owner is taking bids on subs. Cost, \$11,000.

DWELLINGS.

RYE, N. Y.—D. H. Ponty, Liberty sq, Portchester, is preparing sketches for a 2½-sty frame and shingle cottage, 22x24, in Gravel st. Owner's name will be announced later. Cost, \$3,000.

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SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, has plans in progress for a 2½-sty terra cotta blocks and stucco or wood and stucco dwelling and garage, 120x50, on Kelvin dr, for A. E. Burr, owner. Garage will accommodate five cars, and also includes chauffeur's quarters.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, N. Y., has plans in progress for a 2-sty frame and shingle private garage, 25x21, to accommodate two cars, on Westchester av, for Frank Ryan, 345 Westchester av, Portchester, N. Y., owner. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, is preparing sketches for alterations to the 1-sty brick store, 24x55, in South Main st, for David Rogowsky, North Main st, Portchester, owner. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for a 2-sty hollow tile and stucco flat, 35x60, on Bloomfield av, for J. W. Shuckman, 394 Bloomfield av, Bloomfield, owner. Cost, \$9,000.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, has plans in progress for alterations and extension to the 3-sty brick apartment and store, 32x75, at 728 Washington st, for Rose Becker, on premises, owner. Cost, \$9,000.

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Works, Maurer, N. J. NEW YORK

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for six 2½-sty frame and shingle dwellings, 24x54 ft each, at the cor of Valley rd and Watchung av, for Joseph Hughes, Valley rd, near Watchung av, Montclair, N. J., owner and builder. Cost, \$7,000 each.

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, have plans in progress for a 2½-sty frame dwelling, 27x38, in East 25th st, for I. A. Taylor, Manchester av, Paterson, owner. Cost, \$8,000.

EAST ORANGE, N. J.—William E. Garbrants, 564 Main st, East Orange, completed plans for a 1½-sty frame bungalow, 32x52, on the west side of Glenwood av, for Ennis W. Bachman, 6 Evergreen pl, East Orange, owner. Cost, \$7,000.

PATERSON, N. J.—Henry Barrett Crosby, First Natl Bank Bldg, Paterson, has plans in progress for a 2-sty brick dwelling, 23x55, on Park av. Owner's name will be announced later. Cost, \$10,000.

LOCUST, N. J.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 40x80, near Red Bank, N. J., for Richard M. Hurd, 59 Liberty st, Manhattan, owner.

NEAR RED BANK, N. J.—Electus D. Litchfield, 477 5th av, Manhattan, has plans in progress for interior alterations to the dwelling on Shrewsbury av, for Helcombe Ward, 79 Worth st, Manhattan, owner.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Max Beyer, 79 River st, Hoboken, completed revised plans for a 1-sty bk and steel, steel lubricating plant on the block bounded by Ferry, Newark and Monroe sts, for the Union Iron Works, 603 Newark st, Hoboken, owner. Cost, from \$12,000 to \$15,000.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, Newark, architect, and Maynard O. Klemmt, engineer, will draw plans for a 3-sty warehouse, with an area of about 60,000 sq. ft. Owner's name and exact location will be announced later.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—Henry Barrett Crosby, First Natl Bank Bldg, Paterson, has plans in progress for alterations to the four 3-sty brick stores and auditorium in Ellison st. Owner's name will be announced later. Cost, \$6,000.

HARRISON, N. J.—Hughes & Backoff, 51 Clinton st, Newark, have plans in progress for a 3-sty office bldg, 55x130, in Middlesex st, for Driver-Harris Co., Middlesex st and Railroad av, Harrison, N. J., owner.

MISCELLANEOUS.

NEW JERSEY.—W. G. Thompson, Broad St Bank Bldg, Trenton, N. J., has plans in progress for constructing a road from Elizabeth to Phillipsburg, by way of Westfield, Plainfield, Bound Brook, Somerville, White House, Clinton, West Portal and Bloomsburg, for the State Highway Com., owner, c/o J. W. Herbert, chairman, 31 Nassau st, Manhattan. Cost, \$7,000,000.

PATERSON, N. J.—W. G. Thompson, Broad St Bank Bldg, Trenton, N. J., has plans in progress for a concrete and bituminous top road from Paterson to Fort Lee, N. J., for the State Highway Com., owner, c/o J. W. Herbert, chairman, 31 Nassau st, Manhattan. Cost, \$1,608,000.

DOVER, N. J.—Pirch & Bassett, 26 S. Morris st, Dover, owners, are having plans prepared privately for a reinforced concrete coal pocket, 20x70, and 50 ft high, in South Morris st.

BELVIDERE, N. J.—E. H. Wenzelberger, Reeder Bldg, Easton, Pa., has plans in progress for alterations and addition to the Court House for the Warren County Board of Chosen Freeholders, Morris Faust, clerk, Belvidere, N. J., owner. Cost, \$15,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Rapid Construction Co., Times Bldg, has the general contract for alterations to the 12-sty apartment house, 92x101, at 344 West 72d st, for the Metropolitan Life Insurance Co., 1 Madison av, owner, from plans by D. Everett Waid, 1 Madison av, architect. Cost, \$2,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—J. Rabinowitz, on premises, has the general contract for extension and alteration of the 3-sty brick tenement, 25x60, at 743 39th st, into a factory, for the Sterling Tool Co., 743 39th st, owner, from plans by A. Farber, 1746 Pitkin av, architect. Cost, \$5,000.

SOUTH BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a reinforced concrete factory bldg at 57th to 58th sts, and 1st av to waterfront, for the C. Kenyon Co., from plans by William Higginson, 13 Park Row, Manhattan, architect. Building will be 307 ft long, 150 ft wide, 3 stys high and 135 ft wide, 4 stys high on west end; designed to be ultimately 8 stys high.

LONG ISLAND CITY.—Walter J. Bond, 12 Hallett st, L. I. City, has the general contract for a 1-sty brick extension, 25x55, over present extension to factory in the west side of Orchard st, 100 ft south of Jackson av, for Rosenwasser Bros., on premises, owner, from plans by Frederick W. Korfman, 406 9th av, L. I. City, architect. Cost, \$2,500.

ELIZABETH, N. J.—Levering & Garrigues, 552 West 23d st, Manhattan, have the general contract for superstructure of the 1 and 2-sty brick plant, 160x444, adjoining the present plant at the northeast cor of Newark and North avs, for the Dusenbergs Motors Corp., P. Decker, genl mgr and vice-pres., on premises, owner, from plans by J. M. Didricksen, architect, in charge, c/o owner.

HOSPITALS AND ASYLUMS.

PATERSON, N. J.—James Radcliffe & Sons, 96 Prospect st, Paterson, have the general contract for alterations to the hospital at Main and Barclay sts for St. Joseph's Hospital, Mother Mary Cecelia, pres., 703 Main st, Paterson, owner, from plans by William T. Fanning, Colt Bldg, Paterson, architect. Cost, \$6,000.

STABLES AND GARAGES.

MANHATTAN.—L. Katz, 271 West 125th st, has the general contract for the alteration to the 2-sty brick stable, 46x65, at 1351 Amsterdam av, into a public garage, for John Deering, 1931 50th st, Brooklyn, owner, and Joseph Breen, 3251 Broadway, lessee, from plans by Louis A. Sheinart, 192 Bowery, architect. Cost, \$6,000.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, Brooklyn, has the general contract for alterations to the 1-sty brick garage, 124x52, on the north side of Flushing av, 71 ft east of Bedford av, for Meurer Steel Barrel Co., 575 Flushing av, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—George Colon & Co., 81 East 125th st, has the general contract for the alteration of the 3-sty brick and stone stores and dwelling, 33x82, at 121 West 45th st, into a restaurant, for James H. Hebron, 265 West 70th st, owner, and William Leon, 121 West 45th st, lessee, from plans by S. E. Eisendrath, 500 5th av, architect. Cost, \$25,000.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for fire repairs to the 7-sty brick, stone and iron store and office bldg, at 132-8 Liberty st, through to 141 Cedar st, for William H. Oscanyan, 136 Liberty st, owner, from privately prepared plans. Nicholas Gregorio & Co., 860 East 228th st, has the mason contract.

MANHATTAN.—James F. Egan, 162 West 20th st, has the general contract for remodeling the 6-sty brick and stone loft bldg, 75x92, at 114-8 West 17th st, for John A. Stewart et al, 45 Wall st, owner, from plans by Thomas Bruce Boyd, 286 5th av, architect and engineer. The Northam-Warren Corp., 11 West Broadway, is the lessee. Cost, \$15,000.

PATERSON, N. J.—Louis Gottlieb, 401 East 27th st, Paterson, has the general contract for eleven 1-sty brick and terra cotta stores and loft bldg, 50x200, at the southeast cor of Broadway and Paterson st, for William Pierce, 244 Marshall st, Paterson, owner, from plans by Elliott R. Coe, 317 Romaine Bldg, Paterson, architect. Nickolas Verduin, 136 North 3d st, Paterson, has the mason contract. Cost, \$30,000.

MISCELLANEOUS.

NEWARK TO KEARNY, N. J.—Bethlehem Steel Bridge Corp., South Bethlehem, Pa., has the general contract for repairs to the drum track and rollers of the Passaic Bridge on the Lincoln Highway over the Passaic River, for the Joint Commission of the Board of Freeholders of Essex and Hudson Counties, Francis Boland, chairman Hudson County, Court House, Jersey City, and Thomas W. Smith, chairman Essex County, Court House, Newark, owner, from plans by Herbert Hilmann, Court House, Newark, and T. J. Wasser, Court House, Jersey City, architects. Cost, \$71,400.

PATERSON, N. J.—Harold Bangs, 126 Market st, Paterson, has the general contract for fire repairs to the 3-sty brick Rescue House at 42 Mills st, for the Rescue Mission of the Salvation Army. Major

James Simons, on premises, owner, from privately prepared plans. A. Gleck & Son, 65 Garfield av, Paterson, has the mason contract. Cost, \$15,000.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, Newark, has the general contract for two 3-sty brick rooming houses, 87x78, at 233 to 239 South st, for Harry Horton, 188 Pacific st, Newark, architect. Will contain 84 bedrooms, 2 shower baths and janitor's apartments. Cost, \$53,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

NATIONAL WHOLESALE LUMBER DEALERS' ASSOCIATION will hold its twenty-sixth annual meeting at the Waldorf-Astoria, March 27-28.

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

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

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

NATIONAL HARDWOOD LUMBER ASSOCIATION will hold its twenty-first annual convention in Chicago, Ill., June 20-21. The headquarters will be located at the Congress Hotel.

NATIONAL ASSOCIATION OF BUILDERS' EXCHANGES OF THE UNITED STATES, at its recent meeting in Pittsburgh, Pa., decided to hold the 1919 convention at Milwaukee, Wis.

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

NEW YORK STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual meeting at the Building Trades Club, 30 West 33d st, March 12-13. State secretary, Isaac J. Brown, 727 Seventh av, Manhattan.

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.

MASTER PLUMBERS' ASSOCIATION OF NEWARK, N. J., held its annual banquet February 7 at Achtel-Stetter's, in Newark. The banquet was followed by a splendid program and dancing. The committee in charge included John J. Turbett, chairman; F. J. Sturm, Elmer Lutz, William Spatcher, E. Sternkopf, Jr., and Mathew J. Brady.

NEW JERSEY STATE ASSOCIATION OF MASTER PLUMBERS will hold its annual convention in the East Orange Rink, 15 Halstead st, East Orange, N. J., May 14-16, 1918. State secretary W. F. Beck, 36 North Center st, Orange, N. J. In connection with this convention there will be an exhibition of manufacturers' and jobbers' supplies. Both the convention and the exhibit will be under the direction of the local associations.

EMPLOYERS' ASSOCIATION OF ARCHITECTURAL IRON WORKERS held its fifteenth annual banquet February 16, at the Building Trades Club. There was a large attendance. Officers of the association are: F. J. Steckenreiter, president; C. P. Albee, vice-president; Henry W. Landolt, secretary, and Edward Ehlers, treasurer. Job H. Banton made the principal address of the evening on the subject, "The Benefit of Organization." An excellent vaudeville entertainment followed.

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

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

MANHATTAN ORDERS SERVED.

Week Ending Feb. 16.

- Barclay st, 27-9—Irish World Newspaper...DC
Beekman st, 25—Joseph Perlin...FA
Broadway, 476—Adams Land & Bldg Co, 61 Bway...Stp(R)
Broadway, 1506-10—Hotel Claridge, Inc.ExS-Rec
Canal st, 380-4—Knitting Mills, Inc...El-Rec
Canal st, 380-4—Diamond Point Pen Co...GE
Chambers st, 79—Franklin Bldg Co, 54 Wall...WSS-Ex(R)
Chambers st, 79—Consol Gas Co, 130 E 15...GE
8 st, 59 E—Margaret Henry...FE(R)
124th st, 401-5 E—Metallic Casket Co...Rec
124th st, 401-5 E—Dorothy Waist Co...Rec
124th st, 401-5 E—Adolph Fischler & Co...Rec
124th st, 401-5 E—Panama Shirt Co...Rec
4 av, 354-60—Funk & Wagnalls Co...Rec
5 av, 353—Michael & Clartado...FA-DC
5 av, 353—Jeanette Friedman...Rec
5 av, 353—French-American Model Co...DC-FA
Great Jones st, 6-10—Schermerhorn Est, 101 University pl...WSS-Ex-ExS
Greene st, 72—Emanuel Mausbach...WSS-ExS
Greene st, 156—Jacob Lesowitz...DC-Rec
Greene st, 175-7—Julius Tishman & Sons, 18 E 41...FE(R)-Ex(R)-WSS
6 av, 419—Spector & Kimishinsky...Rec
Warren st, 87—Joseph Agate est, care F J. 30 Pine...FE-St(R)-Ex
Willett st, 85-7—Firm Realty Co, care Lefkowitz & Fisher, 54 W 21...DC
Wooster st, 65-7—Berkfeld Strauss & Co, El-Rec
Wooster st, 65-7—Newbold Edgar, Flint st Greenport, L. I...DC-Spr(R)
Houston st, 40 W—Josephine Hat Co...FA-DC
17 st, 23-7 W—Susquehanna Silk Mills, St(R)-Stp(R)
23 st, 101-7 W—Adolph H Cohn...El
25 st, 134-6 W—Hellman & Wharton...El
25 st, 134-6 W—Hoshafian Co...DC-El-Rec
25 st, 134-6—Swartz & Freedman...El-Rec
28 st, 34 W—Seiffert & Bloom...DC
34 st, 205 W—Moses Esberg, FE-St(R)-ExS-Ex(R)
47 st, 150 W—Somerset Investing Co...ExS-Rec
47 st, 622 W—Edgar F Musgrove, 71 Hancock av, Yonkers, N Y...FE(R)-ExS-WSS
Ann st, 60—Collegiate Reformed Dutch Ch, 113 Fulton...Ex
Barclay st, 27-9—Trinity Church Corp, 187 Fulton...St(R)-Ex-ExS-Ex(R)-WSS(R)
Bowery, 11-3—Sagro Realty Corp, 309 Bway, TD-A
Bowery, 70-2—John A Carey...TD-A
Bowery, 146-8—John Delancy O'Neill, care Cardozo & Nathan, 128 Bway...TD-A
Bowery, 243—Roosevelt Hosp, 59 st & 9 av, TD-A
Bowery, 262—Sarah Weissman est, care Jesse M, 542 Bway...TD-A
Broadway, 801-7—Ruben Sadowsky, WSS(R)-Ex(R)-St(R)-ExS-FP(R)
Broadway, 862—Daniel Edgar est, care Edw C Cammann, 84 William, FE(R)-St(R)-Ex(R)-ExS-GE
Broome st, 591—James T Pyle, care Jas M, 68 William...TD-A
Canal st, 326—Henry L Bogert, 99 Nassau, WSS(R)
Canal st, 380-4—Simon Rawitser, FP(R)-FE-ExS-WSS(R)
Canal st, 380-4—Columbia Doll & Toy Co, GE-DC-Rec-Ex-Rub
Cannon st, 48-50—Jacob Stecher...DC-Rec
Chatham sq, 6—David McClenahan est, care James M, 179 8 av, Bklyn...TD-A
Cooper sq, 34-6—Jno Hoge est, care Jas, Seattle, Wash...FE(R)-FP(R)-Ex-ExS
Cooper st, 32—Jeanette M Hyman, 789 West End av...WSS(R)-FE(R)-FP(R)
9 st, 4 E—Trstes of Sailors' Snug Harbor, 61 Bway...FE(R)-Ex(R)
9 st, 4 E—Consol Gas Co, 130 E 15...GE
11 st, 100 E—Henry L Stebbins, St(R)-FE(R)-ExS
11 st, 718-20 E—Wm Peters, 4444 Van Cortlandt Park E...St(R)-FE(R)-Ex(R)-ExS
11 st, 722 E—Consol Gas Co, 130 E 15...GE
12 st, 652 E—Broadman Woodwork Co...Rec-O
18 st, 126-36 E—Gramercy Investing Co, 64 Irving pl...A-Ex(R)-Stn(R)-WSS(R)
20 st, 200 E—N Y Life Ins Co, 52 Wall, FE(R)-ExS-WSS(R)-GE

- 21 st, 41 E—L & Z Dress Co...Rec
22 st, 315-7 E—David Diamond...Rec
65 st, 200 E—Charles Moran, care C, 68 William...TD-A
72 st, 511 E—Wolf Underwear Co...Ex(R)
120 st, 200-4 E—Russo Bros...FA
124 st, 179-81 E—Frederick Kopper, Jr, 154 E 125...TD-A
5 av, 35-7—L D Baldwin Co, 27 Pine...A
5 av, 144—I Frank & Sons...El-Rec
1 av, 171—S Davidow & Bros...Rec
4 av, 409—David Kuraner...DC-FA
Fulton st, 45—Carranza Printing Co, GE-FA-El-Rec
Greene st, 153-7—Hertzfeld & Frienan, FA-El-Rec
Greene st, 215—Joseph Leff...Rec
Jacob st, 14-24—Joseph S Cook...GE
Lenox av, 157—Perry Sperling...DC-FA-Rec
Madison st, 392-6—Morris Perlmutter, ExS-Ex(R)
Mercer st, 45—Louis Tutelbaum...Rec-O
Mercer st, 123-5—Peter W Rouss, WSS(R)-ExS-FP(R)
Mulberry st, 133-7—Brian G Hughes, FP(R)-ExS-Ex(R)-WSS(R)
Murray st, 35—Catherine Whittemore, 92 W Bway...Ex(R)
Park pl, 27—VanMindeno Bros...Rec
Park pl, 27—Richard E Lusk & Sons...Rec
Park pl, 27—C Adolphe Low est, 41 Liberty...FP
Park Row, 188-90—Essie Silverstone, 509 W 110...TD-A
Park Row, 188-90—Ruth C Burras...TD-A
7 av, 338—Tsrirlemes Fur Co...Rec-FA(R)
6 av, 93-5—Michael P Rich...TD-A
Spring st, 2-4—Louis Shafarman...O-FA
Stanton st, 172-4—Fannie Cassell...DC
10 av, 581—Angelo Sartirana...TD-A
3 av, 386—Annie M Boyd, care James, 408 W 26...TD-A
3 av, 2029—Wagner & Brinberg...GE
3 av, 2136—Michael Gallo...DC
Warren st, 21—Charles H Stonebridge...Rec
Water st, 518—Isaac Appleman...DC
Water st, 518—Jacob Greenberg...DC
Watts st, 47-51—Chas Burkelman, 26 Sullivan, FE(R)-Ex(R)
Waverly pl, 11-3—Henry J Haight est, care F Newbury, 156 Bway, FP(R)-FE(R)-ExS-Ex(R)-GE
New Chambers st, 7-11—Joseph A Cozzino...ExS
West Broadway, 510-6—Catherine E Stevens est, care C Armstrong Stevens, 39 Broadway, TD-A
West End av, 673—Arthur E White, 51 E 57, DC
West st, 286-7—Wm H Whiting, 41 Park Row, WSS(R)
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25 st, 115 W—Elias Levin...O
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25 st, 152-6 W—G & W Dress Co...DC-Rec-Rub
26 st, 200 W—Saml G Rosenbaum, Ex(R)-FE(R)-ExS
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