

REAL ESTATE RECORD AND BUILDERS GUIDE.

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NEW YORK, MARCH 16, 1918

THE TORRENS LAW AND PROPOSED AMENDMENTS

Legislation Pending at Albany Relating to the Assurance Fund—Some Objections Noted

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

AT the present time there is considerable agitation relative to the Torrens System of Land Registration, and amendments have been introduced in Albany. The present Torrens Law contains the following:

Sec. 426. Assurance Fund: Upon the original registration of real property there shall be paid to the registrar one-tenth of one per centum of the value thereof, which value shall be determined by the registrar, but shall not be less than the amount of the last assessment for local taxation. All moneys received by the registrar under the provisions of this section shall be paid to the treasurer of the county (in New York City to the City Chamberlain) as an assurance fund for land registered in his county and shall be treated in the same manner as are other funds received for local taxation or for the reduction of the county or city debt. * * *

Sec. 427. Compensation from Assurance Fund: Any person who, without negligence on his part, sustains loss or damage or is deprived of real property, or of any estate, right or interest therein because of the registration of another person as owner of such property, or of any estate, right or interest therein, through fraud, or in consequence of any error, omission, mistake or misdescription in any certificate of title or in any entry or memorial in the title book, shall have a cause of action against the County Treasurer (in New York City the City Chamberlain) to recover compensation for such loss or damage.

Section 428 provides that any allowed claim shall be paid in the same manner as other claims against the county; in the City of New York, a claim to be passed upon and approved by the registrar and the corporation counsel before payment is allowed. *If the amount credited to the assurance fund is insufficient to pay the claim, then no payment shall be made until there is enough money in the fund to cover the amount necessary.*

The Burlingame bill (Senate Int. No. 151, Pr. No. 937) and the Youker bill (Assembly Int. No. 9, Pr. No. 1065) strike out from Section 428 the clause with reference to the limitation of the amount remaining to the credit of the assurance fund, thus making the county absolutely liable to the full extent of the claim.

While, by some, the indemnity fund is considered one of the essential requirements of the Torrens System, in this country its constitutionality has been vigorously attacked, and in Ohio it has actually been held to be unconstitutional. Hardly any two jurisdictions, however, have the same provision with reference to those persons who can recover on claims against it.

It will be noticed that the present law of this State limits recovery to a person who is deprived of any estate, right or interest, through fraud or an error, omission, mistake or misdescription in the certificate. Some States, to be sure, have a much broader provision, giving right of recovery to any person deprived of an interest under a proceeding of which he had no notice, and this is the provision as set forth in the American Uniform Land Registration Act. The bill as now pending in the Judiciary Committee of the Senate and reported by the Committee on General Laws of the Assembly has amended Section 427 to read as follows:

"Any person who had no actual notice of any registration under this chapter by which he may be deprived of any estate or interest in land, and who is without remedy hereunder, shall have a cause of action against the County Treasurer (in New York City the City Chamberlain) to recover compensation for any loss or damage to which he may be entitled by reason of such deprivation."

This is much more liberal even than the provision in the Uniform Act, for it limits such right of recovery to two

years, whereas it will be noted that in the proposed amendment there is no time limit fixed for the bringing of the action.

It does not appear why any one over whom the court has obtained jurisdiction in a Torrens registration suit should have rights, either against the subject-matter of the suit, or against the assurance fund, any more than a person who has been cut off as owner of the fee or an interest in the fee, in a foreclosure or a partition suit, should have any such right. No one would think of giving a defeated litigant, in either case, when the court had obtained jurisdiction over him as a defendant, the right to sue the State. Why then should the right be given him in the case of a Torrens suit?

Serious Character Manifest.

The serious character of this amendment is only too manifest when we examine the method by which the court is to obtain jurisdiction over the parties in the Torrens proceeding. All the safeguards thrown around the present administration of the law are ruthlessly set aside.

Under the present law, notice of the pendency of the suit must be posted upon the land forty days before the return day of the summons. Under the amendment, this period is reduced to fourteen days.

Under the present law, publication must be made once a week for four weeks in one newspaper, although in all other actions publication against unknown defendants must be made once a week in two newspapers for six weeks. The amendment would reduce even this short period to one publication in one newspaper.

Service by Registered Letter.

But the most serious objection of all is the following:

Under the present law notice must be served upon all parties known to the plaintiff by some person who knows the person so served and knows him to be the person described in the complaint. Under the proposed amendment this service can be made by registered letter, calling for a signed receipt, and no proof is required that the person who signs such receipt is the person described in the proceeding.

With this slipshod and haphazard method of making service, there is no assurance that the court will obtain jurisdiction over all the necessary parties to the proceeding, and all persons who do not actually receive such notice are given the right, not to set aside the suit, but to sue the State for the recovery of damages. It would seem a wise policy, if the State is going to give access to the assurance fund on the part of persons who have received no notice, that at least those safeguards the necessity for which has been demonstrated by actual experience in the administration of the law should be retained, but the advocates of this bill apparently are determined to pursue exactly the opposite course. They abolish the safeguards with reference to service and parties and then mulct the taxpayers by making the county responsible for these methods which they allege sim-

plify the Torrens Law and make it more workable. Is the Legislature justified in acceding to their demands and thereby imposing a potential burden upon the counties composing the City of New York, the ultimate cost of which no one can predict?

By shortening the time, and radically changing the method of service in a Torrens proceeding, as provided in the proposed amendments, it would be furnishing an easy opportunity for the perpetration of all kinds of fraud and actually would be placing a premium upon carelessness and incompetency in the conduct of the suit.

It is within the experience of everyone that registered mail is not always received by the person to whom it is addressed. Many people, as well as corporations, have given authority to certain individuals to sign such receipts for them. Addresses are frequently faulty, and registered mail is delivered to the wrong person. There is nothing to show, when a receipt is returned, that the person to whom it was addressed actually placed his signature upon the receipt, so that a person may be deprived of his interest in the land without any knowledge of the suit. In such a case the proposed amendments give him recourse to the assurance fund.

The inadequate publication against unknown defendants does not conduce to the publicity of the pendency of the suit, to say nothing of the shortness of time required for posting the notice on the land, and it may well happen that, whereas now the time of service, if retained, might give a party to a proceeding notice of the pendency thereof, the cutting down of this time in the manner contemplated in the amendment would prevent such notice coming to his attention.

If the advocates of this bill had definitely in mind the idea of making easy the cutting off of interests in the land, for the purpose of devising a claim against the county, they could have resorted to no more successful method.

Our present law goes sufficiently far, even if not too far, for a person deprived of an interest through fraud can have access to the assurance fund where there is any balance in the treasury. Reference to the Law Reports in other jurisdictions will show where such recourse has been had, and also will show cases where attempts have actually been made to steal land from the real owners, under the guise of Torrens Title Registration, but where the courts have held that, the title still being in the hands of the perpetrators of the fraud, the proceedings were null and void.

In New Zealand the owner of a piece of land died intestate. One of his sons, representing himself as the sole owner, fraudulently brought the land under the provisions of the Torrens Act. He mortgaged the title and failed to make his payments under the mortgage. The land was thereupon sold under foreclosure. All these transactions were without notice of the fraud. Subsequently, some four years after the death of her husband, the widow of the original owner took out letters of administration and brought suit against the assurance fund.

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DIGEST OF RECENT LEGISLATION AT ALBANY

Status of Bills Affecting Real Estate and Realty Interests—Current News and Gossip at the State Capital

(Special to the Record and Guide.)

Albany, March 14.—Developments are shaping themselves daily in the Boylan Bill, limiting the realty tax rate in New York City to \$1.75 a hundred. Senator Cromwell, Chairman of the Committee on New York City Affairs, stated today that Tax Commissioner Cantor had promised to forward him information affecting the personalty provisions of the measure which would guide the Committee in its action on the measure.

At a hearing given this bill on Tuesday, suggestion was made that the personalty provision be amended, so as to provide for a levy of 50 cents a hundred value, instead of 25 cents as provided originally. Another amendment suggested would provide for the taxation of personal property of non-residents in New York, and the adoption of some plan providing for the registration of personal property in order that this type of holding might assume some of the burden now carried by realty.

Edward P. Doyle and Stewart Browne appeared, in the interest of the bill at this hearing. They urged the initiation of a plan to list all personal property in order that it might be equitably taxed as is realty. Joseph S. Schwab, former State Tax Commissioner, also gave his support to the measure. Both Mr. Browne and Mr. Schwab augmented the arguments in favor of the bill made by Mr. Doyle. Their arguments had to do with the rapidly jumping tax rate. They pointed out that at the present time the rate in Richmond is within 24 of the constitutional limit of 2 per cent. exclusive of debt service.

When that limit was incorporated in the Constitution, Mr. Browne declared, real estate in New York city was assessed at only 60 per cent., while now the assessment is based upon full valuation.

The supporters of the measure declared that some curb should be placed upon the extravagance of the city as evidenced by the inauguration of social welfare schemes which have burdened real estate to the breaking point.

Senator Elon R. Brown, who is familiar with New York City's financial system, pointed out to the Committee what he believed was one of the reasons for the jumping tax rate, unreasonable expansion of municipal activities without regard to the consequent expense and burden upon the taxpayer. From his report he culled a paragraph which showed that in the past five years 800 new employees had been added to the Department of Health, 405 employees to the Department of Charities and 5,000 employees to the various so-called uplift or welfare branches of municipal administration.

Comptroller Craig and the officials of the Tax Department are expected to assist in the preparation of a personal property amendment which will aid in the solution of the problem. They agreed to do this after entering their opposition to the provisions of the Boylan bill which would limit the real property tax rate.

Other important measures which came up this week included the Municipal Ownership Bill and the ratification of the Federal Prohibition Amendment. The latter, if ratified, would mean a depreciation in real estate values in the Metropolis, estimated at upwards of \$275,000,000, as well as a net loss in revenue from excise certificates of \$6,086,072, more than half of the excise revenues credited to the State municipalities.

Tax department experts confessed that attempts so far made to estimate cost of taking over public utilities by New York City as provided by the Wagner-Donohue, the Thompson and other municipal ownership plans were absolutely futile. They would not venture even the broadest estimate of the expense that would be entailed by the adoption of the

municipal ownership plan in New York City.

The consensus among legislators is that New York City will have nothing to concern itself about in the matter of municipal ownership this year. Senator Elon R. Brown indicated this before the municipal ownership hearing held on Tuesday, when he urged on the floor of the Senate the creation of a Commission to investigate the problem of municipal ownership in its relation to municipal finance. The hearing developed nothing favorable; rather the impression of those present was that the advocacy of the plan by Mayor Hylan and other supporters gave the leading Republican legislators the opportunity they were seeking to direct the funeral of this legislation.

The Real Estate Board, through Edward P. Doyle, registered its opposition to the plan. Mr. Doyle declared that the Board believes that the city has at present no actual debt-incurring power. He gave the legislators a lesson in tax arithmetic by explaining that the present tax rate, in Richmond for instance, excluding 70 points for the debt service, is 176, or within twenty-four points of the constitutional limit of taxation. Facing deficiencies left by the last administration, which Comptroller Craig believes will raise the rate tenpoints more next year on present valuations, he pointed out that the rate then would be within fourteen points of the constitutional limit.

Mr. Doyle declared that unless something is done to curb the expensive activities of the city he could see nothing in sight for the property owner, but default. In the last seven years the agitations carried on by various civic organizations for the amelioration of conditions on the East Side have resulted in an expenditure of \$30,000,000, all of which was added to the burden of the taxpayers, he said.

Mayor Hylan, who entered the hearing while Mr. Doyle was attacking his municipal ownership plan, simply renewed his campaign arguments in its favor. He declared that the public utilities in New York City at the present time are controlled by a group of ten or a dozen men who are reaping munificent profits from them. He offered as a reason for the adoption of municipal ownership the expenditure by the city to date of \$250,000,000 in subway construction work. He also said that contractors who had agreed to undertake subway construction at a time when labor and materials were cheap were now abandoning their contracts for more profitable work. He said the city would be in a position to compel the fulfillment of these contractual obligations under a municipal ownership plan.

Senator Elon R. Brown first gave his views on municipal ownership when the question of reference to a Committee of the municipal ownership bill introduced by Senator George F. Thompson of Niagara came up. This new bill, similar to the Wagner-Donohue measure, was literally being "kicked" from committee to committee when Senator Brown expressed himself on this important question.

The ratification of the Federal prohibition amendment, which was given a serious setback when emasculated by the Assembly by the attachment of an amendment submitting the question to the people and the conversion of the amendment into a legislative bill which must be passed upon by Governor Whitman as any other ordinary legislative enactment, is still problematical.

At this time the Federal amendment containing a section which would give the people the say whether or not the Legislature should ratify it is on the order of second reading in the Assembly, virtually the general order calendar,

and scheduled to come up for action on Monday night in the Assembly.

After the Assembly passes upon the measure the Senate must have its fling and indications now, Senator William H. Hill of Binghamton, the leading dry exponent to the contrary notwithstanding, are that it will meet the stiffest opposition in this branch of the Legislature.

Governor Whitman, who is bending his energies to have the Federal amendment ratified in its original form, without trimmings that would submit the question to the unbinding vote of the people, is prepared to send a strong message to the Legislature urging ratification. This message is scheduled to go to the Assembly on Monday night when the discussion of the amendment will be renewed. The effect of this message cannot be gauged. Neither can the vote on the Machold amendment which would send the question of the ratification of the amendment proper to the people.

Speaker Thaddeus C. Sweet indicated that he was prepared to lend his support to the ratification of the Federal prohibition amendment in its undiluted form. His support is another matter which must be counted upon.

It is quite generally believed, however, that the upshot of the prohibition agitation will be the reporting out of the State Constitution Prohibition amendment by the Committee on Taxation and Retrenchment of the Senate, of which Senator James A. Emerson is chairman. This committee has already made its report in favor of the submission of the State Constitution amendment. This amendment, however, must be passed by the present Legislature and the new Legislature which will be elected next autumn. If passed, the amendment would be submitted to the voters in the fall of 1919.

The question of excise revenue seems to have been lost in the ardor which characterized the fight over prohibition. The adoption of either the Federal or the State amendment would mean a loss in Federal revenue of \$30,000,000 annually, in State revenue \$12,000,000 annually and to the municipalities of the States \$12,000,000 annually. New York City alone would stand to lose \$6,086,072.

Hearing on the Davies bill, which would prevent any person not admitted to the bar from examining abstracts of title and from drawing up of deeds, mortgages and other instruments affecting real estate, wills and the like was postponed today until Wednesday next at 12 o'clock noon. Some opposition to this measure is developing in the Legislature by reason of the influence of the rural members who oppose it on the ground that in the country districts lawyers are not always available for the draft of instruments affecting exchanges of property. The bill in its present form excepts from its provisions employees of a County Clerk of Register who are making searches.

Another Home Rule amendment was introduced in the Senate this week by Senator Elon R. Brown. This amendment would so amend the Constitution as to authorize the Legislature by general law to delegate to cities such powers over local affairs as the Legislature deems expedient. The amendment on its face contains nothing that would distinguish it from the Brown amendment of last year.

The establishment of a department of purchase in New York City is provided for in a bill introduced by Assemblyman McKee. The bill calls for the appointment of a Commissioner by the Mayor. The salary for this place is \$15,000 a year. The Commissioner is to have a Deputy at \$7,500; a Director of Purchase at \$6,000 and a Secretary at \$5,000. The bill is designed to centralize purchases by the city.

MEASURES AFFECTING REAL ESTATE

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

AT its weekly meeting, held on Wednesday, March 13, 1918, the Real Estate Board's Joint Sub-Committee on Legislation and Taxation and Real Estate Laws, passed upon the following bills:

Senate Int. 776. Pr. 899. Dowling.
 This bill was drafted by the Real Estate Board and introduced at its request by Senator Dowling. Its purpose is to amend the Tenement House Act so as to include many dwellings that may be altered for multi-family occupancy. Included are four-story and basement brick and stone houses of a depth not to exceed sixty feet, exclusive of bay windows and existing extensions. It applies to cities of one million or more population and to houses erected prior to April 10, 1901. Proper provision is made for fireproofing, for air shafts, for lighting and ventilation and for other details. The experience of a year has shown that the Three-Family Bill of 1917 was not sufficiently inclusive and the Real Estate Board believes that it is a part of practical common sense to try to so amend the law as to include the thousands of houses which in their existing condition are useless as dwellings and bring no revenue to the owners, and no adequate tax revenue to the city. It is believed that the proposed amendment will not be opposed by the Tenement House Department, and the affect it would have in their bringing to use dwellings substantially constructed, but now practically useless, will give this bill the general support of taxpayers, organizations and property owners who have for years been carrying these houses at a loss. It is believed that particularly at this time when construction of every character has practically ceased and housing shortage is imminent, if it does not already exist, that an alteration such as the one suggested would be welcome to thousands of tenants who would prefer to live in properly altered homes of moderate height rather than occupy the conventional large tenement or apartment house.

Assembly Int. 861. Pr. 976. A. E. Davies. To amend the Penal Law, in relation to attorneys.
 This bill is disapproved, and should be vigorously opposed. No such drastic legislation as it proposes should be enacted. The purposes of the bill are threefold. It is proposed to (1) amend Section 270 of the Penal Law as amended by Chapter 783 of the Laws of 1917. (2) To amend Section 271 of said law as amended by Chapter 327 of the Laws of 1910, and (3) to create an additional section to said law to be known as Section 271-a. At present Section 270 as amended in 1917 makes it unlawful for any person not duly admitted and registered to practice as an attorney or a counselor at law in any Court of Record in the State or in any court in the City of New York, or to make it a business to practice for another in any of said Courts, or to hold himself out as an attorney or counselor or to render legal services of any character. The amendment extends the prohibition to any court in the State, and prohibits such person giving the impression that he is competent to give advice on legal matters, or to give such advice. At present Section 271 as amended in 1910 forbids persons asking or receiving directly or indirectly any compensation for appearing as attorney in a Court or before any magistrate in any city of the first or second class. The amendment extends this prohibition to all Courts in the State. The foregoing so far as New York City is concerned makes practically no change in the existing law, simply making effective in other portions of the State the law that is now effective in this city. The provisions of the proposed new section (271-a) are, however, more drastic, and provide that no person who shall not have been regularly

admitted to practice in the Courts of Record of this State shall draw any instrument relating to the lease, sale, exchange or placing of any lien or encumbrance upon any real or personal property or to the discharge or assignment of any lien or encumbrance upon such property, any will, petition, pleading, paper or instrument required by the rules or practice of any court, examine any abstract or title or pass upon the validity of any title to real estate for or on behalf of another as agent or otherwise (unless he be a Court Clerk or Register or regular employee of such officer) or ask or receive any compensation directly or indirectly for giving any legal advice. A person violating these provisions is guilty of a misdemeanor and punishable by imprisonment for a term not exceeding one month or by a fine of not less than \$100 or more than \$250, or by both such fine and imprisonment. The only exceptions are that a person may draw an instrument relating to his own property, his own will, or a paper in an action or proceeding to which he is a party, nor does it affect any claim or case involving the workmen's compensation law. At present it is the common practice for real estate agents, brokers, and notaries public to prepare papers in the foregoing list. The enactment of this law will prohibit the continuance of this practice so long in vogue, and would seriously hamper those engaged in such business, requiring them to call in the services of a lawyer in every instance where any paper of the character of those above set out is required. From the standpoint of a real estate broker or agent the amendment so far as this new section is concerned is decidedly objectionable, burdensome and expensive.

Senate Int. 717. Pr. 841. Carson. (Same as *Assembly Int. 720. Pr. 795. Bewley.*) To amend the Labor Law, in relation to the organization of the Bureau of Statistics and Information.

This bill is approved. It relates to the organization and duties of the Bureau of Statistics and Information of the Labor Department. It repeals the ridiculous provision of Section 64 of the Labor Law, which requires the owners or proprietors of factories and other business establishments, and their agents and employees, to make any report concerning their plant and its operations which may be required by the Labor Department.

Senate Int. 184. Pr. 785. Downing. To abolish the Court House Board of the City of New York, to transfer its powers and duties to the Board of Estimate and Apportionment of such city and to provide for the disposition of the property heretofore controlled by such court house board.

This bill is approved. It would abolish the Court House Board and transfer its functions to the Board of Estimate and Apportionment, with power to abandon the existing courthouse site, as such, and make such disposition of the lands, etc., comprised therein as the board sees fit. In its original form, this measure was defective in several minor particulars, which were pointed out by counsel for the Real Estate Board, at the hearing before the Senate Committee on February 26. These objections have been removed in the reprint of the bill (Pr. 785). Further proposed amendments which would substitute the Sinking Fund for the Board of Estimate in the provisions of the bill are approved.

Senate Int. 775. Pr. 898. Farrenkopf. To grant and release to the City of New York certain lands under water in the Atlantic Ocean in the Boroughs of Brooklyn and Queens, to provide for the protection of adjacent uplands, the improvement of such lands under water and uplands and the acquisition of property for any such purpose, by such city, and to prescribe the methods for defraying the cost.

This bill is approved. It is an act to grant and release to the city certain lands in the Atlantic Ocean between the westerly boundary of Nassau County and the westernmost point of Coney

Island and to provide for the protection of adjacent uplands and for the improvement of such lands under water and uplands. The bill confers sweeping powers upon the Board of Estimate and Apportionment, looking to the development and improvement of the ocean front of Long Island and Coney Island, within the city limits. Any work done under this authorization is to be regarded as a local improvement the cost of which may be assessed upon property deemed benefitted thereby. The measure contains no mandatory provisions and the grants of lands under water to be made to the city by the State under the bill may be of great value in the future, particularly along the shore of Coney Island. It is possible, of course, were the bill enacted and the Board of Estimate become obsessed with the idea of rivaling the Seaside Park (Rockaway) extravagance, that ruinous burdens might be placed upon the city or upon property owners within a designated area of alleged benefit, but this seems hardly probable.

Senate Int. 812. Sheridan. To amend the Tax Law in relation to the recording tax on mortgages.

This bill is approved. It proposes to amend Section 293-a of the so-called Mortgage Tax Law. This section as at present constituted allows the record owner and holder of a mortgage which was recorded prior to July 1, 1906, to pay to the recording officer of the county in which the mortgaged property is situate the recording tax and thus exempt the mortgage from further taxation. The proposed amendment gives a similar privilege to the owner of the real property on which the mortgage is a lien and upon his exercising this option the mortgage becomes tax free. This legislation will be to the benefit of the owner of the property.

Senate Int. 811. Pr. 970. Sheridan. To amend the Real Property Law in relation to discharge of mortgages in counties embraced in cities of the first class.

This bill is approved. It proposes to amend the Real Property Law relative to discharges of mortgages in counties embraced in cities of the first class. The present law provides that where the original mortgage cannot be produced at the time of tendering the satisfaction for record the mortgage shall not be discharged until a certified copy of an order made by a Justice of the Supreme Court or the County Judge of the county in which the property affected by the mortgage is situated. This order is obtained upon a petition duly verified containing the name and address of the owner of the property and of the owner of the bond and mortgage, a full description of the mortgage and of any assignments thereof, that may appear upon the record, including the names of the mortgagor, mortgagee, assignor, assignee, date, amount, and the place, book, page and time of record of said mortgage. The proposed amendment appears to strike out from the last above list the words mortgagor and assignor. There can be no objection to legislation of this kind. Where the mortgagor is no longer the owner of the property or the assignor has no longer an interest in the mortgage, no good purpose can be served by making them parties to the proceeding to obtain an order directing cancellation of the mortgage.

Assembly Int. 885. Pr. 1013. Donohue. To amend the Tax Law in relation to appearance of the Tax Commission by counsel in proceedings for review of assessment of a special franchise.

This bill is approved. It amends the law so as to provide that in any proceeding to review an assessment of a special franchise tax the Tax Commission is authorized to appear by the Attorney-General of the State of New York, instead of by private counsel as

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NOTICE.

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

Thrift Stamps.

The Thrift Stamp is the smallest unit in the Government's war revenue producing plan. It is so small as to be almost insignificant to the individual, yet in the aggregate the total will reach enormous proportions.

But with it you can stand at the corner of Broadway and Wall and in five seconds plunk a hundred cartridges out of a Browning gun into the Huns.

Twenty stamps buys 100 cartridges.

With Thrift Stamps instead of theatre tickets you can put a gas mask on a boy in the trenches who otherwise might be slowly tortured to death while you, comfortably seated, are enjoying yourself.

Thirty-six stamps buys his gas mask.

With her fifteen dollar salary put into Thrift Stamps, a dollar a week for fifteen weeks, or fifty cents for thirty weeks, any stenographer can induce these nimble little thrifty "pieces of paper" to turn out an overcoat for one of the boys who has given up dances and the moonlight walks with her to do a real man's work "over there."

Sixty stamps buys his overcoat.

Which would you rather have, an Easter hat and shoes or own one of those

Springfield-Enfield rifles, the most deadly single-shot fighting arm in the hands of any fighting men in any army today? Our boys are on the firing line. Own a rifle on the Flander's Front!

Seventy-eight stamps pays for a Springfield-Enfield.

Let Thrift Stamps give your automobile a brief rest in the garage—the price of a couple of new tires will outfit one of the boys who is going "over the top" for you from his helmet to his hobnail shoes.

Six hundred and twenty-four stamps completely outfits a soldier boy.

All around you the best boys in the land are quietly stepping out of their accustomed places here and showing up "over there." They don't look back—there's no furs or feathers where they go.

You are older and bigger and stronger than they are, because when all's said they're only kids in men's clothes. But they fill the clothes and they are going to do the biggest thing the world has ever had to do. What are you going to do?

May Day is to be observed as Thrift Stamp day this year. Twine a wreath of Thrift Stamps around the old Liberty pole.

The Zoning Law.

Comptroller Craig's statement that "No change should be made in the Zoning Law except upon proof that conditions have changed in a particular locality" was meant to thoroughly reassure real estate interests as to the policy of Mayor Hylan's administration relative to the law. The Comptroller has also said that the only other exceptions that may be granted are in cases where the original provisions of the law are clearly wrong, but that in regard to any applications for modifications the Board of Estimate would have to be shown conclusively that the character of a neighborhood had radically changed or that the law or the rulings of the former city officials were essentially faulty before any relief would be granted.

It is undeniable that following the resignations of Mr. Bassett and the other members of the Commission on Buildings, Districts and Restrictions, which had framed and obtained the passage of the Zoning Law, and the decision of the new Board of Estimate not to continue that Commission, but to take over the functions, there was considerable uneasiness among the friends of the Zoning Law as to the effectiveness with which its provisions would be carried out in the future. So pronounced was this feeling that several members of the Board who are in a position to ascertain the views of those interested in real estate expressed the opinion at a meeting of the Board at which the question of the Zoning Law first came up, that some action should be taken to dispel the somewhat prevalent idea that the law was to be swept out of existence.

Every member of the Board of Estimate declared himself in favor of continuing the operation of the law and of giving it the fair test that a rigid compliance with its letter and spirit alone could give. It was the unanimous opinion of the members of the Board that the real estate interests of the city should be fully protected. If any further assurance is needed of the attitude of the administration towards the law it may be had from the action taken at the meetings of the Committee on City Plan of the Board of Estimate, of which Borough President Dowling is Chairman. This Committee consists of all the Borough Presidents, the Comptroller and the Mayor, ex-officio, and is therefore fairly representative of the Board itself.

A large number of applications for modifications of the law have been filed with the Committee, many of which had been denied by the former administration. In each one of these cases the applicant was obliged to prove a radical change in the character of the neighborhood or a mistake in the restrictions placed upon the property under the orig-

inal provisions of the law. Of the numerous applications five have actually been decided, and in each of these the request for a change in the law was denied. Several of these cases had been decided in the negative by the former Board, and the action of the present Board was in exact accordance with the former decision. The location of these cases was widely scattered. In 179th street, between St. Nicholas and Audubon avenues, it was desired to build a garage in a residence district. On Westchester avenue, between Jackson and Forest avenues, the change asked for was from a business to the unrestricted class. On Ditmas avenue, near Gravesend avenue, there was a demand for a business house in a residence district. Between Eighth and Ninth avenues in West 27th street, the Committee declined to change the business restrictions and made it an unrestricted block. And in 97th street, between Broadway and West End avenue, an application to build a business structure in a residence block was denied.

The Committee officials point out that the provision of the law which makes it necessary to have the unanimous approval of the Board of Estimate to effect any change in its operation whenever twenty per cent. or more of the property owners of the frontage proposed to be altered, or twenty per cent. of the owners of property immediately in the rear or of twenty per cent. of the frontage directly opposite shall present a duly signed and acknowledged protest against the alteration. As public notice and hearings are also provided for before any action can be taken, it is practically certain that whatever might happen it is unlikely that any radical change in the provisions of the law can be made unless the great majority of property owners are in favor of it unless the law is allowed to become a dead letter, or repealed, neither of which consummations is probable.

It is gratifying to know that the law is not dependent for its enforcement upon its own compelling provisions, but that it is receiving the hearty support of the members of the Board of Estimate, who are continuing it in effect because they recognize its great usefulness in preserving the value of the property from which the city derives ninety per cent. of its revenue.

New Officials on Probation.

The reorganized Board of Standards and Appeals is now on probation in the minds of the property owners and the allied real estate interests of Greater New York. These will not judge quickly nor harshly, but they certainly will be guided to a great extent by the high standards of service and efficiency that were so firmly adhered to by those members who recently relinquished their connection with this important administrative body. The initial meeting of the reorganized Board has occurred and the individual members have had an opportunity to become acquainted with each other. It now remains for them to familiarize themselves with the needs of those who will appear before its meetings and to perfect plans for the rendition of equitable justice to those appellants seeking for relief from seemingly drastic legislation.

The progress of this body will be closely watched by thousands of interested property holders and their representatives. Not only those who attend the meetings of this body will sit in judgment, but the combined forces of the real estate and owning interests of the city will be impatient for results. Nothing less than service equal to the former body can be accepted.

John P. Leo, the new chairman of the Board of Standards and Appeals, has announced that he will take a determined stand to the end that the labors of the organization shall be wholly in the interests of the city and the property owners. All will be the recipients of just and equitable treatment. Equal justice will be the keynote of all Board deliberations and every effort will be made

to expedite the work of the office that is compatible with efficient and thorough administration of the code.

Until the reorganized Board shall have proved itself capable of handling the problems that are presented for decision, the body must be on trial. This probationary period, while purely in the minds of those who are forced to come before it in the transaction of the regular affairs of the day, and of no political significance, will react, however, for good or evil upon the entire city administration. The probation term will be of sufficient duration to demonstrate whether results are possible or not and if impossible to obtain, the allied property interests that are the prime reason for the existence of the Board will surely take a determined stand and make a concerted effort to obtain a proper measure of relief.

The efficiency and dispatch with which the future business of the Board is transacted, the measure of equitable justice meted out to those appearing in search of relief, and the general satisfaction that is rendered will be the basis of judgment and the measure of the confidence of the real estate interests of this city.

The former Board rendered its services to the complete satisfaction of all concerned. True, there were complaints from time to time, but these were usually made by some one whose application had been overruled by the Board as being contrary to the letter or intent of existing legislation. Considered as a whole, however, the old Board held strictly to the middle ground, performing its functions in upholding the laws of the city and allowing such modifications as were in accord with the intent of the letter of the law.

From the standpoint of the realty interests of the city, the announcement that Mayor Hylan contemplated a reorganization of this important body was looked upon with considerable trepidation. There was a feeling prevalent that it would be a matter of extreme difficulty to replace the members with others of similarly high technical qualifications and general all-around capabilities. It is sincerely to be hoped that the new members of this body will omit nothing in their administration of the affairs of office that will deplete the efficiency of the organization or lower the existing high standards of the Board. Strong interests will watch, and while these will not be hypercritical during the period of readjustment, direct result and improvements will be anticipated. This city must not be disappointed in the record of this most important adjunct of its administration.

Moratorium on Rents.

Editor of the RECORD AND GUIDE:

In the newspapers of March 5 there appeared reports of the passage of a bill to protect soldiers' civil rights, so soldiers' families cannot be compelled to pay rent during the period of the war.

As it is important that all people of the country should feel that they are being treated with equal consideration and fairness in order that they may be satisfied that our Government is really acting in a democratic way, I would like to ask about a matter that is troubling me very much. I cannot see that this provision is fair to real estate owners.

I have a house in Jersey City occupied by seven families and three stores. Nearly all of the men of the families have been drafted and all will probably be in the war before July 1. The class of tenants is such that they will not be able to pay their rent, as they probably have no accumulations.

I have a mortgage of \$10,000 on the property and have to pay taxes amounting to about \$400 and water to about \$200. There is no moratorium on my mortgage or my taxes and I will lose my property if I cannot pay, and I cannot pay if my tenants are all in the army and I cannot collect from them. Only in January I had to pay \$1,000 off on the mortgage because the party made me, and I had to borrow that. What am I going to do?

My neighbor, who has \$100,000 invested in bonds that are free from taxation, does not have to contribute anything, and I have to pay on my income over \$2,000.

I am not a pro-German, but have bought Liberty Bonds, supported every call that has been made both with money and time in my community, and have a son in the army who enlisted.

As a taxpayer I have to make up and pay all public officials, policemen, etc., who go into the army, while my son from private life loses the difference between what he was making and is now getting. Maybe I am particularly unfortunate, but I think there must be a great many more like me.

I want to feel right toward the Government, but it does not seem right that I must furnish rooms to soldiers' families while the butcher, baker and grocer do not have to furnish any goods at all. If they do furnish them they may not be able to collect.

The trouble with most people like myself is that the tenants are already in the houses and I cannot get them out. Do you not think that the Government should pay the rent or make a moratorium for everybody?

I am willing to do my share, but I cannot carry more than my share and I may be wiped out if this law goes into effect without some relief for me.

I cannot see why I should pay the soldiers' rent because I have a house when my neighbor has just as much income as I have and does not have to pay anything. What do you think about it?

JAY MACE.

Sixth Avenue Improvement.

Editor of the RECORD AND GUIDE:

As a large owner and holder of real estate in the midtown section, I am deeply interested in the development of the district in the neighborhood of Sixth avenue, between 34th and 59th streets. I have held certain views for some years relating to the improvement of traffic conditions in that portion of Sixth avenue.

Those views were pointed out by me to the late Mayor Gaynor, who was much interested therein, but, unfortunately, the assault upon him which occurred almost immediately after, put an end to any practical consideration of my suggestions. These involved the widening of Sixth avenue, by the taking of lands on the east side from 34th to 59th streets. You are aware that with few exceptions, this side of Sixth avenue is covered with old buildings, and Bryant Park belongs to the city. These circumstances would lessen the cost of improvement far below what it would take to cut a new street between Fifth and Sixth avenues. I need scarcely point out the availability of connecting this improvement with the Hudson tunnel and the Pennsylvania Railroad station, and with the Grand Central Terminal through, over, or under Bryant Park.

Heretofore, certain influences have been exerted on behalf of the East Side and the New York Central people in particular, but I feel that the Pennsylvania interests, the McAdoo tunnel, 34th street, the West Side between 34th and 59th streets, as well as Broadway, Central Park West, West End avenue, Riverside Drive and beyond, in fact, as far north as Yonkers, with the theatres, hotels and dry goods houses, should be taken into consideration. It should be taken up with the McAdoo interests and the elevated railroad might even be altered on Sixth avenue, so as to have central pillars in the middle of the roadway, instead of the present double set of columns on either side of the trolley lines.

The increase of taxable values on these streets and others in the neighborhood, would pay for the entire improvement in an incredibly short time, without putting any additional burden upon the city.

I should be pleased to assist in carrying out such plan as may lead to the improvement of the real estate in this neighborhood and of the relief of the constantly increasing traffic therein.

WM. SITTENHAM.

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. 308.—If a husband and wife enter into a contract with two other parties to sell a piece of property and accept a deposit, and the wife dies before the date set in the contract for title to pass, is the husband legally bound to carry out the terms of the contract?

Answer No. 308.—Any person is bound in law to carry out the terms in his contract. If title was in the husband's name the death of the wife will not be an obstacle in the way of consummating the contract. If the title was in the name of the wife, her executors or administrators may convey under authority of the Surrogate's Court, or an action or a special proceeding may be brought by the proposed vendee to compel a conveyance of the deceased wife's interest.

Question No. 309.—A landlord wants \$15,000 per annum for a portion of his store, premises being a department store; the tenant and landlord agree on a 10% commission basis instead of a flat rental, the term being five years. The landlord claims he has taken in on an average \$100.00 a year himself, and expects the tenant, my client, to do better. I have never had a deal on like this before, and I am at a loss how to collect.

R.

Question No. 309.—The facts here are not sufficiently stated. The broker, in any event, knows the amount he can collect on the ten per cent. basis, and the amount he would collect on the ordinary commission basis. It seems entirely a matter for himself to decide.

Activities of Brooklyn Board.

At the meeting of the Brooklyn Board of Real Estate Brokers held Wednesday, the Board went on record opposing Assembly Int. 861, An act to amend the Penal Law in relation to attorneys. The Board also went on record in favor of the bill granting permission for Sunday baseball.

The following associate members were elected: Frank H. Quinby, 99 Nassau street, N. Y., and William L. Andrews, 642 Broadway, Brooklyn.

The Board received a request from the Liberty Loan Committee who desire to secure locations as headquarters for the coming Liberty Loan in the different police precincts of Brooklyn. The Board voted in favor of notifying the members, asking them to cooperate.

A brief report was received from the Transportation and Subways Committee, in regard to Senate 268, Assembly 335, for the purpose of providing a new Commission to have jurisdiction over terminals in the City of New York. The Chairman stated that a meeting of the Committee would be held within the coming week when the Committee would be in a position to make an intelligent report on the situation.

Queens Chamber Nominates Officers.

George J. Ryan has been renominated president of the Chamber of Commerce of the Borough of Queens; H. P. Williams and John M. Demarest, vice-presidents; and William J. Hamilton treasurer. The following directors have been nominated for a term of three years: Robert W. Higbie, M. J. Degnon, Ray Palmer, John F. Galvin and George C. Dickel.

The Committee on Nominations, whose report will be acted upon at the seventh annual meeting of the Chamber to be held April 12, included James J. Conway, chairman; Thomas W. Cullen, James A. Donald, Herman W. Beyer and Johnson Shipman.

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REAL ESTATE NEWS OF THE WEEK

Important Legislation Pending—Suburban Market Improving—Money Market Still Tight

IMPORTANT legislative matters, of vital interest to real estate owners, came up for consideration at Albany this week, the flat rate tax measure, municipal ownership of public utilities and prohibition being among the most important. Actions taken on these bills is reported in another column of this issue.

The appointment of a new Chairman of the Board of Standards and Appeals is another matter which is of intimate concern to the real estate market. John P. Leo, the new appointee, is experienced in the building field, but he is handicapped by the fact that his predecessor set such a high standard to follow. Architects and builders will not be satisfied with a lowering of this standard and therefore the future work of the Board will be watched with more than passing interest.

There were a fair number of sales and leases reported by brokers. Several deals of importance were included in the budget. It has been noticeable during the past week that many properties have changed hands without the element of trade. This fact is one of the encouraging features of the present-day market. To be sure the actual cash involved in the transactions is, as a rule, not as large as during times when a broader market exists, but still the fact that a new clientele is purchasing, should be the forerunner of a broader market.

The tightness of the money market is still a dominant factor in the restriction of trading. It will be some time

before this condition is changed. The institutions are still conserving their resources, and these have been placed at the disposal of the Government.

Practically no speculative building is now going on in Manhattan, though there has been an increase in the number of operations in the outlying Boroughs, and just over the line. These operations are the result of real estate sales made to professional builders though there is a considerable number of private dwellings being erected for private occupancy.

The suburban market for improved properties is strong. The demand is better than for years. The vacant land, however, is hard to sell and finance. The activity in dwelling houses in these sections is directly traceable to the fact that no building operations have been completed wherein a considerable number of families could be housed. The income return from these properties is large, and there is but little doubt but that this condition will maintain for some time to come.

Many brokers contend that the opening of the new subway lines has not produced the purchasing activity that was anticipated. They look for a better market from now on, due to the milder weather. The out-of-town brokers are dependent upon good weather, for first impressions on prospective clients are lasting ones. The severe winter weather discouraged "shopping" out of town. At the present time there is a distinct shortage of dwellings which rent for less than one thousand dollars a year.

NEW YORK BUILDING MANAGERS

REPORT ON PENDING MEASURES

THE following report has been made by the Legislative Committee of the New York Building Managers' Association: Hearings have been held before the Public Service Commission in the matter of charges made by the New York Steam Company, H. H. Whitman appearing for the New York Steam Company, H. J. Hemmens for the New York Edison Company, and Godfrey Goldmark and Robert J. Farrington, assistant counsel, attending for the Commission. The Commission was of the opinion after the proceedings that the act of the New York Steam Company in canceling by its notice of May 28, 1917, contracts made with it in conformity with its schedule effective November 1, 1916, was unjust and unreasonable and that the schedule of the company effective June 1, 1917, is unjust, unreasonable and unlawful in so far as it does not provide a separate classification for contracts in force on that date and made in conformity with the said schedule effective November 1, 1916.

It was ordered that on or before March 5, 1918, the New York Steam Company shall issue, file and post a supplement to its schedule of June 1, 1917, which supplement shall provide that all contracts made in conformity with the schedule of the company, effective November 1, 1916, and outstanding on June 1, 1917, unless thereafter canceled by mutual consent, shall be in full force and effect.

It was further ordered that this order shall take effect immediately and shall continue in force until changed or abrogated by further order of the Commission. This order, however, is made without prejudice to further hearings and proceedings in the matter with respect to the reasonableness generally of the basic rates and charges set forth in the schedule of June 1, 1917, and supplements, and no determination is made. On or before March 2, 1918, the New York Steam Company shall notify the Commission in writing whether the

terms of this order are accepted and will be obeyed.

One way that real estate offices can assist the Government at this time is to sell Thrift and War Saving Stamps. If real estate men tried undoubtedly many of the employees in offices and buildings would take at least one Thrift Stamp each week, and in offices where tenants pay rent at the office in cash they would accept one or two Thrift Stamps with their change. While the money so received would amount to a modest sum total, the securing of the interest of the stamp purchasers would be of great benefit. The rent collectors when visiting the building could also carry stamps and sell them to the tenants. Cooperation of all kinds is necessary at this time and we know our members will not be slackers if their attention is called to the opportunity.

The new schedule of coal prices is expected about April 1. Dr. Garfield states that steps are being taken to prevent the shipping of dirt, slate, refuse, etc., with the coal, as was done last winter. The protest of the association on this point has met with favorable consideration.

The situation continues to improve both as to quality and quantity. The future of the coal situation is now foremost in all minds. Additional methods of taking care of future conditions have been suggested as follows:

Building of additional bunkers and storage yards and filling these and all other space to their capacity.

The further curtailment of non-essential industries and luxury products.

The use of the New York State Barge Canal and the revival of unused canals.

The elimination of isolated and non-economical private electric power and heat plants and the use of large central stations.

A better supply of cars.

Further reduction of artificial illumination in the day time.

Inspection at mines of the quality of coal to prevent shipment of grades not suitable for ordinary consumption.

LEGISLATION.

(Continued from page 317)

heretofore, the proper expenses to be a charge against the State and not against the Tax District. By ordering appearance by the Attorney-General, it will save the money on frequent occasions wanted in the employment of special counsel to represent the State and it is proper for the State both to be represented in all such proceedings by its own officer or his deputy and to bear the expense of defending the assessments of its Tax Commissioners.

Assembly Int. 884. Pr. 1012. Curley. (Same as Senate Int. 714. Pr. 836. Murphy.) To amend the Greater New York Charter in relation to the issue of corporate stock notes.

This bill is approved. The Comptroller is authorized to issue from time to time bills or notes known as corporate stock notes to mature within a period not to exceed one year. Under the present law he can only renew one-half of these. This authorizes him to renew four-fifths. There is probably some necessity for this law at this time on account of the difficulty of the city's borrowing money, and existing law should be modified to meet the situation.

Senate Int. 611. Pr. 698. Sage. (Same as Assembly Int. 760. Pr. 866. Machold.) To amend the State Finance Law in relation to creating a central supply committee for the state and prescribing its powers and duties.

This bill is approved as being in the interests of economy and sound policy for the State. It proposes an amendment to the State Finance Law to create a Central Supply Committee, composed of seven members, to wit, the State Comptroller, Commissioner of Education, Superintendent of Public Works, Secretary of Trustees of Public Buildings, Chairman of Hospital Commission, Fiscal Supervisor of State Charities and the Superintendent of State Prisons, all required to serve without extra pay; the work of the Committee to be handled by such existing subordinates as the Committee directs and without extra compensation; regular monthly meetings are to be held at a stipulated time; the Committee to have power of subpoena and to hear testimony, etc., and to examine all records of any state department or institution. The Committee is required to investigate the State Departments, Boards, Institutions, etc., with a view to a systematic organization and consolidation of the purchasing of materials, supplies and furnishings for the entire state by joint contract duly advertised. The Committee is to make a classified schedule and specifications of all materials and supplies. Bids to be let to lowest responsible bidders. The various departments and institutions of the State are to make all purchases from the successful bidders at the contract prices.

Assembly Int. 915. Pr. 1055. Bewley. To amend the Labor Law in relation to floor area and required exits, stairways, notice of issuance of permits for building construction, fire alarm systems and fire drills, smoking and cleanliness in factories.

As hereafter indicated this measure is in some respects salutary, but it also contains several vicious provisions and numerous defects in form and phraseology. It is unsatisfactory as it stands and is disapproved. This measure proposes the following changes in the Labor Law: (1) Prohibits in buildings erected after July 1, 1918, the increase of occupancy, heretofore allowable under Section 52-a (Sub-Division 2, Section 79-a). (2) Repeals the requirement for an additional means of exit where the floor area exceeds 5,000 square feet (Sub-Division 2 of Section 79-a). (3) Permits stairways and landing inside an exterior enclosed fireproof stairway, not exceeding 100 feet in height, to be constructed of other than incombustible material, such other material to be approved by the Commission (Sub-Division 3, Section 79-a). (4) Prohibits the acceptance of stairways containing "winders" as required means of exit (Sub-Division 3, Section 79-a). (5) Modifies the requirement that the fireproofing of a stairway shall extend to three feet above the roof slabs, when the fireproofing may terminate at the underside of such slab (Sub-Division 3, of Section 79-a). (6) Permits the ventilation of stairway enclosures by windows in exterior walls,

but requires such windows to be fireproof when they are within 25 feet of a non-fireproof structure (Sub-Division 3, Section 79-a). (7) Requires skylights over stairway enclosures to be placed in metal frames with fixed or movable louvers or ventilators, and unless the skylights are of wire glass they must be protected on the inside by a shield of wire mesh (Sub-Division 3, Section 9, 79-a). (8) Modifies the requirement that stairways shall be extended to the roof by giving it an application only where safe egress may be had from the roof to the roof of an adjoining building, but provides that this modification shall not apply to building more than five stories in height (Sub-Division 3, Section 79-a). The limitation of this amendment is destroyed by the proposed amendment of Sub-Division 1 of Section 79-c, that, "whenever safe egress may be had from the roof to an adjoining or nearby structure, all stairways serving as required means of exit that extend to the top story shall be continued to the roof."

(9) Authorizes the Commission to dispense with fire alarm systems and fire drills in buildings equipped with automatic sprinklers having one adequate source of water supply, approved by the authorities having jurisdiction, and in which the maximum number of occupants on any one floor does not exceed by 50 per cent the capacity of the exits as prescribed by Section 79-e (Sub-Division 1, Section 83-a). The amendment proposed is repeated in the succeeding sub-division of Section 83-a relating to fire drills. Were it added as a third sub-division of the section, its inclusion in both of the preceding sub-divisions could be avoided. (10) Extends the authority to permit smoking in factory buildings to those having special occupancies; in which supposedly the prohibition against smoking shall be inapplicable, generally (Sub-Division 3, Section 83-c). (11) Requires that factory buildings shall be kept in "proper repair," as well as clean and sanitary (Sections 84-84-a).



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THE TORRENS LAW.

(Continued from page 315)

for the recovery of the value of the land, and it was held that she was entitled to recover. The registration of the land vested the title in the son, and the innocent incumbrancer took title in satisfaction of his debt. See *Anderson v. Davy*, 1 N. Z. S. C. 302.

A. applied for the registration of certain land. His supposed deed from B., under which he claimed title, was a forgery, but he did not know this when he was registered. It was held that his certificate gave him an unimpeachable title as against B. See *Coleman v. Riria Puwhanga*, 4 N. Z. S. C. 230.

These two cases, although the scene is laid in New Zealand—we go so far afield because the Torrens Act was born in Australia—are typical of what has happened in other jurisdictions; of what might occur in New York under the Torrens Law, and of what occurs, not infrequently, under the present recording law, as title insurance companies have reason to know. Anyone with criminal intentions may forge a deed of a piece of vacant land, and especially with the short period of service and the inadequate methods of service provided for by the Torrens amendments, now proposed, obtain registration of the title. An innocent mortgagee, making his loan relying upon the certificate, gets an absolutely good title as against the real owner, who is relegated to the assurance fund. His recovery is as to the assessed value of the land at the time of the registration, and under the amendments proposed in the Sheridan-Coles bill the county must pay him such

value, irrespective of the amount which may be in the county treasury to the credit of the assurance fund. Any deficiency in the fund must be made up by tax levy.

The difference between the liability of the State, in the case of Torrens registration, and the liability of a title insurance company, under the present recording laws, is plainly marked by the above transactions. The State having declared that a Torrens certificate is incontestable does not return the title of the land to the true owner, but compensates him by a cash payment. Under the recording law, no title passes out of the true owner by the forged deed, notwithstanding the fact that it was recorded, and the title company who might have insured the mortgagee under the above transaction would have to reimburse him the amount which he advanced on said mortgage, relying upon the genuineness of the deed. This would seem to be much the fairer method of adjustment.

The experience of other jurisdictions as to losses paid by the State under claims arising under Torrens Acts is no criterion of what would take place in New York. The opportunities are so numerous under the Torrens Law and so many of the unscrupulous are here congregated that there is sure to be an unprecedented number of claims arising in the course of the administration of the Act, provided the bars which now prevent them from taking advantage of its provisions are let down.

It behooves the Legislature to preserve carefully every protection with which the administration of the law has been surrounded, and it is also doubly

important in these days of excessive tax charges on real estate that additional burdens shall not be imposed upon the community in an attempt to supplement the seeming unfair working of the Torrens Law by compensation out of the taxpayers' money—a provision which may be held to be unconstitutional, when a test of the question has been properly made.

TALK ON TAXATION.

William R. Burling Shows How Unnecessary Expenses are Incurred.

WILLIAM RAYMOND BURLING, Chairman of the Taxation and Legislation Committee of the Brooklyn Board of Real Estate Brokers, was the spokesman for Brooklyn taxpayers at the public hearing before the Mayor's Committee on Taxation and Investigation of Mortgage Loans, held recently at the Hotel Majestic. Landlords, builders and real estate brokers from all parts of the city attended the meeting and aired their grievances.

"May I refer to the following excerpt from the 'report of the Mayor's Advisory Commission on Administration of the Tax Law, City of New York,' submitted to Mayor Mitchel on December 20, 1917," said Mr. Burling:

"Throughout the country real estate taxes produce 75 per cent. of the revenue, and in New York City about 80 per cent. It is well known that the average net return to the owner of such property here has become so small as to depress the market. Should depreciation become general and confirmed the debt margin also would be injuriously affected. Even if a much higher tax rate were not economic suicide it would be illegal, for the constitutional limit of 2 per cent. is not far away. A higher general standard of assessment is clearly out of the question. The conclusion is inevitable that larger contributions must be received from other sources.

"As for the attempt to tax all personality at the real estate rate, its hopelessness is demonstrated every day and everywhere. Its severity condemns it to failure. A tax that would absorb, on the average, from 30 to 50 per cent. of income is too close to confiscation, not to be evaded by all honest and some dishonest means. Securing immunity from personal taxation is almost a science, and wealthy corporations and individuals find it profitable to secure expert legal advice on the subject.

"Let us supplement this statement by an official committee with the fact that in 1898, the first year of consolidation, the budget was \$77,473,084, or a per capita cost of \$23.80, and that in 1918, the present year, the budget is \$278,123,759, or a per capita cost of \$40.96. This shows an increase of \$141,000,000, or over double the amount of the budget itself twenty years ago, with about a \$17 per capita increase.

"This condition, in our opinion, can be rectified by the establishment of a maximum limit of the tax rate on both real estate and personal property. By limiting the real estate rate stability confidence will be restored and values sustained. By limiting the personal tax to a moderate rate the incentive to swear off illegally will be removed and a vastly increased income will be derived."

"In 1917," continued Mr. Burling, "personal property to the amount of \$419,156,315 was taxed, and when it is figured that the actual personal property in the city is valued in billions and not millions the amount to be obtained under a reasonable rate is apparent.

"The Brooklyn Board has gone on record strongly in favor of Boylan Bill No. 89 and Sesselberg No. 613, affecting the tax rate and also other amendments in the law to allow of taxing property where located.

"The apparent necessity for the Tenement House Department in 1901 has been amply, if not excessively, covered by this and subsequent legislation, and we believe that it would be greatly to the advantage of the taxpayers and the city to abolish the Department and have the law administered by the Building Department, with certain features taken care of by the Fire and Health Departments. The taxpayer would in this way be saved from duplication of departments' control, and the city would be benefited to the extent of \$642,807, figures from 1918 budget.

"Two other departments whose work come close to the same fields are the Dock Department and the Department of Plants and Structures. In the 1918 budget the Dock Department is accorded \$2,082,324.91, and the Department of Plants and Structures \$753,072.07. If consolidated in the Dock Department the \$753,072.01 should be largely saved to the city.

"The office of City Chamberlain is

BLISS TALKS

"It is far better to prevent the appearance of pests than to attack them after they have arrived."

When the 86th St. Y. M. C. A. contracted for Bliss Exterminator Service and wrote us the letter from which the above phrase is quoted, they appreciated the fact that a large proportion of the most important real estate firms in town are Bliss clients. We prove to our patrons that "Bliss Service Satisfies," taking no money in advance and cheerfully giving a free demonstration to owner and agent.



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another needless office, in our opinion. This should be abolished and its functions turned over to the Department of Finance, and the \$59,227 saved from the Budget.

"May I also call your attention to a policy which rests largely with the administration without legislative enactment? This is the sale of all city owned real estate for which there is no present or prospective use. If it is good law and good business that a savings bank, to protect its depositors, shall not own longer than a given time realty which it does not use for its banking home, is it not equally as good that the city should follow the same procedure to protect taxpayers?"

"In our opinion the question is not one that is solely dependent on the condition of the market, for the price obtained is not the greatest consideration of the city. So long as a fair marketable price is obtained the placing of the property on the tax rolls and the improvement of the property, for the unused city property is reasonably well located, which would promptly be improved by private parties, and so would improve whole neighborhoods, with consequent reflected assessed valuation enhancement, as well as increasing the borrowing capacity of the city.

"The city is the only seller of real estate that not only has the price obtained free for use or investment, but in addition gets an annual income from the property so sold and also on all improvements."

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 35 as against 32 last week and 36 a year ago.

The number of sales south of 59th street was 17 as compared with 12 last week and 15 a year ago.

The sales north of 59th street aggregate 18 as compared with 20 last week and 21 a year ago.

From the Bronx 12 sales at private contract were reported as against 10 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 328 of this issue.

Mexican Telegraph Company Buys.

Charles F. Noyes Company sold for the Farmers' Loan & Trust Company, trustees, to the Mexican Telegraph Company, the block front in the east side of Broad street, from South William to Stone streets, and the adjoining building, 43 South William street. The property comprises about 3,100 square feet, with frontages of 70 feet in Broad street, 32 feet in South William street, and 47 feet in Stone street. Announcement was made that the new owners will erect, at a relatively early date, a modern fireproof office building, for the exclusive occupancy of the purchasing company. The ground is valued at about \$150,000, and it is expected that the total operation may involve about \$400,000. The purchasing company, of which James S. Crymser is president, is the northerly connection of the South and Central American Telegraph Company, and operates the "All American Cable." This deal is the most interesting of the many deals that have been closed in the Broad street section. The plot is one of the most unique along Broad street, being at the widest portion, and with remarkable street frontages and great prominence. In the neighborhood there are a number of individual buildings occupied by owners such as the Bush Terminal Building on the block front from Pearl to Bridge streets; the American Bank Note Company building in Broad street, from Beaver to Marketfield; Fraunces' Tavern is located two blocks away, and the New York Telephone Co. has just improved the block front in Broad street from Water street to Pearl, three blocks further east. The Consolidated Stock Exchange, Exchange place, is one block north, and

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in this block, bounded by Broad, South William and Beaver streets, there has been a great deal of activity. The Delmonico Building, at one end of the block, was recently purchased, is being altered, and is occupied by marine insurance interests.

Guaranty Trust Company Buys.

The Guaranty Trust Company has acquired title from the Sixty Liberty Street Corporation, to 60 to 64 Liberty street, a fifteen-story office building. The selling company represents William H. Barnum and William Everdell, Jr. The structure has been connected with the corner building fronting on Broadway, occupied by the Guaranty Trust Company. About 80 per cent. of its floor area is now used by the purchasing company. The building abuts the New York Clearing House, having as neighboring properties in the same block the Postal Life, Bank of Commerce, and American Exchange National Bank buildings.

Bank Adds to Holdings.

The Chemical National Bank has increased its frontage in Chambers street, to 150.11 feet through the acquisition of the five-story building, 84 and 86 Chambers street, 50x75.1 feet, from the City Real Estate Company. The bank building adjoining is an "L"-shaped structure, fronting 100.11 feet in the street, and 25.1 feet on Broadway, where the main entrance is located. The newly acquired parcel is assessed at \$170,000.

Operator Still Active.

Frederick Brown sold to the Irwin Realty Company the two five-story apartment houses, at 1220 and 1226 Grand Boulevard and Concourse, on a plot 77.1x104.8 feet, north of 167th street. The houses accommodate sixty-two families, and are fully tenanted, at about \$26,000 a year. They have been held at \$210,000. In exchange the buyer gave 2442 Eighth avenue, a five-story flat, on

WANTS AND OFFERS

WANTED—By a Practical Engineer, a position as Superintendent of office or large apartment building, or superintendent of repairs with large estate or real estate agency. Best of references will be given. Address **ENGINEER**, care Record and Guide.

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FOR SALE OR TO LEASE

ELEGANT COUNTRY PLACE on main Albany Post road, Hyde Park, Dutchess County, N. Y.; about two acres; fine 14-room mansion, barn, suitable for garage; outbuildings; fine lawn; fruit, shade trees; flower, vegetable garden, fine condition; may consider exchange for city property; photographs in office. For particulars, terms, call any day. **GEORGE SCHWEPPENHAUSER**, 262 West 135th St.

FOR SALE—Bronxville, modern 9 room house on high ground; very reasonable terms. **HARPER**, 245 West 26th St., N. Y. C.

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

FOR SALE—South Brooklyn, a one-family house of nine rooms and bath, situated two blocks from the Ninth St. Station of the Fourth Ave. Subway; asking price, \$4,000; can be had on easy terms. **R. MURPHY**, 210 Eleventh St., Brooklyn.

BUSINESS OPPORTUNITIES

BOARDING BUSINESS in apartment house; established five years; fine equipment and location; near Columbia University; good summer business; retiring. Box 488, Record and Guide.

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a lot 24.11x76 feet; also the one-story taxpayer at the southeast corner of Intervale avenue and 166th street, 20x86x67; also Vega Farm at Branchville, N. J., containing 27 acres, with a house and barn; also two free and clear dwellings at Deal Beach, N. J., on the Esplanade, and Woodward avenue; a two-story taxpayer at 1829 and 1831 Bath avenue, Brooklyn, 42x100 feet, and 10 free and clear lots at Bayshore, L. I. Byrne & Baumann were the brokers.

Deal for Negro Apartments.

The Payton Apartments Corporation, formed at Albany a few days ago, with a capital of \$450,000, has taken over the six elevator apartment houses occupied by negroes at 117 to 143 West 141st street, and 130 to 148 West 142d street, between Lenox and Seventh avenues. In 141st street the property measures 125x100 feet, and in 142d street 150x100 feet. It is understood that the company represents negro capital, the personnel including Edward C. and W. H. C. Brown, and Andrew F. Stevens, bankers of Philadelphia and Washington; Emmet J. Scott, secretary of the Tuskegee Normal and Industrial Institute of Tuskegee, Alabama, and Herman E. Perry, president of the Standard Life Insurance Company of Atlanta, Ga. These apartment houses were reported sold last year to the Philton Holding Company, controlled by the late Philip A. Payton, Jr. They were later acquired by Watt Perry, a negro capitalist from Brockton, Mass. Up to last summer the houses were occupied by white people, but at that time the suites were offered to negroes.

Company Formed to Buy Loft.

The Twenty-Nine West Seventeenth Street Company has been formed with Harry Miller, Percy A. Shedlock, and Louise Bonar as directors, to purchase the ten-story and loft building at 29 West 17th street, from the Brooklyn Savings Bank. The structure measures 25x92 feet and is located 435 feet west of Fifth avenue. The property was taken over by the institution on October 8, 1915, as plaintiff in a foreclosure action to satisfy a mortgage judgment of more than \$100,000. The new company is capitalized at \$100,000.

Manhattan Apartment in Trade.

An upper west side apartment house figured in an exchange transaction, which also involved a Westchester County farm. Frederick Brown, operator, sold to A. P. McDonough the Cynthus, a seven-story elevator apartment house, with stores, at the northeast corner of Broadway and 125th street, on a plot 100x75. The property has been held at \$200,000. In exchange the buyer gave the Whitson property at Newcastle, Westchester County, N. Y., between Ossining and Chappaqua, and containing 125 acres, with a three-story Colonial style residence, farmer's cottage and garage. The property is fully stocked and has large apple and peach orchards. It was held at \$60,000. George Howe was the broker.

Resale in Front Street.

Harry K. Gregg resold the six-story office building at 132 and 134 Front street, 40.10x85 feet, at the southwest corner of Pine street, which he purchased last month from Thomas P. Grace. Arthur H. Lamborn is the buyer of the property, which was formerly the home of the Tea Auction Room. Geo. R. Read & Company was the broker.

Operators Buy.

The Jules Realty Company, representing Fisher and Irvine Levine, operators, bought from the Kobre Assets Corporation the eight-story store and loft building at 533 to 541 Canal street, northeast corner of Washington street, having a frontage of 101 feet in Canal street, 22 feet in Washington street and an irregular depth. The entire plot comprises about 45,000 square feet. The building has been held at \$140,000, and is rented to three separate tenants, for \$14,000 a year. William S. Baker was the broker.

Realty Company Buys.

Nason Realty Company purchased from the Laden Realty Company, the Maxine and Elliott, two six-story apartments, each measuring 66.8 x 100 feet, at 648 and 654 West 160th street. The buildings were completed last November and are fully tenanted, the annual rent roll aggregating about \$32,000. The properties were held at \$240,000. Norman Denzer and Joseph Silverson were the brokers.

Apartment House to Be Transferred.

The Madison Avenue and Eighty-Ninth Street Company, of which F. D. W. Searing is a director, will take over the Lauriston apartment house, a seven-story building, at the northeast corner of Madison avenue and 89th street, covering a plot 36x100 feet, adjoining the Beloved Disciple Protestant Episcopal Church. The Realty Company of America recently acquired the property as plaintiff at foreclosure for \$239,579.

Sagua Democratic Club Buys.

Sagua Democratic Club purchased from Alvin Wachsmann, through the Nehring Company, the three-story dwelling at 517 West 173d street, now occupied by that organization. The property will continue to be used as a clubhouse, but will be altered to provide additional facilities for the entertainment of the new women voters.

Manhattan.

South—of 59th Street.

BEDFORD ST.—Duross Co. sold for Mrs. P. Roncoroni to Henry Ulmar the property at 46 Bedford st and 29 Leroy st, the northeast corner of Bedford and Leroy sts, facing the 7th av extension, on plot 22.6x67, on which there is a 3-sty dwelling, with store, and a small 3-sty house on the rear of the lot.

CANAL ST.—William S. Baker sold for Kobre Assets Corp. to Jules Realty Co., representing Fisher and Irving Lewine, 533 to 541 Canal st, northeast corner of Washington st, an 8-sty store and loft building, on plot 101x22x irreg., held at \$140,000.

FRONT ST.—Harry K. Grigg resold to Arthur H. Lamborn, president of Arthur H. Lamborn Co., sugar brokers, the 6-sty office building, on plot 40.10x85, at 132 and 134 Front st, southwest corner of Pine st, formerly the Tea Auction Room. Geo. R. Read & Co. negotiated both deals.

LITTLE WEST 12TH ST.—Middendorf & Rohrs, produce dealers, bought from the Cooper estate the 3-sty building at 3 Little West 12th st for occupancy. The brokers in the transaction were Charles B. Van Valen, Inc., and Duross Co.

MADISON ST.—Lawyers' Mortgage Co. sold 352 Madison st, a 5-sty tenement, on lot 23.3x95.1, near Scammel st.

5TH ST.—Daughters of Israel purchased from Joseph Wollman the property at 220 East 5th st, which the society has occupied as a nursery for a number of years. It comprises a 3-sty house, on plot 21.2x92.4, located between the Bowery and 2d av.

41ST ST.—James Kyle & Sons and Horace S. Ely & Co. sold for the Norris estate to Joseph Gordon the two buildings at 237 and 239 East 41st st, on plot 50x irreg. This is the first sale of the property in 75 years.

50TH ST.—Bondy Croner, tenant, purchased from the trustees of Columbia University 54 West 50th st, a 4-sty dwelling, on plot 20x100.5, Columbia leasehold.

54TH ST.—Wm. A. White & Sons sold for John J. Carle and Howard Willets, executors of the Willets estate, to Dr. Charles A. Holder 39 West 54th st, a 4-sty dwelling, on plot 22x100.5. The property has been in the ownership of the Willets family since 1879.

LEXINGTON AV.—James Kyle & Sons sold the 4-sty brown stone building at 662 Lexington av for Mrs. J. Frankenthal.

1ST AV.—David Lion and S. Soraci sold for the Lincoln Trust Co. the 4-sty building, with store, on lot 20x80, at 1023 1st av, near 57th st. The buyer is S. Puglise.

North—of 59th Street.

62D ST.—Margaret Dillon sold the 3-sty dwelling, on plot 18.9x100, at 216 East 62d st to a client of E. de Forest Simmons.

89TH ST.—Houghton Co. sold for Louis H. Abenheimer the 4-sty dwelling at 70 West 89th st, on lot 20x56x100.8½.

93D ST.—Edwin W. Pett sold to Jennie H. Price 114 West 93d st, a 3-sty dwelling, on lot 20x100.8, which had been held by the seller since 1906.

103D ST.—James H. Cruikshank purchased from Henry L. Butler the 5-sty single flat at 131 West 103d st, on plot 18.9x100. Harry Levy was the broker.

111TH ST.—Jacob Schroeder resold 241 and 243 West 111th st, a 6-sty apartment house, on plot 50x100.11, located near 8th av.

112TH ST.—Sarah Bernfeld sold to an investor the 5-sty flat at 7 East 112th st, on lot 25x100. J. P. Finneran was the broker.

123D ST.—George W. Brettell & Son sold for J. Manneheimer to Christopher Chapman the 3-sty stable and garage at 170 to 174 East 123d st, on plot 68.8x125xirreg.

126TH ST.—Walter A. Wells bought from Lauson E. Wilcox, the two 3-sty dwellings at 40 and 50 West 126th st, adjoining the southeast corner of St. Nicholas av. The same buyer recently bought the adjoining house at 515, which gives him control of a plot at this point measuring 46.4x90.

155D ST.—James H. Cruikshank purchased from Julia C. S. Grant, of Tarrytown, N. Y., the 3-sty double flat, on plot 25x100, at 312 West 155d st. Porter & Co. were the brokers.

153D ST.—Daniel H. Jackson resold through Bryan Kennedy to Daniel Newman 312 West 153d st, a 3-sty flat, on plot 25x100. The seller acquired the property last month in a trade from Emma Meckert.

AUDUBON AV.—Nehring Co., Jules Nehring, Pres., sold for John W. Scott, the "Gertrude," a 3-sty apartment house on plot 63x100, located at the northeast corner of 14th st and Audubon av. The buyer gave several Bronx parcels as part payment. The transaction involves about \$150,000.

SHERMAN AV.—Nason Realty Co. resold to K. N. K. Co. 160 and 164 Sherman av, two 5-sty apartment houses, on plot 50x100. The buyers gave in part payment a free and clear place at Lynbrook, L. I.

Bronx.

BECK ST.—A. Blumenthal and James A. Atwater sold for the estate of Mary D. Schwab to Benenson Realty Co. 894 Beck st, between Intervale av and Finny st, a 5-sty, 30-room apartment house, on plot 80x100.

CROSBY ST.—Daniel H. Jackson resold to William Wickstrom 94 Crosby st, a 7-sty loft building, on plot 25x75. The buyer gave in exchange a 3-sty dwelling, on plot 50x150, at the corner of Sherman av and Lafayette av, Montclair, N. J.

KELLY ST.—Henry Morgenthau Co. sold to Morris Hirsch 505 Kelly st, corner of Intervale av, a 5-sty apartment house, on plot 10x80x80x irreg. S. Gelich and J. Windman were the brokers.

SIMPSON ST.—Frederick Brown sold to Samuel Berger 1017 Simpson st, a 5-sty 20-room apartment house, with stores, on plot 42x100x irreg. The property was held at \$62,500.

ARTHUR AV.—Harry H. Cohen, as broker, sold to an investing client the southwest corner of Arthur av and Oak Tree pl, a 3-sty building, with stores, on lot 25x35.

BOSTON RD.—Utility Realty Co. bought the southwest corner of Boston rd and Jefferson pl, a 1-sty garage, fronting 140 ft. on Boston rd.

CLINTON AV.—John F. Fetzer sold for Frank Willets Co. 2137 Clinton av, a 5-sty new-law apartment, on plot 44x120, between 151st and 152d sts.

MORRIS AV.—Edmund Sens purchased for occupancy from Frederick Brown, operator, 2680 Morris av, a 2-sty dwelling and garage, on plot 50x122. J. L. Greenfield negotiated the sale.

PARK AV.—Harry H. Cohen sold for Benenson Realty Co. for cash the 5-sty apartment house at the northeast corner of Park av and 186th st, containing accommodations for 27 families, on plot 50x100. The structure is fully tenanted, and held at \$60,000.

ST. LAWRENCE AV.—John F. Fetzer sold for Benenson Realty Co. a 3-sty dwelling, on plot 25x100, at the southwest corner of St. Lawrence av and Merrill st.

VAN NEST AV.—John A. Steinmetz sold for Annie Handle 578 Van Nest av, a 2-sty dwelling, on plot 25x100, near Taylor av, to Anna Ciccolo, who resold.

Brooklyn.

NURGE ST.—R. A. Schlesing, as broker, sold for John Fishlein the 2-sty 4-fam. frame house at 118 Nurge st to Max Hussakoff for investment.

PRESIDENT ST.—John Pullman Real Estate Co. sold for Mrs. Annie Mahoney the 2-sty brownstone dwelling, on lot 20x100, at 675 President st.

STERLING PL.—Land Estates, Inc., associated with New York Title & Mortgage Co., sold 1845 Sterling pl, a 16-fam. apartment house, on plot 38.6x143.2x irreg.

STOCKHOLM ST.—R. A. Schlesing sold for Gotthold Bloch the 2-fam. house at 80 Stockholm st to Louis and Mary Stolze.

7TH ST.—Samuel Galitzka Co., as broker, sold the 2-sty brick semi-detached 2-fam. house on plot 22x150, at 2120 East 7th st.

7TH ST.—Samuel Galitzka Co. sold for J. Zube the 2-fam. 2-sty brick semi-detached house at 2108 East 7th st, on plot 22x100; also the 2-sty, 2-fam. house at 2118 East 7th st on plot 22x125; and the 2-sty brick house on plot 22x100 at 2110 East 7th st.

45TH ST.—John J. Hoefflinger sold for Martin and Anna M. Tyd the 2-sty 2-fam. brick dwelling at 240 45th st.

48TH ST.—John J. Hoefflinger sold for Frank and Lydia Gustafson the 3-fam. brick house at 325 48th st.

50TH ST.—N. Karsh bought from Morris Seid the 2-fam., 19-room cottage at 1569 50th st, on plot 60x100. I. Salzberg was the broker.

56TH ST.—Martin A. Ansbro sold for Valentine Strudrucker the 2-fam. house at 548 56th st.

57TH ST.—Martin A. Ansbro sold for Charles Moll the 2-fam. house at 518 57th st.

61ST ST.—Martin A. Ansbro sold for H. J. Wolf Construction Co. the 2-fam. house at 582 61st st.

72D ST.—Martin A. Ansbro sold for George Flushing the 2-fam. house at 554 72d st.

73D ST.—Martin A. Ansbro sold for Alexander Shikerman the 2-fam. house at 513 73d st.

73D ST.—Martin A. Ansbro sold for Josef Meyer the 2-fam. house at 521 73d st.

75TH ST.—Frank H. Malone sold for Anna McNiff the 1-fam. dwelling on plot 20x100 at 453 75th st.

AVENUE I.—R. J. Kilpatrick sold 3618 Avenue I, a detached semi-bungalow, with garage, on plot 33x100, to O. S. Bucke, of York, Pa.

FLATBUSH AV.—McInerney Klinck Realty Co. sold for D. Scheffer the 3-sty brick and limestone store and apartment house building at 1066 Flatbush av, on plot 20x100.

HOWARD AV.—Charles Buerman & Co. sold for S. Barad the 16-fam. house, on plot 43x77, at 655 Howard av to Mrs. M. Berger.

OCEAN AV.—B. & R. Building Co. sold 2332 Ocean av, a 3-sty semi-detached house on plot 40x100. Samuel Galitzka Co. negotiated the sale.

PROSPECT AV.—Martin A. Ansbro sold the three flats at 416 to 422 Prospect av.

5TH AV.—Tutino & Cerny sold for Henry Mally the 3-sty brick store and apartments at 4715 5th av.

7TH AV.—Martin A. Ansbro sold for Nathan Jacob the flat and stores at 449 7th av.

15TH AV.—Frank A. Seaver & Co. sold a plot of 13 lots on the east side of 15th av, 100 ft. north from Benson av, for Hannah McQuade.

Queens.

BAYSIDE.—Henry Brady sold for John E. Lawlor the 2-sty frame residence, on plot 40x100, on the west side of Elmwood av, north of Palsade blvd, to Edward Courtade.

BAYSIDE.—C. H. Harnden sold to K. M. Howell the dwelling and plot, 50x125 ft. at the southwest corner of Warburton av and 2d st.

COLLEGE POINT.—William H. Moffit Realty Co. sold to C. M. Field a plot, 99x153 ft., on the south side of 4th av, 120 ft. east of 22d st.

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(40th Street)

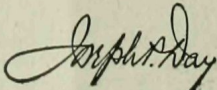
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COLLEGE POINT.—Auto Press Co.'s plant in 22d st, has been purchased by Victor R. Browning Co., of Cleveland, Ohio. The plant is on the Whitestone branch of the Long Island Railroad, and contains about 20,000 sq. ft. of factory space, but it is understood that the new owners will build a large addition.

CORONA.—P. R. Hunz sold to E. J. Worth a dwelling, on plot 50x100, on the east side of Clinton av, 199 ft. south of Flushing av.

DOUGLASTON.—J. F. Tobin sold to N. H. Bachmann the plot, 80x130 ft., on the east side of Regatta pl, 120 ft. south of Bay av.

FAR ROCKAWAY.—Bond and Mortgage Guaranty Co. sold to C. C. Bunker the plot 60x100 and dwelling on the east side of Fulton av, 199 ft. north of Sea Girt av.

FLUSHING.—C. Homes purchased from R. C. Greene and resold to L. B. Halleran a plot, 100x250, at the northeast corner of Linden av and Orchard st.

FLUSHING.—William A. Ross of Brooklyn bought from James McCloskey his residence, on plot 80x100, on North Broadway. J. Albert Johntra negotiated the sale. The same broker also sold the dwelling at 80 Linden av, on plot 25x125, of Frederick B. Romer to William S. Lewis, and at Broadway the dwelling at 64 West 23d st for Rupert Ryler to Patrick Walsh.

JAMAICA.—O. E. Morton sold to People's Trust Co. a dwelling, on plot 46x100, on the west side of Stoothoff av, 75 ft. south of Ashland st.

LAURELTON.—Laurelton Development Co. sold to F. H. Erickson the dwelling and plot, 40x100 ft., in the southeast side of Gramercy st, 160 ft. southwest of Whitney Blvd.

LONG ISLAND CITY.—Academy Realty Corp. sold to J. Schenfield the property, 50x100 ft., in the southeast side of Academy st, 400 ft. southwest of Hopkins av.

NEPONSET BEACH.—M. F. Germond sold to C. H. Cothran the dwelling and plot 60x100 in the southwest side of Ontario st, 464 ft. southeast side of Washington st.

NEWTOWN.—M. F. Weber sold to F. J. Davis the dwelling at the southwest corner of Dean pl and Eads av.

RICHMOND HILL.—H. E. Lowry sold to P. Kaplan a plot, 100x106 ft., at the northwest corner of Orchard av and Greenwood av.

RICHMOND HILL.—H. B. Jennings sold to R. Fah the property, 40x100 ft., on the east side of Stoothoff av, 260 ft. east of Arthur av.

ROCKAWAY.—S. J. Mitchell sold 100x100 ft. at the southwest corner of Washington and 8th avs to L. J. Hunt.

WHITESTONE.—J. S. Armbuster sold to L. Bindrim the dwelling and plot, 50x100 ft., on the west side of 7th av, 50 ft. north of 6th st.

Richmond.

STAPLETON.—Moffatt & Schwab sold for Helene Traver of Stapleton 97 Prospect st, Stapleton.

WESTERLEIGH.—J. Sterling Drake sold for Isaac Wisterman of St. Cloud, Fla., to James Whitford the corner plot at Westerleigh, 80 ft. on Kingsley av and 90 ft. on New York pl. The plot will be improved with a modern house to cost in the neighborhood of \$15,000.

WEST NEW BRIGHTON.—J. Sterling Drake sold for Jennie V. and John C. Goblet to Margaret Quigley the premises at 275 Bement av, West New Brighton, on plot 50x122, with a modern house of 9 rooms.

Westchester.

LARCHMONT.—H. M. Olcott and F. L. Egger sold the Dean House at Howell Park to Mrs. Bessie Parker, who will occupy.

LARCHMONT.—Julian L. Franck bought from Samuel C. Ryer his house on Hickory Grove dr. George Howe was the broker.

MT. HOPE.—Kurz & Uren, Inc., sold for Hudson P. Rose Co., a vacant plot, 50x100, on the easterly side of Stanley av, near the Mount Hope Station on the Putnam Division of the New York Central & Hudson River Railroad.

MT. VERNON.—Steger Brothers sold for Edgar Burr Davis his residence on South 11th av to Mrs. Mary Doyle for occupancy.

PLEASANTVILLE.—Griffen, Prince & Ripley sold the residence of E. H. Ripley to A. C. Hoyt, assistant treasurer of the H. W. Johns-Manville Co. The property was held at \$15,000.

ROCHELLE HEIGHTS.—T. J. Sullivan sold the property of Oscar B. Mueller at 16 Hamilton av to John Moller, of New York City, for \$26,500, and the dwelling on Coligni av, near Webster, for John Schudy to Mrs. R. M. Kurr.

SCARSDALE.—Fish & Marvin sold the Edward E. Moore property on Fenimore rd to O. H. Cheney, president of the Pacific Bank.

WHITE PLAINS.—Griffen, Prince & Ripley sold for Edward F. Sweeney his residence on Midland av, in the Ridgeview Tract. The purchaser is George S. Dalgerty, manager of the Redpath Chautauqua.

WHITE PLAINS.—Robert E. Farley Organization sold for Elias P. Mosher his house in West st to Mrs. V. T. Shore, of New York City.

WHITE PLAINS.—Robert E. Farley Organization leased for Eastern Mill & Material Co. to the Contemporary Club of White Plains space in its building corner of Martine av and Orawaupun st.

WHITE PLAINS.—Robert E. Farley Organization sold for the Iona Homes Construction Co. a house in Anderson Park to L. J. Lewis.

YONKERS.—Fries & Fries, of Cincinnati, Ohio, purchased from Walter M. Taussig the former Terrace City Ice Co. property at 143 to 159 Woodworth av, extending to the New York Central Railroad; also the Watson property adjoining. The two properties comprise about 1½ acres, and were held at \$110,000. Daniel M. Hayes and M. A. Broderick were the brokers.

RECENT LEASES.

Leases in Brooklyn's Skyscraper.

A great demand has been created for offices in the modern twenty-two-story building at the southwest corner of Court and Remsen streets, Borough Hall, Brooklyn. Judging from the volume of space already leased in Brooklyn's only skyscraper to some of New York's and Brooklyn's most prominent firms and pending negotiations with many others of like calibre, the building will be completely tenanted with the most desirable class of people before May 1. In an interview with William Pierre Jockin, a representative of the owner, it was learned that the following leases for offices in various parts of the structure had been consummated by David Porter, Inc., agents of the building: The corner store, mezzanine and second floor have been leased to the United States Title Guaranty Company, and the United Cigar Stores Co. has taken the Court street store and basement at a rental which creates a new record for Brooklyn. Other space has been taken by Coombs & Wilson; Owens, Gray & Tomlin; Burroughs Adding Machine Co., Brooklyn Branch; Continental Metal Co.; Aetna Life Insurance Co.; Prudential Insurance Co.; Connecticut Life Insurance Co.; Edmund H. Driggs; Wheeler Brothers; Chisholm & Chapman; Church Extension Board of the Presbytery of Brooklyn; David Porter, Inc.; Cosmopolitan Land Co.; Shinnecock Hills & Peconic Bay Realty; Starrett & Van Vleck; Masons' Supply Bureau; Permanent Mfg. Co.; Pink & North; James E. Smyth; S. A. Telsey; Miss C. N. Cronyn; Arthur B. Sinclair and Leo E. Ellis. Negotiations are pending for the leasing of three of the upper floors of the building to the Brooklyn Chamber of Commerce, and it is expected that within a few days the deal will be closed. The building, which will be ready for occupancy next month, is owned by the Court and Remsen Company, Inc., Goldwin Starrett, president. The architects are Starrett & Van Vleck and the builders are Starrett & Goss.

Tryon Hall Leased.

Tryon Hall, the Washington Heights property formerly occupied by C. K. G. Billings, which was bought last year by John D. Rockefeller, Jr., with surrounding properties, for ultimate presentation to the city as a park, was leased to Nicholas C. Partos from May 1 to October 1. He will pay \$25,000 rent. Included in the lease are the stables, a garage, other outbuildings, and the swimming pool. Pease & Elliman were the brokers, Wm. A. White & Sons representing the Empire Mortgage Company, which acted for Mr. Rockefeller. The Tryon Hall property extends from 192d to 200th street, between Fort Washington avenue and Riverside Drive, and is one of the most picturesque in the city.

Du Pont Interests Lease.

E. I. du Pont de Nemours Company, Inc., leased for executive offices for selling departments of several of its subsidiaries the second, third and fourth floors at 21 East 40th street, at the northwest corner of Madison avenue, through Harris & Vaughn, Inc. The companies which will occupy the space are the Bridgeport Wood Finishing Company, the Arlington Company, the du Pont Chemical Works, Harrison, Inc., and the du Pont Fabrikoid Company. The lease brings widely scattered interests under one roof.

Manufacturing Jeweler Moves.

Pease & Elliman leased to Wendell & Company, of 45 John street, for the Century Holding Company, the sixth floor at 25 West 45th street for a long term of years at an aggregate rental of about \$100,000. The lessee is a large manufacturing jeweler, and has been located in John street for many years.

Manhattan.

BARON ASTOR leased to Edward Margolies the 3-story building at 22 East 34th st. It will be remodeled and sublet.

AMES & CO. leased for Sharlow Bros. to Stanley Frame Co. the top loft at 430 to 441 West 41st st.

BELMORE LUNCH CO. subleased for 10 years the 2d floor at 26 East 23d st to Tom H. Ming, of Springfield, Mass., and Tom Ning, of Chicago, under the title of Madison Square Tea Garden.

BROWN'S LUNCH AND RESTAURANT CO. leased from Raub estate, for 10 years, at an aggregate rental of about \$60,000, the 2 and 3-sty buildings at the southwest corner of Franklin and Lafayette sts, on plot 39.6x75. The lessee was represented by A. J. Halprin as attorney.

BUTLER & BALDWIN leased a store at 2916 8th av to Victor Stachnik.

CAMMANN, VOORHEES & FLOYD leased the 5-sty building at 130 Front st to Louis Somma, coffee merchant, at an increased rental of 25 per cent. James J. Kane & Son are the buyers of this property, recently sold by the same brokers.

CROSS & BROWN CO. leased the store and basement at 19 East 59th st to Saul and Bertha Scharf.

CROSS & BROWN CO. leased at 519 Broadway the store, basement and sub-basement, containing about 25,000 sq. ft., to L. Kommel; also at 105 Bleeker st the store for 5 years to American Express Co., and at 57 and 59 Prince st the store and basement to Loft, Inc.

CROSS & BROWN CO. rented lofts at 37 Warren st to J. H. Faw, Inc.; at 111 Duane st to Sternberg, Stolper Co.; at 122 Spring st to John Cappello; at 84 Greene st to M. & H. Stone, and at 337 Broadway to Frank G. Dexter and James Beveridge.

CUSHMAN & WAKEFIELD, INC., leased offices in the new 20-sty Equitable Trust Building to Harris, Allen & Co.; also offices at 50 East 42d st to American Railway Association, the Lopez-Martini Corp. and P. H. Patriarche.

CUSHMAN & WAKEFIELD, INC., leased offices in the Equitable Trust Building to A. J. Pagel & Co., Inc., and at 50 East 42d st to Graphoscope Development Co. and Cliffvale Co.

DUFF & CONGER, INC., leased a store at 1165 Madison av to Hugh J. Lennon, and a store at 1163 Madison to William Wolff.

DUROSS CO. leased for the Estate of Peter M. Wilson the 5th loft of the Wilson Building, at 587 and 591 Hudson st to A. Hoffenberg & Son; to Jacob Zinn the store at 152 West 14th st for 5 years; to General Japanning & Enameling Co. the top loft at 797 and 799 Greenwich st, and to William Fried the store and basement at 25 9th av.

DOUGLAS L. ELLIMAN & CO. leased for Triune Realty Corp. to Hugo Cipriani, dealer in antiques, the store at 518 Madison av, between 53d and 54th sts; for Reimer & Co. to Albert Baroni an apartment at 45 West 45th st, and as agents for Livingston Phelps to Samuel Grossman, custom tailor, a floor at 14 East 46th st.

DOUGLAS L. ELLIMAN & CO. leased for ex-Police Commissioner Arthur Woods his residence at 119 East 86th st to Mrs. Elihu Chauncey; also for Arthur W. Butler his 5-sty residence at 120 East 55th st, between Park and Lexington avs, to Mrs. Carlos de Heridia.

DOUGLAS L. ELLIMAN & CO. leased the following apartments: at 350 Park av for R. Lawrence Benson to John R. DeWitt; at 383 Park av to General Oliver B. Bridgman; at 43 East 62d st to Charles L. Hackstaff; at 108 East 82d st to George P. Butler; also renewed the following leases: 830 Park av to Mrs. Stewart Waller; 840 Park av to Robert M. Grant and Mrs. William F. Garrison; 969 Park av to Charles Baird and Mrs. C. J. Ryan; 122 East 82d st to Martin A. Schenck.

J. ARTHUR FISCHER leased for Ridabock estate to William Kronenberg the 4-sty building at 141 Grand st, and to Liberty Loan Committee the store at the southeast corner of 7th av and 39th st.

S. P. FLANNERY leased the upper part of 358 Bowery, near Cooper sq, for 10 years for \$12,000 total rent to Charles Pitthan for a hotel.

FOLSOM BROTHERS, INC., in conjunction with Albert B. Ashforth, Inc., leased the parlor floor store at 119 East 34th st for 3 years to Japanese Association, Inc., for the estate of Caroline G. Thebaud.

GOELET LEASING CO., Philip Meyrowitz, president, leased from Agra Holding Co. the 5-sty apartment house at the northeast corner of 7th av and 117th st for 10 years, at an annual net rental of \$5,000.

GOODALE, PERRY & DWIGHT, INC., leased the store at 73 Madison av to L. Wishbow; also loft at 4 Bond st to Max Lieberman, and the building at 253 West 121st st to J. Lyons Co.

GOODALE, PERRY & DWIGHT, INC., leased the store at 36 East 23d st to C. & M. Lunch. Spear & Co. represented the tenant.

GOODWIN & GOODWIN rented for Henrietta K. Hawks of Montclair, N. J., to M. Boerl a 3-sty private house on 25-ft. lot at 131 West 122d st.

A. A. HAGEMAN leased the 2d loft at 686 6th av to Peter Lackner; the southerly store at 688 6th av to Julius A. Dainoff; the parlor floor at 54 West 36th st to Solomon Kahn; the 1st loft at 626 6th av to I. Prilik and D. Tepper, and the 3d loft at 628 6th av to Frank Hisoli, S. Fox and S. Levine.

HARRIS & VAUGHAN leased the 17th floor of 3600 sq. ft. at 21 East 40th st to Crocker Bros., dealers in metals.

HEL & STERN leased for Lee Holstein Construction Co. in the building at 112 to 116 Madison av the 5th floor to H. Goldberg & Co., at a total rental of \$35,000.

HOUGHTON CO. leased to Mary E. Fireman the 3-sty dwelling at 314 West 70th st for Farmers' Loan & Trust Co.

HOUGHTON CO. and William R. Brinkerhoff leased the dwelling at 25 West 83d st to F. Reinalt.

HOUGHTON CO. leased for Mrs. C. M. Bozeman, represented by William R. Brinkerhoff, the 3-sty dwelling at 25 West 83d st to F. Reinalt.

JOHN J. KAVANAGH leased for the estate of David Lydig the dwelling at 135 East 78th st to Dr. Alfred Schwab.

JAMES KYLE & SONS rented the 4-sty building at 747 Lexington av for Mrs. Graham.

JAMES KYLE & SONS rented the Blake Building, at the northeast corner of 58th st and Lexington av, for I. O. Blake, also the adjoining building at 725.

MANHEIMER BROTHERS leased the 5th and 6th floors at 21 and 23 Waverly pl to Hirschberg & Co., to be used in conjunction with their space at 15 to 19, adjoining.

MANNING & TRUNK leased space on the 11th floor of 8 and 10 West 40th st to R. Blackinton & Co., who have been located in the downtown jewelry section for more than 35 years; also renewed the lease of the store floor at 32 West 14th st to S. W. Steel.

MANNING & TRUNK leased for Morewood Realty Holding Co. to Benjamin Langstein the store and basement at 2297 Broadway.

EDWARD MARGOLIES leased to Max Fertig the 2-sty building at 22 East 34th st.

SAMUEL H. MARTIN leased the store at 150 Columbus av to Columbia Lunch Co.

SAMUEL H. MARTIN leased for Rose Cahen the store and basement at 2173 8th av to Otto Hinrichs.

SAMUEL H. MERTIN leased the 3d and 4th floor at 1985 Broadway to John D. Lewis for 3 years.

WILLIAM H. McDONALD sold the lease of the Hotel Alliance, at 258 to 260 West 44th st, for the 258 to 260 West Forty-fourth St Corp., to James Emmett Carroll. The same broker also arranged for an extension of the present lease.

PAYSON McL. MERRILL CO. leased a loft at 39 East 20th st to Robert M. Sommer, leather goods.

CHARLES F. NOYES CO. leased at 42 Broadway space to Canada Copper Co., Louis Gotting, Chauncey H. Crocker, Thos. L. Fowler Co., Inc., Economic Feed Co., Manufacturers' Information Bureau, Christian F. Leng, Manuel Peralta, J. Edward Boeck and Manuel M. Elkin.

CHARLES F. NOYES CO. leased the building at 96 North Moore st for estate of Henry B. Welsh to Berner Forwarding Co. at an aggregate rental of about \$18,000; the store at 279 Pearl st for Lewis E. Ransom to Dickerson, Van Dusen & Co.; store and basement at 205 Pearl st for Gabriel & Schall to A. M. Capen's Sons; a floor at 175 Pearl st for Robert Cockcroft to National City Bank; and floor at 61 Beekman st for John J. Burton to Hutton & Zimmerman, and offices at 45 John st to Isaac Garson.

CHARLES F. NOYES CO. leased for Douglas Robinson, Chas. S. Brown Co., agent, a suite of offices on the 15th floor of the Johnston Building, 30 Broad st, to J. A. Medina Co., and for Lawyers Title & Trust Co. offices at 160 Broadway to Harry R. Berlincke and to Worth & Bottomley.

CHARLES F. NOYES CO. leased for Edmund L. Baylies the building at 142 and 144 Front st, corner of Fletcher, to G. Amsinck & Co., at an aggregate rental of about \$25,000.

CHARLES F. NOYES CO. leased a portion of the 6th floor in the Masonic Building, 6th av and 23d st, to E. & H. Waist Co.; and in the Masonic Building, 46 West 24th st, nearly an entire floor to the Community Motion Picture Bureau; and space in the same building to Benjamin F. Kraft.

THOMAS J. O'REILLY leased at 51 Chambers st a floor to the War Savings Committee; space to the Naval Enrolling Office, to Quartermaster Corps, and to Attorney General of the State of New York.

PEASE & ELLIMAN leased for Edgar A. Levy to Charles S. McVeigh of the law firm, Morris & McVeigh, the 5-sty 17-ft. dwelling at 66 East 78th st, adjoining the new apartment house known as 870 Park av, which Mr. Levy built at the southwest corner of Park av and 78th st.

PEASE & ELLIMAN leased an apartment at 320 West 86th st to Edouard Feuermann; one at 400 West End av for Mrs. B. F. Spink to Jules Demetre; one, furnished, for Mrs. Florence Carter at 65 Central Pk West to John A. Lilly; one at 440 West End av for Dr. O. Ross to Austin S. Healy, and one, furnished, at 105 West 72d st for Mrs. E. M. Yerkes to Howard A. Fitch.

PEASE & ELLIMAN leased for Henry A. Shoemaker to Henry T. Richardson, president of Richardson & Boynton, the 5-sty, 20-ft. dwelling at 34 West 54th st, between 5th and 6th avs; also for Todd & Robertson to Meyer & Brown, rubber brokers, a suite of offices in the new Equitable Trust Building at 45th st and Madison av.

ROWANTREE-SCHLEY CO. leased for Vincent Astor the store, basement and sub-basement at 145 to 151 Greene st, southwest corner of West Houston st, containing 30,000 sq. ft., to Famous Paper Box Co., Louis H. Clark, president, at an aggregate rental of \$50,000.

ST REGIS DINING ROOM, INC., leased, through Goodale, Perry & Dwight, Inc., the 5-sty bldg at 32 East 23d st, for ten years at an aggregate rental of \$100,000. The tenants will modernize the building, using the lower part for their own business.

ROY SCHERICK leased for Klein & Jackson the 9th floor at 222 4th av, northwest corner 18th st, to Silverberg Import Co.; and for Albert B. Ashforth, Inc., the 3d floor in their new building at 12 East 44th st to Matthew I. Fox.

JOSEPH F. SEITZ leased for Emma Spieler et al the 5-sty building at 143 East 60th st, adjoining the corner of Lexington av.

LOTON H. SLAWSON CO. leased space on the 8th floor at 171 Madison av to Harold F. Ritchie & Co., a corporation recently formed to

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attend to the business of the Harold L. Ritchie & Co., Ltd., of Toronto, Canada; also space to Montague D. Cohen & Co.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., rented an apartment at 50 West 67th st to William D. Fay.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Teresa R. O'Donohue the 5-sty building at 190 West st, corner Duane st, to Isaac Cohen.

SPEAR & CO. rented for Eugatnom Realty & Construction Co., the 2d loft in the building at 143 and 145 West 20th st to Odets Printing Co. This completes the renting of the entire building.

VAN CAMP PRODUCTS CO. leased through Wm. A. White & Sons, the 6-sty building at 11 Vestry st, between Varick and Hudson sts. The brokers report that the rental was made within 24 hours after notice of the lessee's desire, Corning & Co., wholesale liquor dealers, to sublet.

FRANK VOLZ leased to Jeffrey Van Co. from Louis Goldsticker and the Martin Goldsticker estate the building at 106 Sherman av, 200 ft. north of Dyckman st, for 10 years. After extensive alterations it will be used as a storage warehouse.

CHARLES B. WALKER leased, in conjunction with Charles F. Noyes Co., for Mary E. Bristol the 6-sty building at 125 White st to White Street Warehouse Co.

WM. A. WHITE & SONS with Frederick Southack and Alwyn Ball, Jr., leased the 1st loft at 539 and 541 Broadway to Salim Elias and T. Abdo.

WM. A. WHITE & SONS leased the 4th loft at 208 and 210 Wooster st, containing 4,000 sq. ft., to Paramount Glove Co.

WORTHINGTON WHITEHOUSE, INC., leased for Suffolk County Trust Co. the 5-sty dwelling (unfurnished) at 213 West 70th st, to Mrs. Alice E. Brazee.

WHITE-GOODMAN leased the store, basement, sub-basement, 1st and 2d lofts at 71 Warren st to Harry L. Rashbaum of International Hardware Co.; also the 4th loft at 16 East 17th st to the Beacon Underwear Co.; and the store and basement at 101 Prince st to the Prince Lunch.

Westchester.

PELHAM.—Fish & Marvin rented for Roy L. Atwood his residence on Highbrook av for the summer to Charles R. Doremus.

RYE.—Blakeman Quintard Meyer rented the Stuyvesant Wainwright place in Loudon Park to James H. Brewster, Jr., and Mrs. James P. Gedeney's place to Irving J. Fox.

RYE.—Blakeman Quintard Meyer rented the W. D. Judson place in Grace Church st and Forest av to Seelye Benedict, of New York; also the R. C. Hunt property on Central av for the summer.

SCARSDALE.—Fish & Marvin rented for Arthur F. Hebard his property, furnished, for the summer to Mrs. William Strauss.

REAL ESTATE NOTES.

NEHRING BROTHERS have been appointed agents of the Hargood Apartment at 710 West 179th st.

THOMPSON STREET HOLDING CO. is the buyer of 52 to 56 Thompson st, recently sold by P. W. Rouss.

PEASE & ELLIMAN have been appointed agents for the Crouch and Fitzgerald Building at 177 Broadway.

CHARLES F. NOYES CO. was the broker in the sale of 295 1/2 Pearl st for James J. Moore to Dr. O'Sullivan.

WILLIAM H. WHITING & CO. have been appointed agents for the 12-sty apartment house at 420 West End av.

DR. GEORGE A. McGRATH is the buyer of the dwelling at 105 West 74th st, sold recently by the Dawbarn estate.

WILLIAM J. FLEMING, formerly at 41 Park Row, is now connected with the brokerage department of Nehring Co.

T. EMORY CLOCHE is the purchaser of the plot, 72x94, at the northeast corner of Heath av and Albany Crescent, the Bronx.

CLORINDA PONTECORVO is the buyer of the 3-sty dwelling at 224 East 114th st, sold recently by S. Soraci for Lawyers' Mortgage Co.

C. L. FERLINGHETTI and Guarantee Realty Co. will remove from 225 and 227 West 42d st to their former offices at 309 West 42d st.

THOMAS J. O'REILLY has been appointed by the Emigrant Industrial Savings Bank agent of the buildings at 31 Dominick st and 45 Willett st.

MRS. JOHNNIE BARUCH is the purchaser of the 4-sty dwelling at 35 West 75th st, sold recently by Slawson & Hobbs for Dr. J. B. Knapp.

M. K. L. REALTY CORP. is the new owner of the 5-sty dwelling at 48 West 90th st, sold lately by Jennie J. Schaefer through L. J. Phillips & Co.

NEW YORK TITLE & MORTGAGE CO. declared a regular quarterly dividend of 1 1/4 per cent. April 1, 1918, to stockholders of record on March 21, 1918.

W. H. & F. JORDAN, JR., were the purchasers of 124 Water st recently sold by Charles F. Noyes Co. in conjunction with Camman, Voorhees & Floyd.

A. W. MILLER & CO. have been appointed agents of 338 West 31st st, 452 West 43d st, 611 9th av, 555 West 45th st, 58 and 60 East 93d st and 361 West 51st st.

BLAKEMAN QUINTARD MEYER was the broker in the sale of the G. B. Linderman estate at Fishers Island, Suffolk County, to Mme. Alma Gluck-Zimbalist.

HENDRICK W. VAN LOON, Dutch historian, will be the speaker at the Forum luncheon of

Brooklyn Chamber of Commerce, Wednesday, March 20, at 12.30 o'clock.

HARLEM PROPERTY OWNERS' ASSOCIATION, INC., held its regular meeting on Thursday evening. Reports on several bills were presented by the Legislative Committee.

NELSON, LEE & GREEN have been appointed renting agents for the northwest corner of 29th st and Broadway, formerly the old Webster Theatre property, which has been remodeled.

A. W. MILLER & CO. have been appointed agents of the following buildings: 338 West 1st st, 452 West 43d st, 611 9th av, 555 West 5th st, 58 and 60 East 93d st and 361 West 1st st.

METROPOLITAN LEAGUE of Savings and Loan Associations will hold its annual meeting on Friday, March 22, at 321 Court st, Brooklyn. Officers and three trustees are to be elected.

WALTER STABLER, comptroller of Metropolitan Life Insurance Co., will address the members of the Pease & Elliman Club on Monday evening, March 18, in the Blue Room of the Park Avenue Hotel.

ALBERT BERG, for 28 years manager of the Williamsburgh office of Continental Insurance Co., is now engaged in the real estate and insurance business with offices at 87 and 89 Palmetto st, Brooklyn.

WESTCHESTER COUNTY REALTY BOARD will hold its annual dinner at the Republican Club, West 40th st, Monday, March 25. Among the speakers will be Joseph P. Day, who will talk on "Real Estate Salesmanship." The dinner will be informal.

EDWARD F. CAVANAGH, who for the past 15 years has been conducting in Brooklyn, under his own name, a specialized business in the selling and leasing of factory and warehouse space, has become associated with Loton H. Slawson Co. as manager of its industrial department.

RULAND & WHITING-BENJAMIN CORP. has been made managing agent for the properties of the Nicholas Low estate, which includes 66 dwellings and tenements, occupying the block bounded by Bleecker, West Houston, Macdougall and Sullivan sts, and half the block bounded by Bleecker, West Houston, Macdougall and Hancock sts. Plans for the development of these holdings are under advisement.

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.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Includes sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

Mortgages.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount. Includes sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

Mortgage Extensions.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Includes sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

Building Permits.

Table with columns for 1918 (Mar. 9 to 15) and 1917 (Mar. 10 to 16). Rows include New Buildings, Cost, and Alterations.

Jan. 1 to Mar. 15 1918

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include New Buildings, Cost, and Alterations.

BRONX. Conveyances.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., No. with consideration, Consideration, and sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 5.

Mortgages.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., Amount, To Banks & Ins Cos, No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount. Includes sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

Mortgage Extensions.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Includes sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

Building Permits.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 8 to 15). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

BROOKLYN. Conveyances.

Table with columns for 1918 (Mar. 7 to 13) and 1917 (Mar. 8 to 14). Rows include Total No., No. with consideration, Consideration, and sub-totals for Jan. 1 to Mar. 13 and Jan. 1 to Mar. 14.

Mortgages.

Table with columns for 1918 (Mar. 7 to 13) and 1917 (Mar. 8 to 14). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual rates, Interest not given, and Amount. Includes sub-totals for Jan. 1 to Mar. 13 and Jan. 1 to Mar. 14.

Building Permits.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

QUEENS. Building Permits.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

RICHMOND. Building Permits.

Table with columns for 1918 (Mar. 8 to 14) and 1917 (Mar. 9 to 15). Rows include New Buildings, Cost, Alterations, and sub-totals for Jan. 1 to Mar. 14 and Jan. 1 to Mar. 15.

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

LOCALLY the building situation is quiet and although all signs point to considerable new construction work during the spring and summer months there are at present a number of factors that might operate to prevent the expected volume of activity. The strike of the building laborers is still unsettled, and although Government projects will proceed without hindrance, private building operations are effectually held up until some agreement is reached between the organization and the workmen.

One of the most gratifying features of the situation at this time is the growing number of apartment house projects that are rapidly developing. While Manhattan and Brooklyn are as yet unaffected by this movement, there is considerable new activity in Jersey City, Hoboken, Newark, East Orange and other New Jersey towns, and in Yonkers, Mt. Vernon, Long Island City and Jamaica. The plans for a large number of entirely new projects are well advanced and many are already started. The demand for rentable space in modern apartment houses in the suburban sections has been insistent and those in back of this construction movement will surely reap large benefits from their decision to supply this want.

Housing projects for workers in the shipbuilding plants and munition factories are prominent among the current operations. Some of these operations are of immense magnitude and will provide labor for thousands of mechanics and tax the material producers to a de-

Common Brick.—During the past week the market for Hudson River common brick indicated renewed signs of life and the manufacturers and dealers are more hopeful for the future. The sale of three barge loads of brick were announced, and, as they were widely distributed, a revival of activity throughout the local territory is anticipated. Prices are firm at the level that has now maintained for the last two weeks and no further increases are looked for at this time. The ice in the Hudson has broken up and with the exception of some small fields, the river is open to navigation to Newburgh. It is expected that a tow of barges will start northward from this city to Haverstraw, and as soon as these are docked, loaded barges will be started toward the city. Although it is not expected that brick will come down in any great volume for the next month or six weeks, the arrival of new supplies might have a tendency to weaken prices to some extent. Raritan brick are practically out of the market. There are no reserves at the plants and the manufacturers cannot proceed until there is an adequate supply of fuel available and the labor scarcity is relieved. No quotations are being made on Raritan brick.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, March 15, 1918. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$10.25 to \$10.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 3. Distribution: Manhattan, 1; New Jersey points, 1; Flushing, 1.

Sand and Gravel.—The demand for sand has improved to some extent and although the market is not active there is a better feeling than has maintained for some time. Sand prices are holding firmly to the \$1.25 level. Sand scows are now coming through in a satisfactory manner and there will be a sufficient amount soon available for all demands. The gravel situation is unchanged. No quotations are being made owing to the Government's recent action in commandeering the output of the local producers.

gree to supply the demands for materials. The brick dealers and manufacturers are watching with particular interest the progress of the gigantic housing project designed to provide living accommodations for the workers at the Hog Island, Pa., shipbuilding plant. William Crawford has the contract for this work and it is said that the first group of structures will provide for about four thousand people. This operation will require in the neighborhood of sixty million brick, fifteen million face and forty-five million common. The total is approximately the entire output of any one of the leading brick manufacturing plants of the country, and as the whole quantity has to be supplied in less than four months, the producers will have considerable of an order on their hands.

The material situation is substantially unchanged. Prices are generally steady although with a trend toward further advances. Although the demand from building sources has not been heavy, the inquiries for future deliveries are increasing to some extent and the fact that supplies in the hands of the dealers are almost without exception low, the high levels have, and will certainly remain for some time to come. A sudden increase of structural activity will have a tendency to further reduce the available supply of structural essentials, and unless the manufacturing conditions are improved, and transportation facilities relieved of congestion and embargoes, the producers and dealers are likely to be in a bad position when endeavoring to fill their orders.

Structural Steel.—Although the number of incoming inquiries for steel to be used in building projects throughout the Metropolitan district have materially increased and deliveries have improved, the situation is quiet and no important change is immediately expected. There is a fair volume of small operations on the market, but the large structures, for which plans have been prepared, are temporarily held in abeyance because of the difficulties of financing them. Deliveries of fabricated material to the jobs are now fairly satisfactory. Generally about five months is required, but this is considered good when compared to the conditions that existed last year at this time. Although the base price for fabricated material is stable by virtue of the Federal action, the shop and field costs, insurance, and contractors' overhead expenses have all increased the cost of the commodity to a remarkably high level. Government business continues to be the most important factor in the steel situation. The mills are devoting an important percentage of their capacity to turning out materials for Federal construction and shipbuilding, and the contracting interests are looking more and more to this phase of construction as their salvation pending a revival of general building activity. Mill base prices of fabricated material are unchanged.

Linseed Oil.—Notwithstanding the fact that the consuming demand is comparatively light even for this season of the year, linseed oil prices are steadily advancing. There has been an increase of 10c. a gallon over the figure quoted one week ago, and there is no present indication that the high level has been reached. There is practically no flaxseed available for the Eastern crushers, the mills in the Western territory taking what little seed is grown in the section. There is much depending upon an early receipt of seed supplies from Argentina, but the difficulty of securing tonnage for this purpose leaves but slight hope from this direction.

Cast Iron Pipe.—There has been a most satisfactory improvement in the cast iron pipe market with private interests buying more freely than they have lately and public business developing rapidly. There is also a manifestly increased demand for this commodity from Government sources which is largely for material to be used in extending the pipe lines at the various cantonments and other training bases. The manufacturers are experiencing considerable difficulty in obtaining the volume of labor required for capacity production. There is no change in prices, Government figures continuing to rule all quotations. New York prices are as follows: 6 in., 8 in., and heavier, \$55.35; 4 in., \$58.35.

Portland Cement.—The situation in the cement market is quiet and no new business of any consequence has developed during the past week. Prices are firm at the \$2.15 level, for orders of 1,000 barrels or more, f. o. b. New York. Existing mill base prices are as follows: Lehigh Valley, \$1.50; Hudson Valley, \$1.60. The Government is taking a considerable amount of Portland cement in furthering its military plans and the manufacturers anticipate that these interests will be exceptionally active for the balance of the present year. There are indications of a movement toward the revival of private construction, but as yet no increase in actual orders has resulted.

Lumber.—Short stocks and transportation difficulties remain as the predominant features of the local lumber situation, yet prices are remarkably firm with a continuing rising tendency. Governmental demands are heavy and rapidly growing in volume and the interests are likely to be taxed to the utmost for the balance of the year in filling the orders for Federal construction, both for ships and in the erection of military and naval buildings. Although there are indications of increased private construction, business from this source has not as yet developed to an extent that has affected the market.

Window Glass.—There is almost no activity in this line, partly for the reason that building construction has fallen to the extent it has and also by virtue of the shortage of labor and raw materials at production points. Prices remain remarkably firm in spite of the slow demand and the decreased volume of construction work. Production costs for both plate and window glass are steadily increasing, and this fact alone will tend to hold prices at their present high levels, if not cause further advances. There has been no change in the schedule of manufacturers' discounts.

Hydrated Lime.—The market is quiet and will remain in this condition until there is a general resumption of structural activity. Available supplies of both finishing and common are low; in fact, the market is to all intents and purposes cleaned out. Furthermore, with the existing railroad congestion and embargoes, the delivery of new stocks to the local dealers is a matter of doubt. Prices are well sustained and no revision is anticipated.

Face Brick.—Although there is considerable new business in sight for the face brick interests, manufacturing difficulties are hindering production and railroad embargoes continue to make deliveries of the finished product next to impossible. There is still an extreme shortage of coal and labor at practically all of the plants making face and fancy brick and the outlook is not especially bright. Manufacturers are unable to take new orders owing to the fact that they cannot promise exact deliveries. Prices are firm.

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@ \$10.50
Raritan common.....No quotation
Second hand common, per load

of 1,500\$6.00@ —
Red face brick, rough or

smooth, car lots.....\$21.00@ —
Buff brick for light courts... 21.00@ —
Light colored for fronts..... 25.00@ —

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

Domestic Portland, Spot.....\$2.15@ —
Rebate on bags, returned, 10c. bag.

Rosendale Natural to dealers,
wood or duck bags.....\$1.15@ —
Rebate on bags, returned, 10c. bag.

CRUSHED STONE (500 cu. yds. lots. f. o. b. alongside dock N. Y., wholesale):

Trap rock, 1½ in. (nominal)... \$1.25@ \$1.35
Trap rock, ¾ in. (nominal)... 1.35@ 1.45
Bluestone flagging, per sq. ft. .17@ 0.18
Bluestone curbing, 5x16..... .40@ —

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

Exterior—

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

Interior—

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

LIME (standard 300-lb. bbls., wholesale):

Eastern comon\$2.15@ —
Eastern finishing 2.35@ —
Hydrated common (per ton)... \$15.00@ —
Hydrated finishing (per ton).. 16.43@ —

LINSEED OIL—

City brands, oiled, 5 bbl. lots..\$1.50@ —
Less than 5 bbls..... 1.51@ —

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

1½ in. (nominal).....No quotation
¾ in.No quotation
Paving gravelNo quotation
P. S. C. gravel.....No quotation
Paving stoneNo quotation

LUMBER (Wholesale prices, N. Y.):

Yellow pine (merchantable 1900, f. o. b. N. Y.):
8 to 12 ins., 16 to 20 ft....\$42.00@ \$55.00
14 to 16 ft..... 63.00@ 75.00

Hemlock, Pa., f. o. b. N. Y.

Base price, per M..... 30.50@ —
Hemlock, W. Va., base price
per M. 30.50@ —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)... \$35.00@ \$38.00
Wide cargoes 37.00@ 50.00

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\$4.75@ \$5.00
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 95.00@ 100.00
Plain oak 73.00@ 75.00

Flooring:

White oak, fquartered, select..\$51.50@ \$55.50
Red oak, quartered, select... 51.50@ 55.50
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):

Mason's finishing in 100 lbs. bags, per ton.....\$17.00@ —
Dry Mortar, in bags, returnable at 15c. each, per ton.. 8.25@ 8.75

Block, 2 in. (solid), per sq. ft....\$0.08
Block, 2-in. (hollow), per sq. ft.... .09
Boards, ¾ in. x 8 ft..... .12½
Boards, ½ in. x 8 ft..... .16½

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 3x3 up to 6x8..... 3.195@ —
Zees and tees..... 3.195@ —
Steel bars, half extras..... 3.195@ —

TURPENTINE:

Spot, in yard, N. Y., per gal..\$0.44@ \$0.44½

WINDOW GLASS. Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets80%
B grade, single strength, first three brackets82%

Grades A and B, larger than the first three brackets, single thick.....70%
Double strength, A quality.....80%
Double strength, B quality.....82%

BETH MOSES HOSPITAL IN BROOKLYN

Project Costing \$300,000 Favorably Commented on by State Board of Charities

ONE of the outstanding facts in connection with the existing building situation is that the present depression that has so adversely affected structural operations as a whole has, to a great extent, failed to influence the erection of educational, religious and charitable institutions. During the past year projects of this type ranked next in importance to the Government building and industrial work, and represented a large expenditure of money. At the present time there is considerable work of this character under way, and a number of entirely new projects contemplated for an early start. Owing to the steady demand from the war and allied charities, people have been trained in giving freely. Many institutions profited, and improvements to their plants have been made possible even during these tense times.

A building project of this general

The basement will contain, in addition to the mechanical equipment, power plant and coal storage, the general kitchens and pantries, locker rooms for outside help, disinfecting room, storage rooms, accident room, laboratory, dining room for help, toilets and lavatories, X-ray room and morgue.

Upon the first floor will be located the main entrance from Hart street, by way of an exterior court 65 feet in width, and auxiliary entrance on Stuyvesant avenue. This floor is almost entirely given over to the administration offices and staff headquarters, dispensary, dining rooms for staff, internes and nurses, with their necessary accessories. The second and third floors are wholly devoted to wards, one floor for male and the other for female patients. These wards, while of good size and lighted from three sides, are small enough to be handled with the maximum of efficiency. These floors also



H. J. Nurick, Architect.

PROPOSED STRUCTURE FOR THE BETH MOSES HOSPITAL.

nature, claiming considerable attention at the present time, is the new hospital building, to cost \$300,000, soon to be started in Brooklyn. This operation is for the Beth Moses Hospital, and will be located at the southwest corner of Stuyvesant avenue and Hart street. It is to be constructed from plans and specifications prepared by Henry J. Nurick, architect and engineer, 957 Broadway. Isaac Levin is the president of the institution and the chairman of the Building Committee.

The new hospital will be five stories in height, with basement, fireproof throughout, and will provide accommodations for approximately two hundred and fifty patients and about fifty nurses. The structure has been designed in the Renaissance style and the facades will be constructed of tapestry brick, limestone and terra cotta. The planning of this institution is unusual in a number of respects, so much so that the Secretary of the State Board of Charities made the following statement to the owners after approving the plans: "Permit me to express the appreciation of the State Board of Charities with reference to the general excellence of the plans and with regard to the important addition to the charitable institutions of New York City, which you are intending to provide."

The building will have a frontage of 90 feet on Stuyvesant avenue and of approximately 200 feet in Hart street.

contain diet kitchens, nurses' rooms, linen rooms, bath rooms, and other essential hospital features. The fourth floor will be entirely devoted to private patients, in single and double rooms, with separate diet kitchens, private baths, and the usual accessories.

The fifth floor will contain two thoroughly equipped operating units—a maternity ward, providing accommodations for about forty patients; delivery rooms, nursery, kitchens, etc. The roof will be utilized as a roof garden, and will be accessible by means of two electric elevators which will run to the roof. All floors have been provided with sun parlors, easily accessible to ambulatory patients.

Every care in planning has been taken to make this institution a model of sanitation and efficiency. The most modern approved hospital and surgical equipment will be installed. The architect is now taking estimates on construction.

Residence at Bernardsville, N. J.

Hiss & Weekes, architects, 452 Fifth avenue, Manhattan, are working on the final plans for a two and one-half story stone and frame residence to be erected at Bernardsville, N. J., for Robert McK. Thomas, Mendham, N. J., owner. The ground dimensions of this house will be approximately 120x31 feet. The architects will soon be ready to call for estimates and it is expected that construction will proceed this summer.

H. J. HARDENBERGH DEAD.

Prominent Architect Noted for Important Hotelries.

THE architectural profession lost one of its leading representatives by the death of Henry Janeway Hardenbergh, at his home, 40 East 62d street, Wednesday, March 13. He was born in New Brunswick, N. J., seventy-two years ago and was the descendant of an old Dutch family that came to America from Holland in 1644. One of the most prominent of his ancestors was Major Johannes Hardenbergh, born in Albany in 1670, and the owner of the famous Hardenbergh patent granted by Queen Anne. His great-great-grandfather was the Reverend Jacob Rutsen Hardenbergh, who founded Queens College, now Rutgers, at New Brunswick, N. J.

During his years in school Mr. Hardenbergh devoted much time to designing, and after his graduation studied architecture under Detlef Lienau for five

this project were prepared by Renwick, Aspinwall & Tucker, architects, 8 West 40th street. The operation will cost approximately \$150,000.

Plans for Bronx Apartments.

Working plans have recently been completed by John P. Boyland, architect, Fordham road and Webster avenue, for two five-story brick and terra cotta multi-family dwellings, 50x88 feet each, to be erected on the west side of Vyse avenue, 80 feet north of 174th street. The owner of this project is the Janato Building Corporation, William Janato, president, 3207 Hull avenue. Each building will provide accommodations for twenty-five families. The cost of the operation is in the neighborhood of \$100,000. The owner will build.

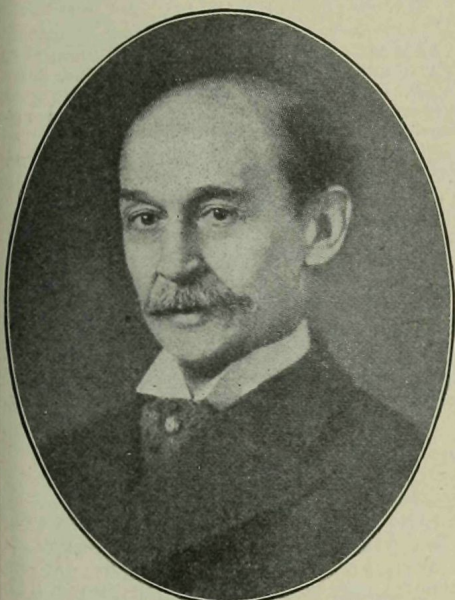
Contemplated Office Building.

The Mexican Telegraph Co., 66 Broadway, James A. Scrymser, president, con-

templates the erection of a modern office building to occupy the block front in the east side of Broad street from South William street to Stone street. The number of stories and type of construction have not yet been decided upon. The name of the architect and details of construction will be announced in a later issue of the Record and Guide.

Automobile Factory Annex.

Fred T. Ley & Co., 19 West 44th street, Manhattan, have obtained the general contract for the construction of a four-story reinforced concrete annex to the factory of the International Motor Co., in West Front street, Plainfield, N. J., adjoining the present plant. The building will have ground dimensions of 78x228 feet, and will be erected from plans prepared by Lockwood Greene & Co., 101 Park avenue, Manhattan.



HENRY J. HARDENBERGH.

years, from 1865 to 1870. He commenced to practice his profession in 1871. Mr. Hardenbergh was probably best known for his designs of some of the leading hotels in the United States, although he applied himself to designing many other types of structures, some of considerable note. He planned and superintended the construction of a library and chapel for Rutgers College and later designed the first apartment hotel to be erected in this city, the Vancorlear, at Seventh avenue and 57th street. He also prepared the plans for the Dakota Apartment on Central Park West and 72d street.

Among the most notable projects from the designs of this architect are the Waldorf-Astoria in New York and the New Willard in Washington. At the time of their construction these hotelries were considered among the finest in the world. He also planned the Plaza in this city and the Copley-Plaza Hotel in Boston. Prominent among the other hotels and buildings from the plans of Mr. Hardenbergh are the Windsor Hotel in Montreal, the Hotel Raleigh in Washington and the Physical Laboratory at Princeton University.

H. J. Hardenbergh was one of the founders of the American Fine Arts Society and was the president of the Architectural League of New York from 1901 to 1902. He was a member of the Century, Riding, Grolier and Church Clubs, the American Institute of Architects, and the Sculpture Society.

Contract for Bank Building.

A general contract has been awarded to the Cauldwell-Wingate Co., 381 Fourth avenue, for the construction of a one-story and basement bank building, 66x93 and 110x50 feet, at the junction of Third avenue, 147th street and Willis avenue, the Bronx, for the Dollar Savings Bank, George E. Edwards, president. The plans and specifications for

Playing Safe

Edison Service has just been secured for the Schlegel Building at Second Avenue and 22nd Street. The installation serves one of New York's biggest lithographic centres

The quality and reliability of street supply decided its use for this work. In fact, current from no other source could meet the same requirements for light, heat and power

What the Central Station is doing here it is doing for the major part of the city's industries and will do for you. Don't take chances. Whatever you manufacture, Edison Service offers the one safe and dependable current supply

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Architects for Brooklyn Church.

Allen & Collens, architects, 40 Central street, Boston, Mass., have been retained to prepare the plans and specifications for the new edifice to be built for the Clinton Avenue Congregational Church, Rev. Dr. Nehemiah Boynton, minister, at the corner of Clinton and Lafayette avenues, Brooklyn. The new structure will occupy a plot 100x170 feet and will replace the present church building which will be torn down. The cost of the proposed operation is approximately \$200,000. Only the preliminary studies have been made and it will be some time before details of construction are available.

PERSONAL AND TRADE NOTES.

James Sherlock Davis, president of Cross, Austin & Ireland Lumber Co., will be the nominee for president of the Brooklyn Chamber of Commerce.

Leo Feinen, architect, 3697 Boulevard, Jersey City, N. J., has discontinued his offices for the period of the war and has entered the service of the Government.

David M. Ach, architect, has moved his offices from the sixth floor of the Metropolitan Building, 1 Madison avenue, to the fourteenth floor of the same building.

Cogswell-Koether Company, building construction, announces that it has recently opened an office in the Vanderbilt Building, 51 East 42d street. William T. Sitt is now associated with this concern as vice-president and consulting engineer.

Permutit Company, manufacturer of water softening and water rectification apparatus and for several years past located at 30 East 42d street, announces its removal to 440 Fourth avenue, where after March 15 the entire top floor will be occupied by its offices.

Major Guy Lowell, with architectural offices in Boston and New York City, was recently awarded the military "Medal for Valor" by the Italian Government. The award was made for distinguished work in connection with the American Red Cross on the Italian front.

building Trades Employers' Association at its coming annual meeting will vote for the following officials for the coming year: For president, Ronald Taylor; first vice-president, Fred B. Tuttle; second vice-president, Aibert N. Chambers, and treasurer, J. P. Ryan. The annual meeting and election will take place Tuesday, April 9.

Mechanics' & Traders' Exchange, at its annual meeting held February 27, elected the following officers for the ensuing year: Francis N. Howland, president; Frank E. Conover, vice-president; Edwin Outwater, treasurer, and C. E. Cheney, secretary. Alfonso E. Pelham, Augustus Meyers, John J. Roberts, Fred Usher, Lewis Harding, Hugh Getty and Ronald Taylor were elected trustees.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

MANHATTAN.—James A. Wetmore, Supervising Architect, Treasury Dept., Washington, D. C., is taking bids on the general contract, to close 3 p. m., April 3, for a 4-sty stone facing brick assay building, 50x100, at Wall and Nassau sts, for the U. S. Government, Hon. A. S. Burleson, Postmaster General, Treasury Dept., Washington, D. C., owner. York & Sawyer, 50 East 41st st, are the architects, and J. Hollis Wells, 32 Nassau st, is the consulting engineer for this project. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st.

MANHATTAN.—Alfred C. Ulrich, 292 5th av, has the general contract for alterations to the Custom House, at Bowling Green, for the U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., owner, from plans by James A. Wetmore, Treasury Dept., Washington, D. C., Acting Supervising Architect, and F. A. Lang, Custom House, Manhattan, engineer.

GOVERNORS ISLAND, N. Y.—U. S. Government, Col. Norton, Depot Quartermaster, Governors Island, owner, is taking bids on the general contract, to close March 20, for a 2-sty brick garbage incinerator (5-ton), and a 1-sty wooden storehouse, 40x120, at Fort Jay.

VARIOUS LOCATIONS.—Niel MacMillan, 124 East 28th st, Manhattan, will draw plans for erecting recreation bldgs at various munition centers and ship yards in the United States, for the Y. M. C. A., National War Work Council, 124 East 28th st, owner. Buildings will be 1-sty each, and will include reading, lounge and writing rooms, gymnasiums and other features.

LAKE DENMARK, N. J.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, is having plans prepared privately for thirty 1-sty hollow tile and concrete storehouses, 60x150, and will take bids about March 19. Cost, \$600,000.

NO ARCHITECTS SELECTED.

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

JAMAICA, L. I.—Zeese & Wilkinson Co., 424 West 33d st, Manhattan, owners, contemplate building a factory at Fulton and Winstead sts. No architect has been retained and details will be available later.

BUFFALO, N. Y.—Lake Shipbuilding Co., Ellicott Sq Bldg, Buffalo, owner, contemplates erecting a 1-sty addition to the plant at Ganson and Buff River sts, for which no architect has been selected.

JERSEY CITY, N. J.—Jersey City Grocery Co., 338 Newark av, Jersey City, owner, contemplates erecting a 4-sty warehouse, at the southwest cor of 8th and Division sts, for which no architect has been retained. Cost, \$60,000.

PLANS FIGURING.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—George Provot, 104 West 42d st, architect, is taking bids on the general contract for the alteration of the 4-sty brick loft bldg, 25x28, at 16 East 8th st, into apartments, for Manley E. Sturgis, 17 West 32d st, owner. Cost, \$15,000.

DWELLINGS.

SCARSDALE, N. Y.—A. J. Bodker, 62 West 45th st, Manhattan, architect, is taking bids on the general contract, to close March 20, for a 2½-sty dwelling and garage, 120x50, on Melvin drive, for A. E. Burr, owner. Jaros & Baum, Webster av, Astoria, L. I., are the heating engineers. Garage will accommodate five cars and also includes chauffeur's quarters.

BAYSHORE, L. I.—Chester A. Patterson, 15 East 40th st, Manhattan, architect, is taking bids on the general contract for a 2½-sty frame and siding dwelling, 25x108, for Stephen Ransom, 401 West st, also 419 West 141st st, Manhattan, owner. Peter Cameron, 339 North av, New Rochelle, N. Y., is figuring the general contract.

LARCHMONT, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, architect, is taking bids on the general contract for a 2-sty frame and stucco summer dwelling, 26x34, on Quarry rd, for F. W. Flint, owner.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—Board of Education, Mrs. J. M. Isham, pres., Lake Placid, owner, is taking bids on the general contract, to close 2 p. m., April 8, for a 3-sty brick, hollow tile and concrete high and grade school, 104x126, in Main st, on site of present school, from plans by Pember & Campaigne, Ilium Bldg, Troy, architects. Cost, \$155,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WASHINGTON ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x59, at 43-45 Washington st, for the Stewart Estate, owner, c/o L. Stewart, Beacon, N. Y. Cost, \$6,000.

12TH ST.—Frank E. Vitolo, 56 West 45th st, completed plans for remodeling the 4-sty brick and stone dwellings, 25x50, and the 2-sty brick stable, 25x100, at 2 East 12th st and 9 East 11th st, into

studio apartments, for John L. Fogliasso, 197 Bleecker st, owner and builder. Cost, \$10,000.

1ST AV.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 4-sty brick tenement and stores, 23x100, at 387-9 1st av, for L. & J. Maier, 309 1st av, owner. Cost, \$3,000.

47TH ST.—C. N. Whinston, 148th st and 3d av, has plans in progress for the alteration of the 4-sty brick dwelling at 24 West 47th st, into a bachelor apartment house and store. Architect will take estimates on general contract. Cost, \$7,500.

WASHINGTON ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x51, at 36 Washington st, for the Stewart Estate, owner, c/o E. Leroy Stewart, Beacon, N. Y. Cost, \$3,000.

WEST ST.—Henry Regelman, 133 7th st, completed plans for alterations to the 6-sty brick tenement, 25x47, at 21-22 West st, for the Stewart Estate, owner, c/o E. Leroy Stewart, Beacon, N. Y. Cost, \$6,000.

68TH ST.—Otto L. Spannhake, 13 Park Row, completed plans for alterations to the 5-sty brick tenement and store, 20x50, at 143 East 68th st, for Charles Romo, owner. Consists of 1 and 2-sty extension. Cost, \$7,000.

DWELLINGS.

49TH ST.—Cantor & Dorfman, 373 Fulton st, Brooklyn, will draw plans for remodeling the 4-sty brick and stone bachelor apartment house, on lot 25x100, at 64 West 49th st, into a dwelling and store, for Meister Builders, Inc., 220 Broadway, owner.

AMSTERDAM AV.—E. Paulsen, 54 Sedgwick av, Yonkers, N. Y., completed plans for a 2½-sty hollow tile dwelling, 27x46, on the east side of Amsterdam av, 300 ft south of Jefferson av, for Peter Nelson, 2117 Daly av, owner and builder. Cost, \$5,500.

13TH ST.—George M. McCabe, 96 5th av, completed plans for alterations to the 2-sty brick dwelling, 25x36, at 207 West 13th st, for Mrs. John W. Stewart, 70 5th av, owner. Cost, \$4,000.

84TH ST.—R. H. Almiroty, 220 5th av, has plans in progress for remodeling the 4-sty brick dwelling, 25x60, at 8 West 84th st. Architect will take bids on general contract about March 18-20. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

11TH AV.—Charles F. Winkelman, 103 Park av, completed plans for alterations to the 2-sty brick factory, 24x75, at 434 11th av, for Charles and George Shortmeier, 430 11th av, owners, in charge. Cost, \$4,000.

FRONT ST.—Charles H. Richter, 39 Cortlandt st, will draw plans for alterations to the 5-sty brick and stone warehouse, on lot 50x100, at 142-4 Front st, for Ray S. Bate Corp., 54 Wall st, owner, and G. Amsinck Co., 6 Hanover st, lessee.

CHARLES ST.—Alexander Baylies, 33-34 Bible House, completed plans for alterations to the 7-sty brick garage bldg, 66x118, at 166-8 Charles st, for the Beadleston & Woerz Brewing Co., 291 West 10th st, owner. Cost, \$20,000.

STABLES AND GARAGES.

127TH ST.—Harry T. Howell, 3d av and 149th st, completed plans for alterations to the 1-sty brick garage in the north side of 127th st, 100 ft west of 3d av, for J. L. Mott, 5th av and 17th st, owner, and Gibson Auto & Taxi Co., 385 East 149th st, lessee. Owner will take bids on general contract March 18. Cost, \$5,000.

14TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for alterations to the 1-sty brick garage, 50x206, at 734-6 East 14th st, for the Estate of Emily L. Kent, owner, c/o William Kent, 14 Wall st, and Herman Davidowitz, 316 Stanton st, lessee. Lessee is taking bids on the general contract. Cost, \$5,500.

42D ST.—W. B. Willis, 1181 Myrtle av, Brooklyn, has plans in progress for the alteration of the 4-sty brick stable, 50x100, at 257-9 West 42d st, into a garage, for Francis X. O'Connor, 253 West 47th st, owner and builder. Cost, \$25,000.

124TH ST.—B. & J. Walther, 147 East 125th st, completed plans for the alteration of the 6-sty brick stable, 50x100, at 124-6 East 124th st, into a garage, for J. M. & J. H. Carey, on premises, owners. Cost, \$40,000.

GREENWICH AV.—George M. McCabe, 96 5th av, has plans in progress for alterations to the 2-sty brick stable, 46x130, at 97-101 Greenwich av, and 238 West 12th st, for Clarence S. Nathan, 241-5 West 37th st, owner. Cost, \$10,000.

35TH ST.—Joseph C. Schaeffler, 38 West 32d st, completed plans for alterations to

the 3-sty brick and bluestone garage, 69x100, at 247-251 West 35th st, for the F. M. B. Realty Co., 345 5th av, owner. Cost, \$56,000.

STORES, OFFICES AND LOFTS.

4TH ST.—L. F. J. Weiher, 271 West 125th st, completed plans for alterations to the 4½-sty brick store and restaurant, 25x103, at 62 East 4th st, for George S. Ehret, 217 East 92d st, owner. Cost, \$8,500.

34TH ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for alterations to the 5-sty brick and stone store and loft bldg, on plot 50x100, at 21-23 West 34th st, for the Crystal Estate, owner, c/o Samuel J. Dickheiser, 271 Broadway, owner, and S. W. Steel & Co., 2 West 14th st, lessee.

44TH ST.—Lionel Moses, 101 Park av, has plans nearing completion for alterations to the 5-sty brick restaurant, 100x40, at 1 East 44th st, for the Delco Realty Corp., 49 Wall st, owner. Cost, \$10,000.

BEAVER ST.—L. E. Denslow, 44 West 18th st, completed plans for alterations to the 4-sty brick store and office bldg, 26x64, at 15 Beaver st, for the Farmers' Loan & Trust Co., 22 William st, owner. Cost, \$2,500.

42D ST.—J. H. Scheier, 25 West 42d st, has plans in progress for alterations to the 4th floor of the office bldg at 47-61 West 42d st, for the Estate of Eugene A. Hoffman, owner, c/o Frederick Hoffman, 258 Broadway, owner, and the Apex Leasing Co., lessee. Cost, between \$8,000 and \$10,000.

THEATRES.

BOWERY.—Samuel Levingston, 101 West 42d st, completed plans for alterations to the 4-sty brick theatre, 75x200, at 46 Bowery, for William Kremer Estate, owner, c/o William Kremer, Jr., 58 West 120th st, owner. Cost, \$2,500.

MISCELLANEOUS.

BROADWAY.—Preliminary plans have been approved by the Board of Appeals for the erection of a 3-sty brick and terra cotta theatre, store, office and apartment bldg, 150x200, at the northwest cor of Broadway and 181st st, for the 181st St Construction Co., 729 7th av, owner, from plans by DeRosa & Pereira, 150 Nassau st, architects. Theatre will have a seating

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New England Gas & Coke Plant, Everett, Mass.
Worthington Pump Works, Harrison, N. J.
Union Bank of Canada, Winnipeg, Canada.
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Correspondence is invited from Sub-Contractors and Manufacturers in order that they may be listed at once in the estimating and purchasing files.

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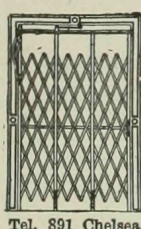
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Bronx.

STABLES AND GARAGES.
FORDHAM RD.—William A. Faiella, 552 East 187th st, completed plans for a 1-sty stone garage, 59x119, on the south side of Fordham rd, 70 ft east of Loring pl, for the Terrace Construction Co., 116 West 190th st, owner. Cost, \$20,000.

STORES, OFFICES AND LOFTS.
137TH ST.—Alfred L. Kehoe Co., 1 Beekman st, completed plans for alterations to the 6-sty brick loft bldg at 281-3 East 137th st, for Sybil K. W. Sellar, 31 Nassau st, owner. Cost, \$8,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
DRIGGS AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 4-sty brick tenement at 871 Driggs av, for V. Fisher, 910 Ocean av, owner and builder. Cost, \$5,000.

DWELLINGS.

WEST 8TH ST.—William Richter, 1028 2d st, completed plans for two 2-sty frame dwellings, 17x40, in the east side of West 8th st, 240 ft south of Av N, for May Rogers, West 8th st, near Lake st, Brooklyn, owner and builder. Cost, \$6,000.

BAY 31ST ST.—Ferdinand Savignano, 6005 14th av, completed plans and is ready for bids on the general contract for a 2-sty brick and stone dwelling, 33x44, in the east side of Bay 31st st, 260 ft north of Benson av, for David Greenfield, 6005 14th av, owner. Cost, \$25,000.

EAST 19TH ST.—Benjamin Dreisler, 153 Remsen st, completed plans for a 2-sty frame dwelling, 24x40, in the east side of East 19th st, 180 ft north of Av H, for Arthur H. Strong, 585 East 18th st, owner and builder. Cost, \$4,000.

NEPTUNE AV.—D. Hinsdale, West 30th st and Surf av, Brooklyn, completed plans for a 3-sty brick dwelling and store, 17x43, on the north side of Neptune av, 137 ft west of West 15th st, for Sabastene Salaruo, 29 Neptune av, owner and builder. Cost, \$4,000.

WEST 20TH ST.—Joseph J. Galizia, 2845 West 23d st, Brooklyn, completed plans for two 2½-sty frame dwellings, 33x28, in the west side of West 20th st, 360 ft west of Mermaid av, for Wiltner & Fuths, 3221 Mermaid av, owners and builders. Total cost, \$10,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2½-sty brick dwellings, 20x45, at the northeast cor of 21st av and 63d st, for the Lyon Holding Co., 99 Nassau st, owner and builder. Total cost, \$52,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2½-sty brick dwellings, 20x45, at the southeast cor of 21st av and 63d st, for the 53d St. Const. Co., 5221 Ft. Hamilton av, owner and builder. Total cost, \$52,000.

6TH AV.—D. A. Lucas & Co., 98 3d st, completed plans for alterations and extension to the 3-sty brick dwelling at the northwest cor of 6th av and Prospect pl for Philipp J. Genthner, 381 Court st, owner and builder. Cost, \$4,000.

WEST 36TH ST.—Cohn Brothers, 363 Stone av, completed plans for four 2-sty brick dwellings, 20x60, in the east side of West 36th st, 100 ft south of Mermaid av, for the Fulton Building Co., 351 Stone av, owner and builder. Total cost, \$24,000.

54TH ST.—S. Millman & Son, 1780 Pitkin av, completed plans for two 2-sty brick dwellings, 20x53, in the south side of 54th st, 280 ft east of 8th av, for L. & J. Corp., 1274 58th st, owner and builder. Total cost, \$7,000.

FACTORIES AND WAREHOUSES.

COLUMBIA ST.—A. W. Gaspiger & Sons, on premises, owners, have had plans completed privately for fire repairs to the 1-sty brick storage and office bldg at the northwest cor of Columbia and Amity sts. The Page Contracting Co., 115 Broadway, Manhattan, has the general contract. Cost, \$5,000.

HALLS AND CLUBS.

MANHATTAN AV.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations to the 1-sty brick dance hall, 50x75, on Manhattan av, for S. Frieber, on premises, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

HOWARD AV.—Morris Whinston, 459 Stone av, completed plans for an extension to the 1-sty garage on the east side of Howard av, 100 ft south of Prospect pl, for Rebecca Kopelton, 1681 President st, owner, in charge. Cost, \$3,000.

EMERSON PL.—M. A. Cantor, 373 Fulton st, completed plans for a 1-sty brick

public garage, 50x100, in the west side of Emerson pl, 160 ft north of Lafayette av, for the Beverly Building Co., 44 Court st, owner and builder. Cost, \$12,000.

LIBERTY AV.—William C. Winters, 106 Van Sicklen av, has plans in progress for thirty-three 1-sty brick individual garages, 10x20, at the northwest cor of Liberty and Miller av, for Frank Richards, 171 Jamaica av, owner and builder. Total cost, \$13,500.

BROADWAY.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for a 2-sty brick and stone garage, 100x100, at 152-8 Broadway, for the Associated Mechanics Building Corp., 414 Bedford av, owner and builder. Cost, \$40,000.

POWERS ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for the alteration of the 2-sty brick and stone stable, 50x100, in Powers st, 100 ft east of Union av, into a garage, for I. Bender, 519 Grand av, owner and builder. Cost, \$15,000.

SUMNER AV.—J. M. Felson, 1133 Broadway, Manhattan, completed plans for the alteration and addition of the 1-sty brick garage, 100x100, at 476-8 Sumner av, for Edward W. Lerner, on premises, owner and builder. Cost, \$10,000.

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

VAN BRUNT ST.—John Burke, 319 Baltic st, completed plans for a 1-sty brick garage, 30x73, in the east side of Van Brunt st, 70 ft north of Sackett st, for Cormella Manzella, 63 Sackett st, owner, in charge. Cost, \$4,000.

STORES, OFFICES AND LOFTS.

JUNIUS ST.—Henry J. Nurick, 957 Broadway, Brooklyn, completed plans for a 1-sty brick shop, 50x47, in the west side of Junius st, 65 ft south of Liberty av, for Moses Annenberg, 121 Cowell st, owner. Cost, \$6,000.

THEATRES.

CHURCH AV.—C. M. Straub, 147 4th av, has plans in progress for a 1 and 2-sty brick theatre and stores, 125x125, on the north side of Church av, and on the east side of Gravesend av, 108 ft north of Church st. Owner's name will be announced later. Theatre will have a seating capacity of 1,600. Cost, \$75,000.

BRIGHTON BEACH—Dodge & Morrison, 135 Front st, Manhattan, completed plans for fire repairs to the brick, veneer and frame theatre and casino for the Robinson Amusement Co., owner, c/o architects. Rufus H. Brown, 350 Fulton st, Bklyn, has the general contract. Cost, \$6,000.

MISCELLANEOUS.

VARET ST.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for alterations to the 4-sty brick turkish bath on Varet av, 100 ft east of Manhattan av. Consists of general remodeling, including masonry and carpentry work. Cost, \$18,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Charles In-fanger & Son, 2634 Atlantic av, completed plans for two 2-sty frame dwellings, 20x58, in the east side of Lambert st, 198 ft south of Liberty av, for Eiermann Bros., 751 Thrall av, Woodhaven, L. I., owners and builders. Cost, \$9,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 34x32, in the north side of Quentin st, 260 ft east of Austin st. Cost, \$10,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for three 2-sty frame dwellings, 26x31, at the southwest cor of Norwich av, and in the west side of Lathrop st and Park av, 120 ft south of Lathrop av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$12,000.

MORRIS PARK, L. I.—Herman A. Weinstein, 165 Remsen st, Brooklyn, completed plans for five 2-sty brick dwellings, 18x42 and 18x34, at the northwest cor of Briggs and Atlantic av, and on the east side of Briggs av, 18 ft north of Atlantic av, for Wohl Bros., 901 Emerald st, Richmond Hill, owners and builders. Total cost, \$18,500.

MASPETH, L. I.—Frank Chmelik, 796 2d av, L. I. City, completed plans for a 2-sty brick dwelling, 25x29, on the west side of Willow av, 71 ft north of Maspeth av, for Frank Bondzinski, 96 Clinton av, Maspeth, L. I., owner and builder. Cost, \$4,000.

JAMAICA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for a 2-sty frame dwelling, 26x31, on the west side of Park av, 120 ft south of Lathrop av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$4,000.

KEW GARDENS, L. I.—Harry J. Arnold, 429 North Vine st, Richmond Hill, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 34x23x32, in the south side of Pembroke pl, 460 ft east of Austin st. Cost, \$10,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for three 2-sty frame dwellings, 16x37, on the north side of Ridgewood av, 37 ft east of Lefferts av, for Rilles & Lashen Construction Co., 354 Fulton st, Jamaica, L. I., owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for two 2-sty frame dwellings, 27x28, on the west side of Kingston road, 26 ft north of Handley road, for Sim & Greig, Jr., Butler Bldg, Jamaica, owners and builders. Cost, \$11,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 27x28, on Kingston rd, 177 ft north of Layfield rd, for Sim & Greig, 22d st, Union Course, L. I., owners and builders. Cost, \$5,500.

MORRIS PARK, L. I.—Herman A. Weinstein, 165 Remsen st, completed plans for five dwellings, 2 stys, brick, 18x42, and 2 stys, frame, 18x34, at the northeast cor of Walnut st and Atlantic av, and in the east side of Walnut st, 18 ft north of Atlantic av, for Wohl Brothers, 901 Emerald st, Richmond Hill, L. I., owners and builders. Total cost, \$18,500.

GLENDALE, L. I.—Morris Perlstein, 19 Fulton av, Middle Village, completed plans for five 2-sty brick dwellings, 20x52, with store, on the south side of Central av, 20 ft east of Olmstead pl, for the Nibur Construction Co., 97 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$23,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY—Adolph Mertin, 34 West 28th st, Manhattan, completed plans for a 3-sty brick factory, 60x100, on the south side of Jackson av, 416 ft west of Buckley st, for Emanuele Ronzoni, 798 Broadway, Flushing, L. I., owner. Cost, \$30,000.

WOODSIDE, L. I.—Richard Lukowsky, 477 14th av, L. I. City, completed plans for a 1-sty brick factory, 33x200, on Howell av, from Kelly Cove to 7th av, for Jacob Maisel, Woodside, L. I., owner. Charles Wills, 4th st and Jackson av, L. I. City, has the general contract. Cost, \$20,000.

COLLEGE POINT, L. I.—L. W. F. Engineering Co., 8th st, College Point, owner, has had plans completed privately for a 1-sty brick factory, 250x212, on the south side of 3d av, 250 ft west of 8th st. The Austin Co., 217 Broadway, Manhattan, has the general contract. Cost, \$15,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—DeRose & Cavari, 148th st and 3d av, Bronx, have plans nearing completion for a 1-sty brick and concrete garage, 50x100, for Mr. Galito, owner, c/o Garage, East River and 83d st, Manhattan. Exact location will be announced later. Cost, \$25,000.

**Richmond.
DWELLINGS.**

PORT RICHMOND, S. I.—Frederick B. Sterner, 80 Lexington av, Port Richmond, owner, has had plans completed privately for a 1½-sty frame dwelling, 19x47, on the

east side of Heberton av, 855 ft south of Palmer av. Cost, \$4,000.

PORT RICHMOND, S. I.—M. A. Cantor, 371 Fulton st, Brooklyn, has plans in progress for three 2-sty brick dwellings and stores, 16x55, on the west side of Richmond av, 355 ft south of Terrace av, for Max Helman, 1223 46th st, Brooklyn, owner and builder. Total cost, \$20,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—D. M. Dusenberry, Main st, Huntington, completed plans for a 1½-sty frame and shingle bungalow, 34x38, at Jericho Turnpike, for Frederick H. Koster, Jericho Turnpike, Huntington, owner. Cost, \$4,500.

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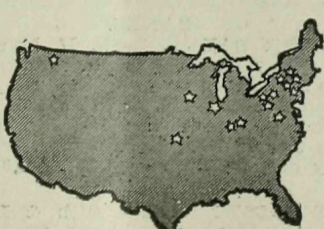
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HUNTINGTON, L. I.—Thomas B. Campbell, New York av, Huntington, owner, is having plans prepared privately for a 2½-sty frame siding or stucco dwelling, 30x58, at Cold Spring Hill. Cost, \$10,000.

STABLES AND GARAGES.

HUNTINGTON, L. I.—Carroll E. Welsh, New York av, Huntington, completed plans for a brick and tile garage, 100x52, in the north side of Main st, opp. Prospect st, for W. H. Flossel, Huntington, owner, in charge. Cost, \$10,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 5-sty brick and stone apartment house, 42x50, on Hawthorne av, for Louis Johnson, 124 Lee av, Yonkers, owner and builder. Cost, \$25,000.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 4-sty brick and stone apartment house, 107x96, at 438-440 Riverdale av, for the Radford Realty Co., 214 Jessamine av, Yonkers, owner. Owner will take bids on separate contracts about March 18. Cost, \$60,000.

CHURCHES.

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

DWELLINGS.

ELMSFORD, N. Y.—Buchman & Kahn, 30 East 42d st, Manhattan, have plans nearing completion for a 2½-sty terra cotta block and stucco dwelling, 80x40, for Ely Jacques Kahn, 30 East 42d st, Manhattan, owner. Cost, \$50,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 46x91 each, at 68-72 Halstead st, for the East Orange Realty Co., 1010 Kinney Bldg, Newark, owner. The North Jersey Building Co., 514 South 14th st, Newark, has the general contract. Cost, \$45,000 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for two 4-sty brick and stone apartments, 50x70, at the southwest cor of Harvard and Amherst sts, for Rudolph Sabelson, 239 Clinton av, Newark, owner. Cost, \$35,000 each.

EAST ORANGE, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for a 4-sty brick apartment, 56x117, at 45 Walnut st, for Louis Kuskin, Max Alshuler and William Rotberg, 65 South 19th st, Newark, owners and builders. Cost, \$65,000.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, has plans in progress for a 4-sty brick and stone apartment on Roseville av, bet. Park and 6th avs, for Charles Herbert Walker, Union Bldg, Newark, owner. Owner will take bids on all subs. Cost, \$150,000.

EAST ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, completed plans for two 4-sty brick and terra cotta apartments, 80x50 ft each, at 72 and 76 South Munn av, for Henry C. Miller, 441 Main st, East Orange, owner and builder. Cost, \$40,000 each.

MILLBURN, N. J.—Albert Nuccirone, 9 Taylor st, Orange, completed plans for a 3-sty brick apartment house and store, 22x56, in Main st, near First Presbyterian Church, for Dunato Brita, Main st, Millburn, owner. Cost, \$7,000.

KEARNY, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 3-sty brick apartment and store, 25x100, also a 1-sty garage, at the northeast cor of Kearny av and Duke st, for Enoch Palm, Johnson av and Maple st, Kearny, N. J., owner. Cost, \$20,000.

NEWARK, N. J.—M. Mancusi Ungaro, 164 Market st, Newark, has plans in progress for a 4-sty brick and stone flat, 51x80, in Bank st, near Combes Alley, for Dominick Carrino, 117 Bank st, Newark, owner. Cost, \$32,000.

NEWARK, N. J.—William E. Lehman, 738 Broad st, Newark, completed plans for alterations and addition to the 3-sty brick apartment house and shop, 35x60, and 1-sty extension, 25x40, on Avon av, for Lozowick & Kotler, 150 Jelliff av, Newark, owner. Charles Gerber, 270 Peshine av, Newark, and Morris Breitman, 333 Waverly av, Newark, have the mason and carpentry contracts, respectively. Cost, \$8,000.

LYNDHURST, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has plans in progress for alterations and addition to

the 2-sty brick dwelling, 26x36, at Balley Brook and Green avs, for Alfonzo Milone, on premises, owner. Cost, \$5,000.

MAPLEWOOD, N. J.—Beudal Realty Co., Maplewood, owner, has had plans completed privately for three frame dwellings on North terrace. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Edward E. Grant, 397 Washington av, Newark, completed plans for a 1-sty brick addition, 50x50, to the factory in Craton st, bet. Verona and Grafton avs, for the Mono-Service Co., on premises, owner.

NEWARK, N. J.—American Oil & Supply Co., 52 Lafayette st, Newark, has recently purchased property on the meadows and contemplates erecting a warehouse, probably reinforced concrete. Details will be available later.

HOBOKEN, N. J.—Ballinger & Perrot, 17th and Arch sts, Philadelphia, Pa., have plans in progress for a 5-sty reinforced concrete factory, 113x100, at the southeast cor of 12th and Clinton sts, for the Chocolate Menier Co., 1127 Clinton st, Hoboken, owner. J. Van Lierde is local manager.

SOUTH RIVER, N. J.—Gilbert C. Higby, 207 Market st, Newark, has plans in progress for a 1-sty frame manufacturing plant, for which owner's name and details will be announced later.

NEW BRUNSWICK, N. J.—Webb Wire Works, 11 Liberty st, New Brunswick, N. J., owner, has had plans completed privately for alterations and addition to the 2-sty brick factory, 35x45, at 11 Liberty st. George B. Rule, 71 John st, New Brunswick, has the general contract. Cost, \$4,000.

MUNICIPAL.

NEWARK, N. J.—Board of Commissioners, City of Newark, Thomas L. Raymond, chairman, City Hall, Newark, contemplates erecting sanitary sewers on Av C, bet. Miller and Vanderpool sts, and in Vanderpool st, bet. Avs B and C, from plans by Morris R. Sherrerd, City Hall, Newark, chief engineer.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Hughes & Horton, 31 Clinton st, Newark, have plans in progress for a 2-sty brick, stone and architectural terra cotta parochial school, 74x110, on Van Ness pl, near Clinton av, for the Church of the Blessed Sacrament, Rev. Father C. O'Neill, pastor, 15 Van Ness pl, Newark, owner. Will contain 16 classrooms.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, Newark, completed plans for a 1-sty brick public garage, 48x119, at 694-6 South 15th st, for Simon and Annie Beyer, 711 South 14th st, Newark, owner. Standard Construction Co., 270 South 6th st, Newark, has the mason contract. Cost, \$14,000.

ORANGE, N. J.—Albert F. Nuccirone, 9 Taylor st, Orange, has plans in progress for a 1-sty brick and cement block public garage, 44x100, at 16-18 Park st, for Anthony Martin, 18 Park st, Orange, owner. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

IRVINGTON, N. J.—Frederick Lemmer, 688 Nye av, Irvington, N. J., completed plans for a 1-sty brick bakery, 29x35, at 1368 Springfield av, for K. Edward Stoll, 1420 Springfield av, Irvington, owner. Cost, \$3,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, completed plans for a 1-sty brick office bldg, 22x50, in Jefferson st, near Market st, for Augster & Lynch, 470 Market st, Newark, owners. Kelly-Ackerson Co., 220 Main st, East Orange, N. J., has the general contract. Cost, \$5,000.

MISCELLANEOUS.

NEW BRUNSWICK, N. J.—Russell & Horn, 25 West 42d st, Manhattan, completed plans for a 4-sty brick restaurant and rooming house, 22x80, at 372 Delevan av, for Eugene Von Gorugin, 162 Nelson st, New Brunswick, owner. Cost, \$8,000.

CONTRACTS AWARDED.

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

BANKS.

OYSTER BAY, L. I.—L. H. MacCauley, Oyster Bay, L. I., has the general contract for alterations to the 2-sty brick and tile bank, 24x50, at the cor of Andrey av and South st, for the North Shore Bank, Oyster Bay, L. I., owner, from privately prepared plans. Cost, \$20,000.

DWELLINGS.

MANHASSET, L. I.—Smith & Leo, 103 Park av, Manhattan, have the general

contract for a 2½-sty frame dwelling, 30x40, for A. Kattmiller, Manhasset, owner, from plans by Edward Washburn, 101 Park av, architect.

MANHATTAN—Meyer Contracting Co., 1182 Broadway, has the general contract for alterations and extension to the 4-sty brick dwelling, 15x73, at 262 West 89th st, for Arthur J. Theaman, 602 West 157th st, owner, from plans by Irving Margon, 149th st and Cortlandt av, architect. Cost, \$7,000.

MANHATTAN—A. J. Schlesinger, 776 Prospect av, has the general contract for alterations to the 4-sty brick dwelling, 20x75, at 121 West 86th st, for Adelaide McConnell, owner, c/o N. McConnell, 13 East 22d st, owner, and Benjamin B. Kirtlandt, 156 Broadway, lessee, from plans by George M. McCabe, 96 5th av, architect. Cost, \$8,500.

MANHATTAN—Thomas A. O'Brien, 207 West 17th st, has the general contract for alterations to the 2-sty brick dwelling, 25x36, at 297 West 13th st, for Mrs. John W. Stewart, 70 5th av, owner, from plans by George M. McCabe, 96 5th av, architect. Cost, \$4,000.

MAHOPAC FALLS, N. Y.—Edward M. Wright, Mahopac Falls, N. Y., has the general contract for a 2½-sty stone dwelling, 42x46, with a kitchen wing, 18x16, two miles from Mahopac Station, for Peter Bell, 86 Hancock st, Brooklyn, owner, from plans by Alexander Mackintosh, 55 Bible House, Manhattan, architect. Frank Ferrieri, Mahopac, N. Y., has the mason contract. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

MANHATTAN—Louis Goldstein, 88 Division st, has the general contract for alterations to the 4-sty brick factory, 23x60, at 56 West 25th st, for the New York Life Insurance Co., 346 Broadway, owner, and Benjamin Schneider, 88 Division st, lessee, from plans by Max Muller, 115 Nassau st, architect. General contractor is taking estimates on subs. Cost, \$6,000.

HOBOKEN, N. J.—William Crawford, 7 East 42d st, Manhattan, has the general contract for a 3-sty brick mfg plant, 50x145, with a 1-sty brick storage, 50x50, in the east side of Hudson st, bet. 13th and 14th sts, for W. & A. Fletcher, 1301 Hudson st, Hoboken, owner, from plans by Charles Fall, 1400 Washington st, Hoboken, architect. Cost, \$50,000.

JERSEY CITY HEIGHTS, N. J.—Isaac A. Hopper's Sons, Inc., 15 East 40th st, Manhattan, have the general contract for a 4-sty reinforced concrete factory bldg, 50x100; also an addition to present 2-sty bldg, 50x100, at the northwest cor of Lincoln st and Hudson blvd, from plans by DeRosa & Pereira, 150 Nassau st, Manhattan, architects. Cost, \$100,000.

ELIZABETH, N. J.—Roberts Filter Co., Woolworth Bldg, Manhattan, has the general contract for a 1-sty reinforced concrete and steel purification plant at Ursino Lake and Parker rd, for the Elizabethtown Water Co., 68 Broad st, Elizabeth, owner, from plans by Nicholas S. Hill and S. J. Ferguson, 100 William st, Manhattan, engineers.

HALLS AND CLUBS.

MANHATTAN—C. S. McKune Co., 409 West 55th st, has the general contract for the alteration of the dwelling at 641 Lexington av into a club for working girls, for the Estate of Frederick D. Tappan, owner, c/o Douglas Robinson, Charles S. Brown Co., 14 Wall st, and Monsignor Lavelle, 5th av and 50th st, lessee, from privately prepared plans.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Justus D. Doenecke, 35a Kosciusko st, Bklyn, has the general contract for a 1-sty brick garage, at Adelphi st and De Kalb av, for John G. Roth, 669 76th st, owner, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$2,500.

STORES, OFFICES AND LOFTS.

MANHATTAN—R. H. Casey, 246 West 16th st, has the general contract for alterations to the 6-sty brick store and loft building at 246 5th av, from plans by John B. Snook Sons, 261 Broadway, architects. Owner's name will be announced later.

MANHATTAN—Lythic Building Co., 103 Park av, has the general contract for a 1-sty brick office bldg, 16x42, at 179-181 Houston st and 1 Congress st, for the Congress Forwarding Co., 474 West Broadway, owner, from plans by George M. Conable, 46 West 24th st, architect. Cost, \$5,000.

MANHATTAN—J. J. McWalters & Son, Inc., 1493 Broadway, have the general contract for alterations to the brick and stone store bldg, at 126-130 6th av, for the Emigrant Industrial Savings Bank, 51 Cham-

bers st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects.

MANHATTAN—James F. Egan Co., 162 West 20th st, has the general contract for alterations to the 12-story brick loft bldg, 52x110, at 118-120 5th av, for the Estate of E. A. Hoffman, 258 Broadway, owner, from plans by John B. Snook Sons, 261 Broadway, architects.

5TH AV.—E. Brooks & Co., 3 West 39th st, has the general contract for alterations to the 10-story brick and stone department store, 148x260, on the west side of 5th av, bet. 38th and 39th sts, for Frank Barton, Newburgh, N. Y., owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Lord & Taylor, 430 5th av, are the lessees. Cost, \$7,000.

MANHATTAN.—Gartner Co., 417 East 8th st, has the general contract for alterations to the 4-story brick restaurant and loft bldg at 263 Grand st, for Charles Meyerson, owner, and the Ratner Corp., 102 2d av, lessee, from plans by Samuel Levingson, 101 West 42d st, architect. Cost, \$10,000.

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.

NATIONAL ASSOCIATION OF BRASS MANUFACTURERS will hold its spring meeting at the French Lick Springs Hotel, French Lick Springs, Ind., March 27-28.

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.

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

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 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.

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, 33 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.

NATIONAL METAL TRADES ASSOCIATION will hold its next convention at the Hotel Astor, April 22 to 25, inclusive. The convention proper is arranged for morning and afternoon sessions on April 24 and 25. As usual, there will be a banquet Wednesday evening, and the preceding days of the convention will be devoted to meetings of the executive committee and the council.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

- *A—Interior Alarm System; DL—Locked Doors; EI—Electrical Equipment; Ex—Exits; FA—Fire Appliances, Miscellaneous; FD—Fire Drills; *FE—Fire Escapes; *FP—Fireproofing; RefSys(R)—Refrigerating System Repair; Rec—Fireproof Receptacles; GE—Gas Equipment and Appliances; 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—Stairpipes; SA—Structural Alterations; *Tel—Telegraphic Communication with Headquarters; TD—Time Detector for Watchman; Vac—Vacate Order (Discontinue Use Of); *WSS—Windows, Skylights and Shutters; CF—Certificates of Fitness; D & R—Discontinuances or Removals; *FHSY—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, FHSY, 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 March 9. Av A, 1397-9—M J Lopez & Co. O Broadway, 872—Oswald Cammann, c Edw H Miller, 32 Liberty. DC Broome st, 431—Giant Neckwear Co. El-DC-FA-Rec Duane st, 147—Giesse Glass Sign Wks. GE East Broadway, 124—Isaac Levine. GE East Broadway, 124—Joseph Oringer. GE East Broadway, 124—Hyman Horwitz. D&R 19 st, 39 E—Abr Glick. DC 45 st, 240 E—Presbytery of N Y, 156 5 av. DC 1 av, 667-673—Cocheo Bros. Rec 4 av, 125—Henry R Drowne. DC 5 av, 25 Oak Point Corp. DC 5 av, 57—Edward Blum. DC-WSS(R) Frankfort st, 3 Monroe Clothes, 1470 Bway. FA-GE Greenwich st, 469—Monroe P Wilkins. GE Greenwich st, 469—D & L Mfg Co. El-GE Lafayette st, 237-9—Adeline De Selding, 130 E 51. Stp(R) Lenox av, 121-8—Herman L Stern. GE Nassau st, 52—Henry Ruhnstruck. St(R)-FE(R)-ExS Nassau st, 90—Andrew P Marion. GE Park av, 1607—Saml Josephs, 253 W 108. DC Park pl, 27—Langan & Bro. Rec 7 av, 269—Max Berlat & Son. DC 6 av, 49—Jos A Villone, 254 Hudson. ExS-FE(R) 6 av, 514—Saml Simon. Rec 6 av, 223—Myra R Harper, 131 E 21. DC 6 av, 223—Brody & Schutzman. GE-FA-DC South st, 173—Chas Gornes. ExS Stanton st, 272—Meyer Adler. DC-Rec Thomas st, 49—Oscar F Hawley. St(R)-Ex-FE(R)-ExS University pl, 24-34—Ronden Mfg Co. FA-Rec-Ex(R) University pl, 24-34—Saml Wilder. D&R-FA-O Walker st, 57—Steurer & Seigel. O-Ex Washington st, 69—High Grade Walists Mfg Co. FA-Rec-O West Broadway, 549—Jos Conte. D&R-Ex-ExS West Broadway, 419-21—Adolphe Ode. FP(R)-Ex-ExS 9 st, 63 W—Phebe C Lawrence est, care Henry C Swords, 149 Bway. D&R 24 st, 14-8 W—Jacob Goldstein. Rec Birmingham st, 6-8—Kaufman & Nussenbaum, DC Elizabeth st, 246—Geo J Kenny, 80 E Houston, DC 86 st, 420 E—Title Guar & T Co, 176 Bway. DC Goerck st, 153-55—Rudolf & Rosenblatt. DC Goerck st, 153-55—Benjamin & Rottenberg, GE-Rec 9 av, 368—Ella H Mellick, 87 Woodlawn av. Plainfield, N J. DC Wooster st, 3—Saml Cohen, Ocean av, Far Rockaway, L I. WSS(R) 20 st, 164 W—Margt Peacock est, care Agnes Stevens, 9 Summit av, Brookline, Mass. GE 21 st, 232 W—Jno Burchill. DC 28 st, 229-39 W—Leopold Sonn & Bro. Rec 30 st, 59-65 W—Louis Rachman. FA-DC 40 st, 170-2 W—Fdw W Browning. Stp(R) 47 st, 243-5 W—West 47th St Realty Corp, 32 W 25. ExS 52 st, 134 W—Gertrude Martin, 106 W 52. DC 78 st, 218 W—Eliza S Clarke, care Chas W Clark, 210 W 90. TD-A-D&R-GE Manhattan av, 209—Exhibition Co. FA(R) Broadway, 2770—Aetna Amusement Corp. FP(R)-Stp(R) 133 st, 306-8 E—Isabella Realty Co. FP(R)-Ex-ExS Freeman st, 872-4—Chas Lonard. St(R)-FP(R) Sound View av—P S 47, C B J Snyder, Supt School Bldgs, 500 Park av, Manhattan. A-Tel Webster av and 195 st—Gee Kay Amusement Co. FA(R) Westchester av, 827—Strand Motion Picture Co. ExS

- 13 st, 99—E R Senn & Co. Rec-NoS-FA Throop av, 122—Michl Tanenbaum. CO-FA-Rec Union st, 2096—J Katz & A Rockmore, FA-Rec-CF-StSys Rec-Rub-D&R-El Vanderbilt av, 375—Kath A Wood. FP VanSinderen av, 361-71—Jos Levin. CF-El Bergen av, 11—Texas Co. CF Blackwell st (foot)—Dakes Mfg Co. CF Broad st, 29—Geo Schaefer. FP-FA-Rec-NoS Fisk & Thompson avs—Schoreman Novelty Co, Rec-Rub-D&R-El Fulton st, 437—Rapaport & Eller. Rec Jamaica & Vandever avs—Julius Pollenz. OS New York av, 11—Frank R Smith. FA-NoS Atlantic av, 783-803—A Schraeder's Sons, GE-Rec-FP(R)-RQ Bay 29 st, 31—Mary L Ducas. DC Bergen st, 51-3—Chas V Linn. St(R)-A-FD-Ex Bergen st, 305-7—Thompson-Smith Co. FP(R) Debevoise pl, 33-9—Bklyn Union Gas Co, 176 Remsen. GE East 4 st, 688—Edgar N Finn. DC Ellery st, 124—Chas Shuter. FP(R) Graham av, 22—Henry L Batterman, FE(R)-St(R)-ExS-Ex(R) Graham av, 22—Bklyn Union Gas Co, 176 Remsen. GE Grove st, 12-6—Henry C Hunken Est, FE-FP(R)-ExS-Ex(R) Grove st, 12-6—Emil Warmboldt. O Park av, 690—T & R Dress Co. FA-Rec Powell st, 221-3—Milton Simpson Co. Rec Rodney st, 303—Francis McManus, FE-St(R)-ExS St Andrews pl, 27—Bklyn Union Gas Co. GE Siegel st, 132-4—Est J H Werbelovsky. WSS(R) 3 av, 8318—Patrick Griffith. DC 13 st, 193—Jane A Baxter. DC 33 st, 121a—Edward Mech. DC Varet st, 248—Abr Nadish. DC-FP(R)-Rec Varet st, 248—Bklyn Union Gas Co. GE Washington av, 122—Continental Paper Box Co. FP(R) Atlantic av, 337—W E Randall. CF-OS Atlantic av, 963-5—Fairchild Sons. OS-CF Bedford av, 1535—Saml Schenkel. CF East 15 st, 384-6—Araube Berger Co. CF-OS Eastern pkway, 1709—Annie Goldstein. CF 53 st, 1610—Thos G Spence. Rec Gates av, 1775—Cath Reinbolt. CO Gowanus Canal & 15 st—Metropolitan Wks. CF Hopkinson av, 482—Mayer & Schneider, Stp(R)-Spr(R)-WSS(R)-O Hoyt st, 324—Geo T Gutzler. FA-Rec Kosciusko st, 567 1/2—H B Batterman Co. CF-OS Ocean pkway, 18-20—Pastres Auto Garage, CF-OS 9 st, 212—Carmine Mezzullo. FA-Rec-NoS Pacific st, 704—Armour & Co. CF-OS-NoS-FA-Rec Rogers av, 290—Isaac Libson. NoS-FA-Rec Patchen av, 126—M D Weybrauch. OS Senator st, 416—Frank Decker. CF State st, 345—Chas Henry Webb. NoS-Rec-FA Troutman st, 418-20—Chas Schmidt, NoS-FA-Rec Utica av, 330—Milford Holding Co. FA-Rec-NoS Eastern av & Beach 110 st—Heer & Appelby Co. CO-Rec-NoS East New York av, 1417-29—Wm Schirier. Rub

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