

# Bill Fixing Realty Tax at \$2.00 Passes Senate

## Amended Boylan Measure Receives 35 Votes to 7 Against—Now Goes to Assembly

(Special to the Record and Guide.)

ALBANY, April 12.—The Boylan bill, limiting the tax on New York real estate to 2.00 and on personal property to 1.10 passed the Senate late yesterday by the vote of 35 to 7. The bill had been favorably reported by the Committee on the Affairs of the City of New York, of which Senator George Cromwell is chairman, after amendments had been made in the original bill prepared by the Real Estate Board of New York. The vote in the committee was unanimous, except for that of Senator Nichol, of New York, who also voted against the bill when it came up for passage in the Senate.

After the bill had been passed Senator Wagner charged breach of faith on the part of Senator Murphy of Kings, declaring that he (Wagner) understood that the bill proposed by Comptroller Craig, as embodying the wishes of Mayor Hylan's administration, which provided for a listing system for personal property, was to be considered after the Boylan bill.

Senator Brown immediately moved to recall the Boylan bill from the Assembly, ostensibly to reconsider that bill and the Craig bill along with it. Senator Wagner made no further effort to bring about a vote on the Craig bill and allowed the Boylan bill to be passed again. It now has to take its chances with the Assembly Committee on Rules. Speaker Sweet will have the final say as to whether the bill will come to a vote in the lower house before adjournment tomorrow.

The vote on the bill was as follows:

Ayes—Republicans—Brown, E. R. Cromwell, Emerson, Gibbs, Gilchrist, Graves, Hewitt, Hill, Lawson, Lockwood, Marshall, Murphy, Ottinger, Robinson, Slater, Stivers, Towner, Walton, Whitney, Wicks, Yelverton—21.

Democrats—Boylan, Carroll, Cotillo, Cullen, Dowling, Downing, Dunnigan, Farrenkopf, Foley, Koenig, Ramsperger, Sheridan, Wagner, Walker—14. Total ayes, 35.

Noes—Republicans—Argetsinger, Carson, Newton, Nicoll, Sage, Thompson, G. F. Wellington. Total 7.

The text of the bill as it passed the Senate is as follows:

For the purpose of enabling the board of aldermen to impose the annual taxes it shall be the duty of the comptroller of said city to prepare and submit to said board, at least one week before the first day of March in each and every year, a statement setting forth the amounts by law authorized to be raised by tax in that year, on account of the corporation of the city of New York, as hereby constituted, or for city purposes within said city as created by this act, and purposes for which said city is liable, and on account of the counties of New York, Kings, Bronx, Queens and Richmond, and also an estimate of the probable amount of receipts into the city treasury during the then current year from all the sources of revenue of the general funds, including surplus revenues from the sinking funds of the mayor, aldermen and commonalty of the city of New York and of any of the municipal and public corporations, or parts of municipal and public corporations by this act consolidated with the municipal corporation known as the mayor, aldermen and commonalty of the city of New York, other than the surplus of revenues of any such sinking funds for the payment of interest on the city debt of the municipal corporation known as the mayor, aldermen and commonalty of the city of New York, or the like debts of the municipal and public corporations by this act consolidated as aforesaid, and the said board of aldermen is hereby authorized and directed to deduct the total amount of such estimated receipts from the aggregate amounts of all the various sums which by law it is required to order and cause to be raised by tax in said year, for the purposes aforesaid, and to cause to be raised by tax such sum as shall be as nearly as possible but not less than the balance of such aggregate amount after making such deductions, by fixing a tax rate in cents and hundredths of a cent upon each dollar of assessed valuation. *Such annual rate shall not exceed, however, twenty mills upon each dollar of assessed valuation of real property, and eleven mills upon each dollar of personal property, if any, tangible and intangible, assessed on the assessment books of the city, without offset for debt or exemption of any character unless such exemption is in the nature of a contract between the federal, state and city governments and the owner of the property, provided that nothing in this act shall be held to affect in any way property exempted under subdivision thirteen, fourteen, fifteen, sixteen, or twenty-one of section four of article one of chapter sixty of the consolidated laws.*

As to the tax rate on real property, this act shall not take effect

until January first, nineteen hundred and twenty. As to all other provisions it shall take effect immediately.

On Tuesday of this week there was another hearing on the Boylan and other bills before the Committee on the City of New York, of which Senator George Cromwell is chairman. As at former hearings there were present representatives of various real estate interests and of the city administration. Comptroller Craig, Chairman Jacob A. Cantor and Commissioner George H. Payne of the Tax Department; Robert E. Dowling, president of the City Investing Company; Laurence McGuire, president of the Real Estate Board of New York, and a number of others attended.

In addition to the members of the committee Senator Elon R. Brown, President pro tempore of the Senate and leader of the majority, and several other prominent Senators were in attendance at the meeting.

Following explanations of the features of the Boylan bill and of the Craig bill, which includes the listing provision, Senator Brown raised the question as to the constitutionality of any bill which would affect the collection of the State tax at a different rate in New York County than that prevailing in any other county in the State.

The Comptroller, Mr. Doyle of the Realty Board, and others pointed out that there is considerable divergence between the rates already enforced in different counties under existing laws. Mr. Brown declared that the Attorney General had expressed the opinion without having the opportunity to thoroughly examine into the matter that the proposed legislation was unconstitutional. The Comptroller and the President of the Tax Department replied that the bills offered by the City administration, these bills being the ones containing the listing provision, had been carefully prepared by the Corporation Counsel, who had taken into consideration their constitutionality. If any question still existed as to this feature of the proposed legislation, they said, it was a matter that should be passed upon by the Court of Appeals, as was the practice with other laws passed by the Legislature when a similar question arose.

As to the difference between the rate on real and personal property it was shown that the rate was not the same this year in New York City, the realty tax rate being 2.36, while that on personal property was 2.32. The one per cent. tax on bank stock is again different from the 2.32 rate on other personal property.

Mr. Brown also suggested that if the tax on personal property brought in the large amount of money that has been estimated the City of New York might have to pay 10/12 of the State tax instead of 5/12 which it now pays. The Comptroller replied that if this condition arose the city would have the money to pay, and would be glad to pay, the increased proportion of the State tax.

Mr. Dowling called attention to the fact that the original Boylan bill had no listing provision, and that the tax on personal property had been fixed at a quarter of one per cent. The object of the bill was, by putting a very low rate on personalty, to induce property owners to disclose their holdings voluntarily. He again asked the Legislature, on behalf of the 860 members of the Real Estate Board, who represent as agents or trustees practically all the real estate in the city, for some measure of relief, declaring that the increasing

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# Many Idle Among Building Trades Workers

## Special Reports from Leading Cities Show Surplus of Labor, Excepting on Atlantic Seaboard

FOR the purpose of learning whether labor in the building trades is today idle, the Record and Guide recently gathered by telegraph information from points throughout the United States. The replies show that much of that labor is idle and has not been utilized.

Boston reports that in New England there is much unemployment of workmen in industries made idle by war conditions, that the major part of these idle workmen cannot be employed upon war work, partly because not fitted for it and partly because there is no opportunity for their employment, and that industries and men are becoming dislocated and demoralized.

Worcester reports that building labor of all kinds is becoming more plentiful, as little work is being carried on. Providence reports idle labor plenty and much complaint because of lack of work.

In this city reports are that there is a marked degree of idle labor above the draft age in building operations. Buffalo reports that there is no shortage of building labor there; that their need is employment for labor. Rochester reports to the same effect. Pittsburgh reports many mechanics idle in the building line, except iron workers.

Cleveland reports abundant mechanics in all building trades and an excessive supply in basic trades, such as masons and carpenters. Cincinnati reports that there is an ample supply of labor, mostly of experienced men forty years of age and up, that much labor is unemployed and that any further restriction of building operations would be destructive. Detroit reports idle labor. Grand Rapids says that labor is plentiful; Indianapolis reports to the same effect.

A careful survey in Chicago reports that of 80,000 men belonging to unions in the building trades about sixty per cent. are idle; that brick plants and stone yards are prostrated; that many smaller building organizations are idle and facing destruction; that the surplus of labor is particularly marked among carpenters, masons, marble setters, plumbers, electricians and painters. Rock Island reports idle labor. Milwaukee reports that there is much idle skilled labor in the city which can not be shifted easily to other industries or sections and that building operations are practically at a standstill pending readjustment of unbalanced conditions.

St. Paul reports an ample supply of skilled labor in the building lines and that a large number of men in the building trades in the northwest are out of work.

Minneapolis reports plenty of labor needing employment, not available for Government use. Des Moines reports idle labor. Kansas City says that there is an abundance of common and building trades labor and a surplus of three hundred carpenters at this time, with but 76 per cent. of the normal labor employed. Omaha reports men seeking work where a few months ago it was difficult to get men under any conditions. Salt Lake City reports plenty of idle labor. New Orleans says that there is plenty of building trades labor available and no shortage of any kind except of skilled carpenters last fall during Government cantonment construction.

San Francisco reports a surplus of unemployed building labor and the existence of anxiety because activities have been fostered in certain lines and restrictions

imposed in others, creating an extensive surplus of idle labor seeking employment, especially among carpenters. Los Angeles reports plenty of building mechanics and Portland, Ore., plenty of skilled labor. A few localities report a scarcity of labor and these are at once to be recognized as the localities in which heavy Government construction has gone on, such as Philadelphia, Washington, Norfolk, Atlanta and Birmingham.

A similar inquiry as to materials results in exactly the same conclusion. The Government construction has used large quantities of lumber, but a large organization declares that it can easily furnish all lumber required for Government and private construction and that the immense requirement of Government lumber last fall consumed only about 10 per cent. of southern lumber production and that there is no need to discourage construction for want of supply of southern pine. Another association declares that the Government requirements for cypress are for stock which does not enter into ordinary building operation, and that cessation of building would close down the mills and prevent the filling of Government requirements through destroying the market for the surplus above this.

The Government demands for steel have been enormous, but the President of the United States Steel Corporation has recently declared that within a very brief time the Government demands for steel will be more than met and an ample surplus released for private building operations.

Brick has been but little used in Government operations. It can be produced in indefinite quantities. It is a local material requiring but little transportation and the facilities for production are ample almost everywhere. Cement for use in concrete is widely distributed and needs no long haul, if local purchases are made. The productive capacity of the country is vastly above the limited quantity required for governmental needs. The Government has used no stone. Complaints of extreme distress come from the localities of stone production, such as Bedford, Ind., for limestone, and Boston for granite.

Sufficient quantities of material in general on hand are reported from New York, Buffalo, Rochester, Pittsburgh, Cleveland, Cincinnati, Detroit, Grand Rapids, Indianapolis, Chicago, Rock Island, Milwaukee, St. Paul, Minneapolis, Des Moines, Kansas City, Omaha, Salt Lake City, San Francisco, Los Angeles and Portland. There is no complaint of scarcity of building material from any locality, but there is less report of surplus from New England points than elsewhere.

A bulletin issued from Washington on April 9th by the Department of Labor verifies the reports received by the Record and Guide.

The Department of Labor states that conditions in the building trades are still serious, and that only five cities show a shortage of labor, while 34 show a surplus. Many of the larger cities, including Chicago, Indianapolis, Minneapolis and Los Angeles, the Labor Department statement brings out, show that there is serious unemployment in those cities. Among mechanics, the statement shows that eight cities report a surplus and thirty a shortage. In the skilled trades there is a demand for boiler makers, blacksmiths, ship-fitters, drop forgers, ship carpenters and the like.



# City Officials Have Power to Readjust Fares

Corporation Counsel Burr, Analyzing Decision in Rochester Case, Shows Authority of Board of Estimate

BY HON. WILLIAM P. BURR,  
Corporation Counsel, City of New York.

The Public Service Commission for the First District held the view that all the applications for increased rates of fare now pending before the Commission by the B. R. T., Third Avenue, New York Railway and other companies operating in the city should each be tried at length on the merits, and that each company should be given the opportunity to show by its experts, accountants and engineers that the five-cent fare was not sufficient to enable it to carry on its business at a profit and that an increase should be allowed to a six or seven cent rate.

This view of the Public Service Commission necessitated employment by the Law Department appearing in opposition for the city of accountants, engineers, experts and special counsel to examine the books of the company, to have a valuation made of the properties and, generally, to do those things necessary to establish the defense in a rate case. This was what was done by the Public Service Commission of the First District in the case of the New York and North Shore Railway Company against the protest of the city.

After an exhaustive examination into the business of this company, its properties and its cost of operation and the employment of special counsel and experts by the city, the Public Service Commission handed down an opinion consisting of eighty-nine printed pages, written by Commissioner Travis H. Whitney, in which these conclusions were reached:

"The Company's situation may be dealt with in any one of these ways:

"(1) The City of New York may consent to a waiver or modification of the fare provisions of the franchise contracts, and thus enable the putting into effect of the seven-cent rate which is here found necessary for the continuance of present service under present operating costs.

"(2) The City and State may to a large extent lessen the company's financial difficulties by remission and repayment of moneys now going into the public treasury out of the company's revenues, by virtue of franchise and statutory provisions.

"(3) The City may extend to the company the principle and policy of municipalization, already embodied in other aspects of the City's transportation policy—such extension of municipalization to come about through purchase, lease, or acquisition under a municipal guarantee of a fixed return upon unimpaired investment, with a gradual amortization, over a period of years, of this investment out of the earnings, supplemented as need be by contributions from the public treasury."

Upon the whole record, Commissioner Whitney concludes:

"I do not think the conclusion can be avoided that the Commission is not at present vested with power to authorize the seven-cent fare which would be warranted by the company's financial circumstances and its right to earn a fair return upon the fair value of its property used in the public service. \* \* \*

"In the interests of a solution of the matter along such lines as the City may deem best in the premises, I recommend that this case be held open for a period of ten days, during which time the company may procure and file proof of action by the City by way of removal of present obstacles to a determination of the matter by the Commission."

This was plainly putting the increase of fare up to the city, with a recommendation in favor of such increase.

Since I became Corporation Counsel I have urged upon the Commission that, having no power delegated to it from the Legislature to alter the terms and conditions of the franchises under which the street railroad companies were operating in the streets of the city, the applications should be dismissed and the city thus saved from the necessity of spending thousands of dollars in the employment of accountants, experts, engineers and special counsel to combat the claims set up by the companies. If the Public Service Commission had no legal authority—as I contended they had not—to vary the original terms of the franchises under which these companies were operating, a long, protracted and expensive trial was entirely unnecessary and would be simply putting an additional burden on the already overburdened shoulders of the taxpayers of the city. These motions are still pending undecided before the Public Service Commission of this District.

In the meantime and while these motions were pending before the Public Service Commission here, a similar condition of affairs existed in the City of Rochester, and the Public Service Commission for the Second District had under consideration the application of the Rochester street railways for an increase of fares. An application was made to the Supreme Court on behalf of the City of Rochester for a writ of prohibition restraining the Public Service Commission of that district from proceeding to hear and determine such applications on the ground that under the original contracts made between the City of Rochester and such street railways five cents was the fare agreed upon and that the Public Service Commission had no authority to vary or change that rate so fixed by the original franchise. This application was denied at Special Term and an appeal was taken at once to the General Term and there the denial was affirmed. An appeal was immediately taken by the City of Rochester to the Court of Appeals and, in view of the importance of the question raised, a preference was asked for and given by the Court of Appeals in the argument of this appeal.

As it may readily be seen, the very questions I had raised on behalf of the City of New York before the Public Service Commission for the First District were involved in the proceeding brought by the City of Rochester, and therefore, under direction of the Mayor, I applied to the Chief Judge of the Court of Appeals for leave to intervene and file a brief on behalf of the City of New York. This request was granted and the argument came on for hearing on the 25th of March. The City of New York's brief supported the contention of the City of Rochester in its application for a writ of prohibition on the ground that the Public Service Commission had no authority to change the terms of the franchise contracts between the city and the street railway companies by increasing the fares from five cents to six or seven cents.

The Public Service Commission of this district also filed a brief with the Court of Appeals on that argument. In that brief the counsel for the Public Service Commission of the First District opposed the issuance of a writ of prohibition to the City of Rochester. In his brief he said:

"If the Public Service Commission for the Second District has no power to authorize an increase of the rate charged by the New York State railways within the City of Rochester to a sum in excess of the maximum fixed by statute, that is an objection which should be raised before the Commission and later reviewed by the courts on *certiorari* if necessary; it is no ground for the present issuance of a writ of prohibition."

And again:

"The writ of prohibition should be denied and the matter remanded to the Commission for the Second District for proceedings pursuant to its indicated jurisdiction."

So that it plainly appears if the view of the counsel for the Public Service Commission for the First District had prevailed in the Rochester case before the Court of Appeals, the City of Rochester would have been defeated and its application for a writ of prohibition denied.

Moreover, in addition to its strong opposition to the City of Rochester's right to a writ of prohibition, the Public Service Commission of the First Department argued for the right of the public service commissions to conduct hearings on five-cent fare cases, to take testimony, to hear experts and then to pass upon the legal points involved, as well as the facts, leaving the municipality, after being compelled to undergo the tremendous expense of such a procedure, to bring up in court in protracted *certiorari* proceedings, the legal questions involved. Had the Court of Appeals adopted this view and approved of such a procedure, municipalities raising legal questions of this character would be placed at a great disadvantage and would be compelled to incur great expense.

As Corporation Counsel of the City of New York I supported the contention of the City of Rochester, and the Court of Appeals decided that the Public Service Commission for the Second District had no power to vary the contracts made by the railways with the City of Rochester and

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# Realty Men Sell \$300,000 of Liberty Bonds

## First Week of Drive Produces Gratifying Results—Brokers Making Thorough Canvass of All Five Boroughs

**I**NTENSIVE work has been done during the week by the members of the Real Estate Division of the Liberty Loan Committee, of which Alfred E. Marling is chairman and Aaron Rabinowitz secretary. The total amount of subscriptions obtained up to late Thursday evening was \$300,000.

As outlined in the Record and Guide last week, the city has been divided into zones, under the leadership of captains and lieutenants. This work has progressed more favorably than is indicated by the total already subscribed, for many prospects have been lined up who have not as yet placed their names on the dotted lines.

The Liberty Loan Committee issued the following statement:

"You have got to take your hat off to the real estate men of New York. When they start out to do a thing they do it right.

"Perhaps you think that \$300,000 is not much money for the real estate men of New York to subscribe in less than one week. But just remember that real estate has been through a few years of the toughest kind of going and that a good part of the business most brokers have done has never reached the point where commissions are paid and deposited in the bank. But if you think that the brokers, agents and operators are not coming strongly to the support of Uncle Sam and his fighting men just because business is bad you are wrong. There probably are going to be a good many more \$100 bonds sold to real estate men than \$1,000, \$5,000 or \$10,000. But before the campaign ends the names of real estate men not on the subscription list can be counted easily.

"Captains of teams working in various parts of the city came into the Real Estate Board rooms, at 217 Broadway, filled with enthusiasm over their work and said that the city will be mighty proud of its real estate men when the total of subscriptions for the drive is announced.

"How much is the Board after in subscriptions? Nobody knows. Alfred E. Marling, chairman of the drive, said: 'When we get our first million I shall be interested. When we get our second million I shall be pleased. When we get our third million—well, now, let's all go to work.'"

The work which the real estate brokers are doing necessitates the solicitation of subscriptions from almost eight thousand persons. The plan adopted will mean that every one in real estate offices, from the office boys up, will be asked to buy at least one bond.

William P. Rae, president of the Brooklyn Board of Real Estate Brokers, presided at a meeting held last Tuesday at the Board rooms, 189 Montague street, Brooklyn. Edwin P. Maynard, president of the Brooklyn Trust Company, the chairman of the Brooklyn Liberty Loan Committee, addressed the meeting, and his patriotic remarks and encouraging attitude stirred the brokers to immediate action. Every man in the room offered to act on a committee to get all the Brooklyn brokers interested in the drive.

The members voted to give Mr. Rae authority to spend whatever he deemed necessary to provide literature for the campaign.

The following Board members were present at the meeting: William P. Rae, William G. Morrissey, George H. Gray, De Hart Bergen, Frederick L. Snow, Isaac

Cortelyou, James B. Fisher, Charles Behrens, A. H. Gritmann, O. B. Lafroniere, E. J. Ruskin, Howard C. Pyle, John R. Ryon, H. E. Esterbrook, Isaac O. Horton, A. J. Murphy, Joseph M. May, Frank A. Seaver, Joseph W. Catharine and William Raymond Burling.

Following is a tentative list of teams now working in the Real Estate Division:

ALFRED E. MARLING, Captain; William Crittenden Adams, Ashforth & Company, Daniel Birdsall & Company, Brett & Goode Company, firm of Leonard J. Carpenter, Richard Collins, Cruikshank Company, William Cruikshank's Sons, Folsom Bros., Inc.; Frederick Fox & Co., John N. Golding, George G. Hallock, Jr.'s, Sons, M. & L. Hess, Julius Kuhn, William A. White & Sons and Walter Stabler.

AARON RABINOWITZ, Captain; Joseph M. Adrian, Ames & Company, Bastine & Co., Carstein & Linnekin, A. M. Cudner Co., Gaines, VanNostrand & Morrison, David H. Hyman, Stephen H. Tyng, Jr., & Co., William C. Walker's Sons, J. Irving Walsh, Thomas Morch, H. J. Sachs & Co., and L. Tannenbaum Strauss & Co.

GEORGE R. READ, Captain; Remsen Darling, William S. Denison & Co., W. E. G. Gaillard, Philip B. Jennings, Edward L. King & Co., Martin McHale and Warren & Skillen.

CHARLES S. BROWN, Captain; Edward A. Arnold, Edward B. Bruch, William H. Whiting & Co., A. H. Mathews, Moore & Wyckoff, J. W. Mooyer, Post & Reese, Robert R. Rainey and Henry J. Scheuber.

WILLIAM H. WHELOCK, Captain; Ambrose R. Clark, Herman DeSelding, Herman LeRoy Edgar, Goodale, Perry & Dwight, Hughes & Hammond, William C. & A. Edward Lester, Tucker-Speyers & Co., Charles E. Williams and Pepe & Bro.

ROBERT E. SIMON, Captain; John H. Blood, Charles J. F. Bohlen, Gerald R. Brown, J. Romaine Brown Co., Eugene J. Busher, Clark T. Chambers, Cross & Brown, Duross Company, Edward J. Hogan, Manning & Trunk, A. L. Mordecai & Son and M. Morgenthau, Jr., Company.

ROBERT E. DOWLING, Captain; Harry A. Feder, John R. & Oscar L. Foley, J. N. Kalley & Son, Laurence McGuire, Robert T. McGusty, Lewis B. Preston and Fred'k Southack & Alwyn Ball, Jr.

LIVINGSTON WETMORE, Captain; Marston & Company, Samuel H. Martin, James N. Wells Sons, Eugene S. Willard & Co., Frederick Winant, George W. Mercer & Son, James R. Murphy, John L. Parish, George Rosenfeld & Co., Frank G. Swartwout and John M. Thompson.

ALBERT B. ASHFORTH, Captain; N. A. Berwin, George B. Corsa, Arthur J. Fischer, Thomas P. Graham, A. C. Mitchell, Francis M. Brown, Howard L. Peeter, Henry B. Renwick, Harris B. Fisher, Leverett R. Harrison, S. H. Hannon, E. DeWitt Dunn, Arthur C. Cronin, Morton R. Cross, R. T. Chatterton, F. E. Weygant, P. M. Simon and Samuel Pett.

CHARLES F. NOYES, Captain; John F. Doyle Sons, McCarthy & Fellows, Maclay & Davies, Charles B. VanValen and Alfred R. Kirkus.

JOSEPH P. DAY, Captain; Wright Barclay, John J. Boylan, Austin Finnegan, John J. Hoeck, Inc.; Nassoit & Lanning, James C. Nugent and T. B. Robertson.

F. R. WOOD, Captain; A. V. Amy & Co., James E. Barry, Jesse C. Bennett & Company, Dubois & Taylor J. Bernard English, Houghton & Company, Kick & Sharrott, Patrick Kiernan, Knap & Wasson Co., E. C. H. Volger, Wilcox & Shelton and Frederick Zittel Sons.

S. A. PAXSON, Captain; John P. Kirwan & Sons, Knap & Wasson Co., Inc.; William H. Mills, Thomas J. O'Reilly, Louis Schrag, Shaw & Co. and Burton Thompson & Co., Inc.

CHARLES S. LYONS, Captain; Leon S. Altmayer, William S. Baker, George A. Bowman, Vasa K. Bracher, (Continued on page 447)



# Building Trades Earnest in Third Loan Drive

## First Week Brings in More Than \$400,000—Important Trade Meetings Scheduled

THE building trades, with their affiliated interests, are well started in their program for the drive of the Third Liberty Loan and the present outlook is excellent for a complete success of the task these organizations have set for themselves.

The first week of the campaign has closed and there are numerous indications that the mark set by the General Committee as its quota will be attained without difficulty and there are many who freely predict that subscriptions will rise to a considerable amount above the allotted figure. Already reports of substantial subscriptions are being placed on file and the statements from the chairmen of the individual trade committees are most optimistic for the ultimate success of the Third Loan drive from the standpoint of the building trades.

According to the latest reports from the executive offices of the General Committee more than \$400,000 in actual subscriptions have been turned in by the sub-committees, and they have promise of subscriptions to this issue of bonds amounting almost to a like figure. The members of the committee are all working at top speed in order to make an excellent showing early in the drive. The prime idea is to obtain the full quota at the earliest moment and then, combining all efforts, to influence as large an over-subscription as is humanly possible. The chairman of the individual trade committees are strongly urged to make their reports to the executive committee without delay so that it will be known where the building industry stands in regard to its quota.

The General Committee is greatly encouraged and pleased with the present aspect of the situation. The feeling prevails that the allied trades will win great credit in the drive for the Third Liberty Loan.

The various sub-committees are now thoroughly organized and are working in complete harmony. All of the members are doing the best in their power to further the sales of bonds, and, as the drive progresses, it is anticipated that keen competition will be engendered between the various trade bodies to make the records of their respective organizations stand out prominently when the totals are finally announced at the close of the drive.

Edgar A. Levy, chairman of the Liberty Loan Committee of the Investing Builders' Association, in discussing the plans of this organization, stated yesterday: "The special committee for this organization is making a thorough canvass not only among its membership, but is also soliciting bond sales from all of the speculative and operating builders throughout the city. In addition, all members of the Investing Builders' Association are soliciting the subscriptions of their employees in the various apartment houses and office buildings in their control. Tenants are being canvassed and posters and other advertising matter have long been placed in the entrance halls, elevators and landings of all these buildings. We intend to leave no stone unturned to advance the sale of Liberty Bonds."

James R. McAfee, representing M. F. Westergren, chairman of the Liberty Loan Committee for the Roofing, Sheet Metal, Metal Ceilings, Waterproofing and Metal Covered Door trades, stated this week: "At our first meeting, held at the Building Trades Club, Thursday evening, April 4, we obtained bond subscriptions to the amount of nearly \$150,000, or about double the figure of the first meeting of the last loan drive. For the Second Liberty Loan our combined trades raised \$303,000 and for the present loan we had placed our objective at \$600,000. This amount is now in sight; in fact we hold promises for sales to go over that amount and we are now confident that the combined trades represented by our committee will

turn in subscriptions to the third issue of more than \$1,000,000. Since the first meeting the entire city has been districted and captains appointed for each. Every man in the trades covered by our committee will be canvassed by one of the twenty men who have volunteered to give their time and automobiles for this work and daily reports will be made at dinner each evening at the Building Trades Club.

"At the meeting last week one of the most interesting features was the program of patriotic songs rendered by the Livingston Male Quartette accompanied by Harry Burleigh. The songs aroused those at the meeting to a high pitch of enthusiasm and assisted greatly in the subsequent sale of bonds. This quartette will be present at the luncheon meeting of the Mason Builders' Association today.

"Our campaign is now in full swing and we will not relax our efforts until the drive closes and our trades have done their best."

Probably one of the most unique features of the plans of the General Committee for the Allied Building Trades will be the series of meetings scheduled to be held wherever a sufficient number of men are gathered, engaged in active construction work. According to the present plans every building operation in this city of any size and importance will be visited during the period of the drive by members of the committee.

Patriotic meetings will be held on the job, during the noon hour or in time to be donated by the employers. Addresses by men in close harmony with the workmen will be the feature of these job meetings and the prime purpose will be to interest the mechanics and laborers, increase their patriotism, and add materially to the number of individual bond buyers and owners. Bond sales to mechanics will become one of the important functions of the General Committee, and large results are anticipated from this phase of the work. Complete records of all bond subscriptions made at these meetings will be kept and the amounts will be credited to the totals of the trades the individual buyers are affiliated with.

The various trade organizations have the plans for their individual campaigns well prepared and from this time on to the close of the drive intense activity will be apparent. Numerous meetings are on the schedule and they are all expected to arouse enthusiasm to a high pitch and bring real results in increased bond sales.

The Mason Builders' Association will hold a luncheon meeting today, at the Building Trades Club, for the purpose of increasing the interest in the loan drive among its membership. Otto M. Eidlitz, chairman of the Building and Allied Trades Committee for the Third Liberty Loan, will be present and has promised to address the meeting. Captain Arthur Chute, of the British Army, who has witnessed considerable of the fighting on the battlefields of Europe, will also deliver an address on the conditions at the front and the imperative need for immediate and substantial support financially in subduing the Hun. Another interesting address will be made by Lindsay P. McKinley, of the firm of McKinley & Morris, bond brokers, who has recently returned from a European trip especially made to obtain atmosphere for assisting his efforts in furthering this loan drive.

The Clough-Bourne Construction Co., 101 Park avenue, builder of the cantonment at Camp Mills, Garden City, L. I., has arranged to hold two patriotic rallies and bond sales meetings at that job on Wednesday and Thursday, April 17 and 18. Bond sales will be the feature of these meetings and the program will also include band concerts and selections by a famous opera singer.

## City Officials Have Power to Readjust Fares.

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granted the writ of prohibition. This applies to and is of vital importance to the City of New York. It saves its taxpayers thousands of dollars; it saves the traveling public millions more.

If the street railway companies desire a modification of

their franchises they must now apply to the Board of Estimate, and if these franchise contracts may be modified in one respect they may be modified in others. If they can be modified in the interest of the corporation, they should be modified in the interest of the people.



# U. S. Government Standards for War Housing

## Building Code for Industrial Workers' Homes Erected under Federal Control Is Formulated by Labor Department

The Record and Guide reproduces here the Government's Standards for War Housing, published as yet only in the April issue of the Architectural Record under a release from the Housing Committee of the Federal Department of Labor.

The Standards are in effect a Federal Housing Code, regulating the construction of permanent housing for industrial workers erected under the auspices of the Government.

Lawrence Veiller, secretary of the National Housing Association, drew up the general framework of the Standards and also took a prominent part in the working out of the final details. The Standards are of vital interest and fundamental importance to the building trades, especially at this time, when the housing situation needs prompt attention as one of the urgent war problems of the nation.

THESE standards are not intended as inflexible requirements, but any plans which fail to conform to them are not likely to be accepted unless supported by very strong reasons. Local building codes, housing laws, and similar ordinances are to be followed except where they permit lower standards than herein set forth.

### 1. TYPES OF HOUSES (Principal types only).

- Type 1. Single-family house.
- Type 2. Two-family house.
- Type 3. Single-family house with rooms for lodgers or boarders.
- Type 4. Lodging house for men.
- Type 5. Hotel for men.
- Type 6. Lodging house for women.
- Type 7. Hotel for women.
- Type 8. Tenement house.
- Type 9. Boarding house.

### GENERAL PROVISIONS.

All types of houses to conform to these general provisions and in addition to certain special provisions as later indicated.

1. *Arrangement.* Row or group houses normally not to be more than two rooms deep.

2. *Basements.* No living quarters to be in basements.

3. *Closets.* Every bedroom to have a clothes closet, opening from the room. Built-in wardrobe dressers will not be accepted. Normally such closet to be not less than 22 inches deep and with door. Closets to be supplied with rods to take coat hangers.

4. *Cooking.* Gas preferred, but flue for coal stove to be provided, all flues to be lined. The question of whether or not cook stoves are to be provided with the house to be considered at the time materials are being ordered.

5. *Fences.* Board fences will not be accepted. Hedges or open metal fences desirable. Suitable arrangements for drying clothes to be provided. Where there are open metal fences the fence standards can be designed for this purpose.

6. *Furniture Space.* Beds to be indicated to scale on plans (double beds, 5 feet by 6 feet 6 inches; single beds, 3 feet by 6 feet 6 inches). Location of beds not to interfere with windows or doors. It is recommended that beds be free standing and not located in a corner or with the side against a wall. Space to be provided for two pieces of furniture in addition to bed. Halls, stairs, and doors to permit easy moving of furniture.

7. *Gardens.* Allotment gardens, conveniently accessible, preferable to increasing the size of the lot to provide for individual backyard vegetable gardens.

8. *Lighting.* Electricity preferred.

9. *Materials of Exterior.* Materials dependent on local supplies; brick, terra cotta, stone, or concrete preferred. Outer walls to be insulated against dampness and condensation. Rat nogging to be provided. Roof to be fire resistive; leaders and gutters not essential unless drip will do harm.

10. *Open Spaces.* Side-yard space between adjacent buildings to be preferably 20 feet; minimum, 16 feet; such

space to be increased proportionately for each additional story, or part of story, above two stories. If this space is not obtainable because of lot sizes or land values, houses should be built in rows or groups.

Rear-yard depth not to be less than height of building, nor in any case less than 20 feet. Minimum distance between backs of houses to be 50 feet. Layout should contemplate future location of garages, which when not an integral part of the house, should preferably be at the rear of the lot, should not be located closer than 15 feet to the nearest part of house, and should not exceed one story in height.

Front yards or setbacks desirable where practicable; minimum distance from front wall of house to front wall of opposite house to be 50 feet.

11. *Plumbing.* House drain under house and 5 feet outside to be extra heavy cast iron. It is recommended that soil and waste pipes be extra heavy cast iron or genuine wrought iron. Soil and waste pipes to be extended through roof. A 3-inch soil stack preferred where not more than two water closets are placed on one stack.

Water closets to be porcelain and wash-down, siphon, or siphon-jet type, with individual flush tank. Open-front seat recommended. Outdoor water closets will not be accepted. Privies will not be accepted. Cellar water closets not permitted except where supplementary to accommodations herein required.

Access to water closet compartments to be from hall or vestibule, never solely from a room. Plunger, pan, long-hopper, and range closets will not be accepted.

Hot and cold water to be provided to all fixtures, with proper drains and shut-offs. Wooden sinks and wash trays will not be accepted.

All fixtures to be separately trapped except in batteries of wash trays and combined sink and wash tray, where one trap is sufficient.

Venting of traps to conform to approved practice, except that the back venting of the top or only fixture on a line is not required. Sink and lavatory traps to be connected direct to the vertical wastes, and not to floor branches. Exposed pipes preferred, and, when exposed, wrought iron preferred. Where possible, lines to be concentrated and kept from outside walls.

12. *Porches.* Desirable. To be of durable construction, particularly the foundations; to be restricted from encroaching on minimum side yard or unduly darkening rooms.

13. *Rear Entrances.* In the case of row or group houses there may be access to the rear through minor one-way public streets. Such streets to be not less than 12 feet wide; to be properly paved, curbed, drained and lighted. Private alleys will not be accepted.

14. *Roof Air Space.* In every house there shall be a minimum clear air space of 8 inches between the ceiling and the roof; this space to be provided with adequate waterproof openings for ventilation, at both ends if practicable.

15. *Rooms, Number of.* Bathrooms are not to be counted as rooms.

16. *Stairs.* Risers to be not more than 8 inches high and treads to be not less than 9 inches wide. Winding stairs will not be accepted except in types 1, 2 and 3. Not more than two winders will be allowed in series. Treads must measure at least 9 inches wide, 18 inches from rails.

17. *Ventilation.* Every room to have at least one window opening directly to the outer air. Two windows in each room generally preferred; one window sufficient in small bedrooms. Each room to have a window area of not less than 12 square feet.

Cross ventilation as direct as possible to be provided for all rooms through windows, transoms, or doors; communicating door recommended between bedrooms in row houses.

Every bath room to have a window of not less than 6 square feet in area opening directly to the outer air.

Every water closet compartment to have a window of not less than 4½ square feet in area opening directly to the outer air. A skylight in the roof, with an equal amount of glass area and provided with adequate ventilators, will



be accepted in lieu of such window, but skylights are not desirable.

18. *Windows.* Minimum area to be measured between stop beads. Window head to be as near ceiling as practicable. Windows may be double-hung, pivoted, or casement. If double hung, upper and lower sash to be the same size. In cities with soft coal smoke nuisance, minimum area to be increased.

Window frames to be designed to accommodate screens and outside shutters. In cold climates, weather strips are recommended.

## II. SPECIAL PROVISION FOR TYPES 1, 2 AND 3.

In addition to complying with all general provisions, types 1, 2 and 3 are to comply with the following provisions:

Type 1. Single-family house.

Type 2. Two-family house. ("Two-flatter," one family upstairs, one down. For "double house," see "Single-family house, semi-detached.")

Type 3. Single-family house with rooms for not more than three lodgers or boarders.

1. *Arrangement.* Types 1 and 3 not to be over 2½ stories high. Type 2 not to be over 2 stories high.

When detached or semi-detached, types 1, 2, and 3 normally not to be over 3 rooms deep; when in rows or groups, not to be over 2 rooms deep except that the end house of row may be 3 rooms deep.

2. *Cellar.* To be well lighted, cross ventilated, dry, and paved or cemented. Minimum clear height under joists, 6 feet 6 inches. When hot-air furnaces are used, minimum height 7 feet. Cellar not essential under whole house. Where climatic or soil conditions make cellar inadvisable it may be omitted, in which case adequate provision is to be made for storing fuel. Where cellar is omitted, house to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed, and ventilated.

3. *Grouping.* Single-family houses of the more expensive type preferably to be detached houses, but may be semi-detached or even attached in rows or groups. In other cases where land values permit, detached or semi-detached are desirable; otherwise attached in groups.

4. *Heating.* Provision to be made for heating houses. If not otherwise heated, bathroom to be heated from kitchen stove.

5. *Materials of Exterior.* Brick, terra cotta, stone, or concrete preferred; but wood frame clapboarded, shingled, or stuccoed permitted for detached or semi-detached houses not over 2½ stories high. Party walls between attached houses in rows or groups to be of brick, terra cotta, stone, or concrete.

6. *Plumbing.* Bathtub (shower is not sufficient.) Lavatory, to be preferably in bathroom.

Sink to be in kitchen; rim 36 inches above floor.

Washtubs with covers, preferably two, rim 36 inches above floor, to be set in kitchen or in well-lighted, dry, and ventilated cellar.

Water closet to be inside the house in well-lighted and ventilated compartment, with window of 4½ square feet minimum area to outer air, and preferably with impervious floor not of concrete.

7. *Rooms, Height of.* Minimum, 8 feet.

Sloping ceilings and "knee walls" will be accepted only under the following conditions: Roof space above flat portion of ceiling to be of ample size and adequately ventilated; spaces between rafters of sloping portion to be adequately ventilated into roof space; bedroom to have greater window area and better cross ventilation than the minimum permissible for a standard flat-ceiling room; bedroom to have a minimum height of 8 feet over an area of at least 40 square feet with a minimum flat-ceiling width of 3½ feet, and a clear height of not less than 6 feet over an area of at least 80 square feet with a minimum width of 7 feet.

8. *Rooms in Attic.* As a rule, in 2½-story houses, only one bedroom to be provided in the attic.

9. *Rooms, Number and Use of.* In types 1 and 2: For higher-paid workers, five-room type preferred, with parlor, large kitchen, 3 bedrooms, and bathroom. Dining room and kitchenette may be provided in place of the large kitchen. Four-room type to be provided sparingly for higher-paid workers. Six-room type, with 4 bedrooms, or 3 bedrooms and parlor convertible into fourth bedroom, suited for abnormally large families only, and should be provided sparingly. Six-room type should normally have

parlor, dining room, kitchen, 3 bedrooms, and bathroom.

For lower-paid workers, four-room type desirable, with parlor, kitchen, 2 bedrooms, and bathroom.

Any house having more than seven rooms to be treated as type 3.

In type 3, in addition to family quarters indicated above, single rooms for lodgers to be provided. In addition to the family water closet accommodations, a water closet compartment containing lavatory to be provided for the sole use of the lodgers. Lodgers to have access to their bedrooms and to their water closet compartment without going through rooms designed for use of family.

10. *Rooms, Size of.* One large bedroom to be provided, size 10 by 12 to 12 by 14 feet.

Small bedrooms, minimum size, 80 square feet; minimum width, 7 feet.

Parlor, 10 by 12 to 12 by 14 feet.

Dining room, 9 by 12 to 12 by 14 feet.

Kitchen (where there is no separate dining room), 10 by 12 to 12 by 14 feet.

Kitchenette (only where there is a separate dining room), minimum width, 6 feet; minimum area, 70 square feet.

## III. SPECIAL PROVISIONS FOR TYPES 4 AND 5.

In addition to complying with all general provisions, types 4 and 5 must comply with the following special provisions:

Type 4. Lodging house for men.

Type 5. Hotel for men.

1. *Arrangement.* Provision to be made for 75 men or more. Height limited to 4 stories except in large cities.

2. *Cellar.* Minimum height, 7 feet; to be well lighted, cross ventilated, dry, and paved or cemented. Cellar not essential under whole building. Where omitted, building to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

3. *Fire Protection.* If over 4 stories high to be fire proof throughout.

If over 3 stories high first floor construction to be fire proof.

If over 2 stories high, non-fireproof building the area of which exceeds approximately 3,000 square feet to be divided by fire walls of brick, terra cotta, stone, or concrete into areas not exceeding approximately 3,000 square feet each. All openings in such walls to be provided with fireproof self-closing doors. Adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress. All main egress doors to swing out.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. All doors to stair halls to swing into stair hall without obstructing free passage.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing. Inside cellar stairs to be inclosed with walls of brick, terra cotta, stone, or concrete, with self-closing fireproof doors. Standpipes with hose reels on each floor to be so located that any point can be reached with 75 feet of hose.

4. *Heating.* Except where connected with a central plant, provision to be made for independent heating.

5. *Material of Exterior.* To be brick, terra cotta, stone, or concrete, except that wood frame will be accepted for one-story buildings.

6. *Plumbing.* Minimum provision: One water closet per 12 men; one urinal per 16 men; one lavatory per 8 men; one shower per 10 men; one bathtub per floor, provided there is not less than one per 50 men. Ratio to be increased where there are less than 50 men per floor. Floor and base of toilet rooms to be waterproof not of concrete. Sufficient water closets to be provided in the cellar or basement for the accommodation of engineers, firemen, and laundry workers.

7. *Rooms, Height of.* Height for public rooms, 9 to 12 feet; minimums for bedrooms, 8 feet.

8. *Rooms, Number and Use of.* Each lodger to have



separate room. Two-men rooms not permitted. (Cubicles and dwarf partitions will not be accepted.)

Each floor to have a general bathroom containing required showers, tub, and lavatories. Each floor also to have a general toilet room containing required water closets and urinals. Each of the two rooms to have windows opening directly to the outer air, and to be separate but adjoining and communicating. Service closets with slop sinks and space for brooms and pails to be provided on each floor.

Smoking room, reading room, billiard room, physician's room, laundry for washing clothes, superintendent's office and adequate quarters for superintendent to be provided. Unless provided elsewhere in the community, bowling alleys to be in basement.

Hotel (type 5) also to have dining room and cafeteria with outside access thereto, and with pantry, service rooms, kitchen and toilet facilities for men and women employees. An additional general toilet room is to be provided conveniently accessible.

9. *Rooms, Size of.* Single bedrooms to have an area of 70 square feet and be 7 feet wide minimum.

10. *Ventilation.* Bedroom doors preferably to be placed opposite each other and to have transoms or slat panels.

11. *Windows.* One window in each room to have minimum area of 12 square feet between stop beads.

#### IV. SPECIAL PROVISIONS FOR TYPES 6 AND 7.

In addition to complying with all general provisions, types 6 and 7 must comply with the following special provisions:

Type 6. Lodging house for women.

Type 7. Hotel for women.

1. *Arrangement.* Provision to be made for 75 to 150 women (with less than 75 the unit is not economical; with more than 150 there are difficulties in management and supervision).

Height limited to 4 stories, except in large cities.

2. *Cellar.* Minimum height, 7 feet; to be well lighted, cross ventilated, dry, and paved or cemented. Cellar not essential under whole building. Where omitted, building to be set upon masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

3. *Fire Protection.* If over 4 stories high, to be fire-proof throughout.

If over 3 stories high, first floor construction to be fire-proof.

If over 2 stories high, a non-fireproof building the area of which exceeds approximately 3,000 square feet to be divided by fire walls of brick, terra cotta, stone, or concrete into areas not exceeding approximately 3,000 square feet. All openings in such walls to be provided with fire-proof, self-closing doors. Adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress. All main egress doors to swing out.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone, or concrete, with fireproof self-closing doors at all openings. All doors to stair halls to swing into stair hall without obstructing free passage.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing. Inside cellar stairs to be inclosed with walls of brick, terra cotta, stone, or concrete, with self-closing fireproof doors. Standpipes with hose reels on each floor to be so located that any point can be reached with 75 feet of hose.

4. *Heating.* Except where connected with a central heating plant, provision to be made for independent heating.

5. *Materials for Exterior.* To be of brick, terra cotta, stone, or concrete, except that wood frame will be accepted for one-story buildings.

6. *Plumbing.* Minimum provision: One water closet per 10 women, one lavatory per 6 women, one body shower per 10 women, one bathtub per 25 women. Ratio to be increased where there are less than 50 women per floor. Floor and base of toilet rooms waterproof, not of concrete. Dwarf partitions between lavatories to extend at least 6

feet above the floor and have curtains. Sufficient water closets to be provided in the cellar or basement for the accommodation of engineers, firemen, and laundry workers.

7. *Rooms, Height of.* Height for public rooms, 9 to 12 feet; minimum for bedrooms, 8 feet.

8. *Rooms, Number and Use of.* Each lodger to have separate room. (Cubicles and dwarf partitions will not be accepted.) Rooms for two women not permitted. Each floor to have a general bathroom, containing required body showers, tub, and lavatories. Each floor also to have a general toilet room containing required water closets. Each of these two rooms to have window opening directly to the outer air, and to be separate but adjoining and communicating. Service closet, with slop sink and space for brooms and pails, to be provided on each floor.

First floor to have matron's office so placed as to oversee the single entrance and access to sleeping quarters; to have reception parlors or alcoves (one for every 20 women), or large parlor with furniture arranged for privacy in conversation; also assembly hall with movable partitions and set stage.

Kitchenette, sitting room, and sewing room to be provided on at least alternate room floors. Matron's quarters, physician's room, and infirmary, laundry in which lodgers can wash their clothes, and trunk room to be provided.

Hotel (type 7) also to have dining room and cafeteria, with outside access thereto, with pantry, service rooms, kitchen and toilet facilities for employees. An additional toilet room is to be provided conveniently accessible.

9. *Rooms, Size of.* Single bedrooms to have an area of 70 square feet and be 7 feet wide minimum.

10. *Ventilation.* Bedroom doors preferably to be placed opposite each other, and to have transoms or slat panels.

11. *Windows.* One window in each room to have minimum area of 12 square feet between stop beads.

#### V. SPECIAL PROVISIONS FOR TYPE 8.

Type 8. Tenement house (including flats or apartments), a building occupied in whole or in part by three or more families.

Tenement and apartment houses are considered generally undesirable and will be accepted only in cities where, because of high land values, it is clearly demonstrated that single and two-family houses can not be economically provided, or where there is insistent local demand for this type of multiple housing. In any case, they will be accepted only where the Bureau of Industrial Housing and Transportation is convinced that local conditions require or justify their use. They must conform in general to local building ordinances, to the general provisions of these standards, and to other special provisions to be issued by the Bureau of Industrial Housing and Transportation.

1. *Arrangement.* Buildings are not to be more than 2 rooms deep. This means either that rooms shall open on a street or on a rear yard, or on an interior park sufficiently large for grass and trees to grow in it and of a sufficient size to admit direct sunshine into all rooms opening on it, at some period of the day, except rooms with northerly exposure. Buildings not to be over four stories high.

2. *Cellar.* To be under whole building, minimum height, 7 feet; to be well lighted, cross ventilated, and paved.

3. *Fireproofing.* If over 3 stories high to be fire-resistive throughout; if over 2 stories high, a non-fireproof building, the area of which exceeds 3,000 square feet, to be divided by fire walls of brick, terra cotta, stone or concrete into area not exceeding approximately 3,000 square feet each. All openings in such walls to be provided with fireproof self-closing doors.

Adequate means of egress to be provided direct from each apartment to street or yard by additional stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings.

All stairs and stair halls to be fireproof and inclosed in walls of brick, terra cotta, stone or concrete with fireproof self-closing doors at all openings.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those of dumb-waiter to be self-inclosing.



Inside cellar stairs to be inclosed with wall of brick, terra cotta, stone or concrete with self-closing fireproof doors.

In a flat-roofed, non-fireproof tenement house containing more than 4 families, all stairs to extend to the roof, and to be provided with a bulkhead. If 4 families or less, scuttle with ladder is sufficient.

4. *Heating.* Normally central system.

5. *Material of walls.* Walls to be of brick, terra cotta, stone or concrete.

6. *Plumbing.* Each apartment to be provided in the kitchen with set washtubs with covers, preferably two, rim 36 inches above floor.

Sink to be in kitchen, rim 36 inches above floor.

Water closet to be in well-lighted and ventilated compartment with window of  $4\frac{1}{2}$  square feet minimum area to outer air, and with impervious floor, not concrete.

Bathtub (shower is not sufficient.)

Lavatory, preferably to be in bathroom.

Sufficient additional water closets to be provided in the cellar or basement for the accommodation of engineer.

7. *Rooms, Height of.* Minimum height 9 feet in the clear.

8. *Rooms, Number and Use of.* For higher paid workers, five-room type preferred with parlor, large kitchen, 3 bedrooms and bathroom. Dining room and kitchenette may be provided in place of large kitchen. Four-room type to be provided sparingly for higher paid workers. Six-room type, with bedrooms, or 3 bedrooms and parlor convertible into fourth bedroom, suited for abnormally large families only, and should be provided sparingly; six-room type should normally have parlor, dining room, kitchen, 3 bedrooms and bathroom.

For lower-paid workers, four-room type desirable, with parlor, kitchen, 2 bedrooms, and bathroom. A few three-room tenements may be provided.

One-room and two-room apartments will not be accepted.

No apartment of over six rooms accepted.

9. *Rooms, Size of.* One large bedroom to be provided, size 9x11 to 12x14 feet.

Small bedrooms, minimum size 80 square feet; minimum width 7 feet.

Parlor, 10x12 to 12x14 feet.

Dining room, 9x11 to 12x14 feet.

Kitchen (where there is no separate dining room), 10x12 to 12x14 feet.

Kitchenette (only where there is a separate dining room), minimum width 6 feet; normal minimum area 70 square feet.

10. *Windows.* Each room to have at least one window opening directly to the outer air, to be not less than 12 square feet in area between stop beads. Each public hall and stair to have window with minimum area of 12 square feet, opening directly to the outer air, at each story.

#### VI. SPECIAL PROVISIONS FOR TYPE 9 (BOARDING HOUSE).

Where more than 3 and less than 25 rooms for lodgers are provided, building to be classed as boarding house. If 3 lodgers or less, building to be classed as type 3; if 25 or more, to be classed as types 4, 5, 6 or 7.

In addition to complying with all general provisions, buildings of type 9 must comply with the following special provisions:

1. *Access.* Lodgers to have access to their bedrooms and to their water closet compartments and bathrooms without going through rooms designed for use of family. Separate outside entrance for lodgers recommended.

2. *Arrangement.* Not to be over 3 stories high. Not to be over 2 rooms deep, except that the end houses of rows may be 3 rooms deep.

3. *Cellar.* To be well lighted, cross-ventilated, dry and paved or cemented. Minimum clear height under joists 7 feet. Cellar not essential under whole house; where omitted, house to be set up on masonry piers or walls 2 feet clear from ground; space to be drained, inclosed and ventilated.

4. *Fire Protection.* If frame, not to be over 2 stories high. If over 2 stories high, adequate means of egress to be provided to street or yard by an additional flight of stairs, or by fire tower or stair fire escape (fire escape less desirable). All such additional means of egress to be remote from the main stairs and separated therefrom and from the other parts of the building by walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings. Such additional means of egress to be so located that no room shall be more than 40 feet from a means of egress.

All stairs and stair halls to be not less than 3 feet wide in the clear and to be inclosed in walls of brick, terra cotta, stone or concrete with fireproof self-closing doors at all openings.

Dumb-waiters and elevators will not be accepted in stair inclosure; they should be inclosed in fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing.

5. *Heating.* Except where connected with a central plant, provision to be made for independent heating.

6. *Materials of Walls.* Brick, terra cotta, stone or concrete preferred, but wood frame, clapboarded, shingled or stuccoed permitted for detached or semi-detached houses not over 2 stories high.

7. *Plumbing.* For family living quarters:

Bathtub (shower is not sufficient.)

Lavatory, to be preferably in bathroom.

Sink to be in kitchen; rim 36 inches above floor.

Washtubs with covers, preferably two, rim 36 inches above floor, to be set in kitchen or in well-lighted, dry, and ventilated cellar.

Water closet to be inside the house in well lighted and ventilated compartment, with window of  $4\frac{1}{2}$  square feet minimum area to outer air, and preferably with impervious floor not of concrete.

A water closet compartment containing lavatory to be provided for the sole use of the lodgers. The following minimum provisions to be made: For men, 1 bathtub per 24 lodgers, 1 water closet and 1 lavatory per 8 lodgers, 1 shower per 10 lodgers; for women, 1 bathtub per 16 lodgers, 1 body shower per 10 lodgers, 1 lavatory per 5 lodgers, 1 water closet per 8 lodgers. Dwarf partition between lavatories for women to extend at least 6 feet above the floor and have curtains.

In addition to above, floor and base of toilet rooms to be waterproof not of concrete.

8. *Rooms, Height of.* Minimum 8 feet.

9. *Rooms in Attic.* No lodgers' rooms in attic accepted.

10. *Rooms, Number and Use of.* Each lodger to have separate room. Rooms for two lodgers not permitted. (Cubicles and dwarf partitions will not be accepted.) Building to contain more than 3 and less than 25 rooms for lodgers, in addition to living quarters for one family, lodgers' bathrooms and toilet rooms containing showers, tubs, lavatories, water closets to be provided; preferably, bathroom containing showers, tubs, and lavatories to be separate, but adjoining and communicating with water closet compartment. One of each such rooms preferably on each floor. Each of these two rooms to have windows opening directly to the outer air. Lodgers to have a common room, also dining room; the latter to be located near family kitchen; the common room to be conveniently accessible from the outside.

11. *Rooms, Size of.* Single bedrooms for lodgers to have an area of 70 square feet and be 7 feet wide minimum. Size of common room and dining room each to be proportionate to the number of boarders.

12. *Ventilation.* Bedroom doors preferably to be placed opposite each other and to have transoms or slat panels.

## Real Estate Loan Drive.

(Continued from page 442.)

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(Section II.)

Records of Conveyances, Mortgages, Leases, Auctions, Appraisals, Judgments, Lis Pendens, Mechanics' Liens, New Buildings and Alterations in Manhattan and the Bronx.

## The Eleventh Hour at Albany.

As this issue of the Record and Guide goes to press the Legislature is completing its work for the year at Albany.

The remaining few hours of the regular session will tell the story as to whether or not New York realty is to be given any tangible relief from the great burden of taxation it so long has been carrying.

There would be strong hope of some relief were the close of the session not so close at hand. The Boylan bill, placing a two mill flat rate on real estate and a tax of one and one-tenth mills on personal property has been passed by the Senate. While this bill does not give to the real estate interests of the metropolis quite the measure of relief which was proposed in the Boylan bill originally, yet at the same time it marks a decided step in the right direction.

There seems to be a good deal of doubt as to the attitude of the Assembly towards the Boylan bill in its present form. The matter is of such great importance to New York City, however, and the justice of the principle involved is so apparent that all well wishers of the city will hope until the minute of final adjournment that the Boylan bill may be passed by both houses of the Legislature and sent to Governor Whitman for his approval.

## War Housing Standards.

Through the courtesy of the Architectural Record, the standards adopted by the United States Government for war housing are re-published in full in this issue of the Record and Guide.

These standards are of the utmost interest to the

building trades, but they also are of timely interest to all citizens who are devoted to the successful prosecution of the war.

The problem of housing the vast army of workmen engaged in shipbuilding and other undertakings has been one of the most vital among the many perplexities the Federal authorities have had to meet. Now that these standards have been formally adopted, a great step forward in the Government's shipbuilding and other large undertakings has been accomplished.

## Where the Authority Rests.

The Record and Guide is fortunate in being able to present in this issue the clear-cut statement of Corporation Counsel Burr on the subject of higher fares on the city transportation lines.

The Corporation Counsel analyzes in a convincing manner the recent decision of the Court of Appeals in the Rochester case. The point involved in that action was as to whether or not the Public Service Commission of the Second District has authority to grant applications for increased fares on street railroads. Mr. Burr holds, and he has carefully studied the decision, that the ruling of the Court of Appeals applies to the Public Service Commission of the First District, as well as to the Second District Commission. In other words, the Corporation Counsel holds that fares on the various transportation lines in this city cannot be readjusted by the Public Service Commission here, just as fares in Rochester cannot be adjusted by the Up-State Public Service Commission.

Mr. Burr's statement in the Record and Guide is of especial interest because he points out what seems to be the only immediate avenue of relief from the Dual System deficit which threatens to add many millions of dollars annually to the burden already being carried by New York real estate. The Board of Estimate and Apportionment, Mr. Burr declares, has full authority in the matter.

This statement of the Corporation Counsel is of the utmost importance just at this time. The Legislature is adjourning and there is no likelihood of providing for the subway deficit through legislation this year. The Public Service Commission, it now seems clearly established, has no authority in this matter.

For the taxpayers of New York City, therefore, it is both important and fortunate that they have in the Board of Estimate and Apportionment a permanent body to which the question of higher fares may be submitted. It is true that Mayor Hylan is opposed to granting any increase, but neither the Mayor nor any other member of the Board of Estimate and Apportionment can hope to justify arbitrary action in case an application for the six-cent fare is submitted to the Board in the near future. There are strong arguments in favor of higher fares, and the strongest of all these arguments is that unless the people who ride bear their share of the Dual System deficit the burden will have to be put upon the realty owners of the metropolis.

The present question is not as to the cause of the deficit. The matter has gone beyond that point. The deficit is here, and it must be met. The only question now pending is as to the best method of meeting it.

Numerous prominent and public-spirited realty owners in this city already have expressed, through the Record and Guide, their sincere belief that the only fair and equitable method of meeting this deficit is through increased fares. With real estate groaning under the tremendous tax burden which it already is carrying, the Board of Estimate and Apportionment should consider



the matter most earnestly before deciding against higher fares.

Mr. Oscar S. Straus, Chairman of the Public Service Commission in this District, intimated the other day his belief in the justice of higher fares. Chairman Straus, addressing a committee of employees of the New York Railways Company, told them they were quasi-public servants and owed a duty to the public to maintain the traction service, and then added:

"The public in turn should recognize that it owes you men a duty also, and, if necessary, should be willing to approve a slightly higher fare for your company to make possible the payment to you of the prevailing and adequate rate of wage, so that you may receive a fair return for your labor."

If, under the existing franchises, the operating companies are unable to pay their employees sufficient wages, that is one more reason why the question of higher fares should be given most earnest consideration by the city authorities.

## Wealth Producing Industry Should Proceed.

The Capital Issues Committee announces in its bulletin of April 8th that it has a plan for working in conjunction with the United States Employment Reserve to the end of avoiding the creation of idle labor. This means the employment of idle labor and will be welcome news to the building industry, which has stood ready to make any sacrifice that would be productive of useful results but has felt that it was called upon to stand idle, to no apparent good purpose.

For many weeks this industry has been perturbed and unsettled by official utterances from departments and boards of the National Administration. In a recent issue the Record and Guide published an article placing a constructive interpretation upon these official utterances and bringing out the fact that the underlying motive is really constructive, even in the warnings against luxury building and against building operations that would interfere with the Government's war program.

To illustrate the existence of this motive we have quoted from the letter of President Wilson to Mr. Bernard M. Baruch upon the occasion of the latter's appointment as chairman of the War Industries Board. At that time the President emphasized "the studious conservation of national resources and facilities." This includes the building industry, which is an important national facility.

In a letter of February 27th to Mr. Frank W. Connor, Secretary McAdoo wrote: "Where it" (construction) "is a question of need—be it on account of sanitary conditions or because, without such new construction, other operations essential at this time for the welfare of the country would suffer—there is no doubt such work should be undertaken. This applies equally to construction work in cities, towns and farming districts."

## Bill Fixing Realty Tax at \$2.00 Passes Senate

(Continued from page 439)

taxation was destroying the value of the greatest asset the city has.

He pointed out that in less than two years the city would reach the constitutional limit of 2 per cent., and that the Federal Government had easily collected about \$900,000,000 in income taxes in the city.

A telegram from the Franklin Trust Company was read by the chairman protesting against the imposition of a tax on personal property under the provisions of the Craig bill and declaring that its enactment would drive a large amount of personal property out of the state. It was

On March 15th Secretary McAdoo, in a letter to Mr. Samuel Gompers, wrote: "I have been reported in the public press as having 'appealed to property owners not to construct any homes or buildings during the war.' This is entirely erroneous. I have said that building operations which are not required to protect the health or provide for the comfortable needs of our people, or to supply facilities necessary for the proper conduct of business essential to the successful prosecution of the war, should be postponed."

In the same letter the Secretary said: "The successful financing of the war depends \* \* \* upon the difference between what is *made* and what is *spent*."

In each case these encouraging words were to an extent obscured by their connection with cautions against undesirable use of labor, materials and capital needed for governmental purposes and still further obscured by the captions given them in the daily press.

Staff representatives of the Record and Guide, being in Washington studying conditions and desiring to make sure the basis of their judgment, sent telegrams to all parts of the United States asking from well-informed and reliable men information as to the labor and materials markets in each section. The substance of these telegrams is that there is idle building labor and also a surplus of building materials in every part of the country except those localities on the Atlantic seaboard and in the South, where governmental work is progressing on a large scale.

It is gratifying to feel that the situation is now improving, largely by reason of a better understanding of facts and conditions; even resolutions of the War Industries Board, which were interpreted by many as discouraging in their tendency, were aimed to emphasize the general purpose of narrowing down war priorities to the most direct war needs. This should be done. As the building industry is not seeking war priorities, having labor and materials largely at hand ready for use, it is not adversely affected by these resolutions.

Compatible with the operations of the Government's war program it is realized that useful building must proceed; that every man, every dollar and every ton of material should be utilized; that every loss of a day's time in the employment of these elements is an irretrievable loss—a deadly waste at a time when the nation cannot endure waste.

This thought is emphasized by the Capital Issues Committee in its Bulletin of April 8th, wherein it expresses its anxiety "that its operations should not create idleness any faster than the demand for labor can counteract."

From all this it is clear that every man in the building industry ought to feel that it is incumbent upon him to use his best efforts to prevent such waste and to keep labor employed, always having in mind that the results sought shall not be luxury, ornamentation or any unnecessary building, but only that which adds to the needed comfort and efficiency of the community and to the productive wealth of the nation.

stated by Senator Brown that there had been received several other protests from financial institutions against the proposed legislation.

Chairman Cromwell asked if some agreement could not be reached on the tax rate to be placed on personal property, and after consultation between the various interests Comptroller Craig agreed to a rate of  $\frac{1}{2}$  of one per cent. instead of  $1\frac{1}{10}$  per cent., as in his bill. This rate would involve the loss of one half of the \$4,000,000 now collected under the law taxing it at one per cent. This ended the hearing.



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## REAL ESTATE NEWS OF THE WEEK

### Renting Demand Continues Strong—Business Invasion in 57th Street—Other Reports

WHILE there were no spectacular deals reported during the week, nevertheless the budget showed a fairly well distributed number of sales, including business, as well as residential properties. The leasing market is well maintained; in fact, not in years has there been such a shortage of space as exists at the present time.

This shortage is general throughout all five boroughs. The percentage of vacancies in the Bronx is exceedingly small. Within the past few years a large number of "walk-up" apartment houses were erected, with the result that at that time there was a decided overproduction. This surplus has been taken up, and brokers report that there is today less than 1 per cent. of untenanted suites.

In the downtown business section there is also but little space to be had in buildings of newer construction. Owners of the older structures are coming into their own and are now in a position to find tenants at higher rentals than have maintained for several years.

There has been a considerable amount of activity during the past few weeks in West 57th street, a large number of houses having been either sold or leased for business purposes. There is no question but that this thoroughfare will become one of the leading retail streets in this section of the city, and will derive a large amount of business from the overflow from Fifth avenue.

During the week two houses have been given over to trade, and in the block between Fifth and Sixth avenues at least twenty properties have been, or will be, converted into business structures. There are many good reasons why 57th street should be a business thoroughfare. It is a one hundred foot wide street, and is, with the exception of 59th street, the most important east and west street in that section of the city.

The traffic congestion on Fifth avenue has become so acute that a natural

overflow had to be provided. The side streets further south were the first to feel the effect, but the amount of property available for business purposes was limited. The trend naturally went north, and while some of the streets south of 57th street benefited, still they did not all have the advantages of the wider thoroughfare.

The falling off in building activities was another factor in the conversion of 57th street to business. The comparatively small amount of money required to alter the existing buildings appealed not only to the property owner, but also to the prospective tenant, with the result that increased rentals were obtained without any financial embarrassment to either party.

Last Tuesday the question of the six-cent fare on local traction lines came up for consideration. Charles L. Woody, of the Brooklyn Rapid Transit Company, explained that, according to figures compiled by the Public Service Commission, about \$15,000,000 a year would have to be raised by taxation to meet the city's annual interest on indebtedness, incurred by the building of rapid transit lines forming the Dual System.

Mr. Woody contended that this deficit can be largely, if not wholly, avoided by the increased fare from five to six cents, and instead of the taxpayer bearing all the burden it will be shared by those who are not real estate owners and who use the lines, but reside outside of the city limits.

Coal is now moving more freely to all points of consignment, and the additional methods added to the speeding-up process are aiding towards a tremendous output during the warm season. Rearrangement of some of the old breakers in the anthracite region to permit the loading of fifty-ton cars, as is done at all modern breakers, instead of twenty-five and thirty ton cars, and the assignment by the railroads and Fuel Administrator of more of the large cars will further aid the distribution of coal.

## 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. 315.—Can the city be held responsible for broken window glass blown out by a recent sewer explosion? Where must application be made?

Answer No. 315.—The city is liable if it can be proved that the explosion was the direct result of negligence, and the first step to take is to file your claim with the Comptroller's office. This must be done promptly.

Question No. 316.—I quote from a contract of sale: "All personal property appurtenant to or used in the operation of said premises is represented to be owned by the seller and is included in this sale." Do the awnings, screens, etc., of a two-family house in question, even though taken down for the winter, come under this clause? The seller is asking for an allowance for the awnings, etc., and my contention is that the awnings, screens, etc., are included in the price stated in the contract. Can you give us the answer?  
E. G. R.

Answer No. 316.—If the awnings and screens were specially made for or fitted to the premises, and connecting rods, bolts or other means of attachment are

permanently fastened to the building, they are included in the contract. If they are not specially fitted for or attached to the premises and can be as readily used for any other building (like adjustable window screens) they are not included in the contract.

### BUILDING MANAGERS MEET.

#### Co-operation Keynote of Speeches—Women Elevator Operators Practical.

THE New York Building Managers' Association held its monthly dinner meeting at the Park Avenue Hotel last Tuesday, at which time William E. Walsh, Superintendent of Buildings, Manhattan, Dr. William F. Doyle of the Fire Prevention Bureau, and Walter C. Martin, Superintendent, Tenement House Department, Bronx, were the principal speakers.

Raymond P. Roberts, Secretary of the Association, read a communication from the New York Building Superintendents' Association in which it was brought out that owing to the scarcity of elevator operators in New York City, female operators might well replace male operators on electric passenger elevators operating at a speed of 400 feet per minute or less, providing that such elevators be equipped with shaft doors and elevator gates of such weight and easy operation as not to make the manipulation too strenuous.

The communication pointed out that by this means those male operators now handling cars having a speed of 400 feet or less per minute would be released. It was contended that the faster elevators could not successfully be handled by females.

C. T. Coley stated that in the Equitable



LEGAL NOTES AFFECTING REALTY

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

Sale by Front Foot.

WHETHER a sale of realty is in gross, that is, without regard to quantity, or is a sale according to area by a price per acre or per front foot, depends on the intention of the parties, as shown by the contract and all the facts and circumstances connected with its making. It is held, *Coppage v. Equitable Guarantee & Trust Co.* (Del.), 102 Atl. 788, that a sale of a lot was none the less in effect a sale by front foot, though the seller, after fixing the price as based on a price per foot, the result being \$5,025, reduced it to an even \$5,000.

Action for Rent.

The New York Appellate Division holds, *McLoughney v. White*, 168 N. Y. Supp. 532, that a tenant, a woman of in-

telligence, could not avoid her liability under a lease for one year on the ground that the landlord's agent had agreed orally that the lease should contain a term permitting the tenant to terminate it whenever she desired to do so, which provision the lease did not contain, though the agent told her it did, where she had an opportunity to examine the contents of the lease, but chose not to read it or the copy given her, but occupied the premises for nine months without objection.

Effect of Option to Purchase.

Parties entered into a contract which they called a lease, and in which they called themselves lessor and lessee. The instrument contained all that the law requires in a contract of lease. The Louisiana Supreme Court holds, *Doullut*

Building, women operators had been tried. The result was that they were not found satisfactory for high duty cars. The work was too strenuous for them and they required longer relief periods during the morning and afternoon. Mr. Coley, however, recommended that women be put on cars running from 400 to 450 feet a minute.

William E. Barton, of Pease & Elliman, stated that his firm has about fifty women operators on elevators and that they are taking the place of men in the best apartment houses. The schedule is so arranged that the women work a less number of hours than the men, but this is made up by a longer night shift. Mr. Barton stated that it is not safe for the house nor fair to the tenant to have women night operators. He stated that he has a system of relief operators, subject to call. There is no question in his mind but that women operators will continue because up to the present time they have given satisfaction, not only to his firm, but also to the tenants.

Superintendent Walsh outlined the policy which will be pursued by his department. He assured the members of the association that he desired co-operation. He drew attention to the Building Code, and the difficulty in properly administering it.

"Every building in New York City," said Superintendent Walsh, "is covered in the Code by one of the three following classifications, 'public buildings,' 'commercial buildings,' or 'residential buildings.' This in itself indicates the difficulties which confront me in the administration of my duty. My policy is going to be a broad, common-sense one, and I feel that everyone is justified in demanding treatment that is fair, and I am going to follow out this policy."

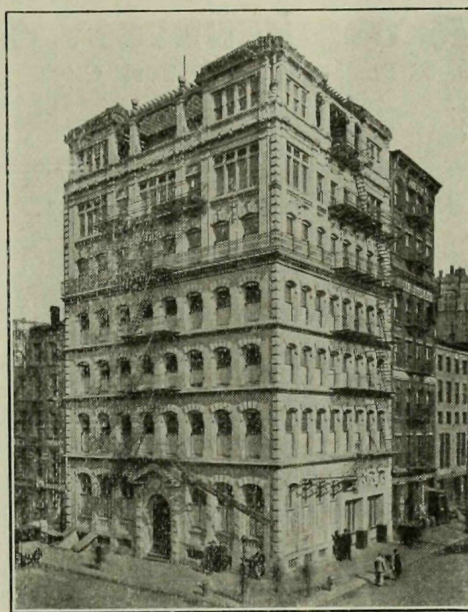
Dr. Doyle explained that the attitude of the Fire Prevention Bureau was a friendly one to real estate. He stated that he had organized a Board of Review for the purpose of disposing of cases brought to its attention, but that if it is not able to do so, they would be referred to the Board of Standards and Appeals.

"It is my intention," said Dr. Doyle, "to be fair and equitable to everyone. I wish to get a lot of unnecessary cases off the calendar, and I am going to pursue a broad policy. As an example at the hearing today there were sixteen cases on the calendar, fourteen of which were dismissed, and the remaining two were so flagrant in character that they will be enforced. Co-operation is all that is necessary for a continuance of satisfactory relations between the Fire Prevention Bureau and building owners and managers, and I feel that we will all co-operate."

Superintendent Martin spoke about his work in his Department. He has been interested in the building business for the past fourteen years and during that period continually came into contact with the Tenement House Department. He assured the members if they would go half way relating to any matter which might come up, the Department would extend all the help possible and go the other half way.

To Extend Culver Line.

Action has been taken by the Public Service Commission upon motion of Commissioner F. J. H. Kracke to provide for service as far as Avenue X on the new Culver Line in Brooklyn when that road is placed in operation, which it is expected will be in the next few months. The Commission is now advertising for bids for the construction of Section 3 of this line from Avenue X to Coney Island, which are to be received on April 15. The structure will be completed to Avenue X well in advance of the remaining portion to Coney Island. It was at first proposed that when operation began it should be carried only as far as Kings Highway. Commissioner Kracke's motion, however, provided for the shifting of crossovers between local and express tracks from Kings Highway to Avenue X and will thus place in service the stations at Avenue U and at Avenue X.



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v. Rush, 77 So. 110, that the fact that it also contained an option to the lessee to buy the property, upon specified conditions, and certain stipulations, predicated upon the exercise of the right so conferred, was an inefficient basis for the defense, set up by the lessee, in an action of ejectment, for non-payment of rent, that the contract was one of sale, where it was admitted that none of the conditions required to convert it into a contract of sale had been complied with.

#### Ratification of Broker's Acts.

The principal, if he sees fit to do so, with the knowledge of the facts, may waive the rule that his broker's acts in bad faith, as by purchasing the principal's property for himself, are void as to the principal, and his ratification may be presumed if he does not repudiate within a reasonable time after knowledge. *Clay v. Cummins (Ala.)*, 77 So. 328.

#### Promise to Improve Land.

If, through his selling agent, the owner of land subdivided into lots represents to a purchaser his intention to improve specified streets, the West Virginia Court of Appeals holds, *Martin v. South Bluefield Land Co.*, 94 S. E. 493, that equity will not rescind or require specific performance when the promise was made in good faith and much of the proposed work actually was performed. But if such promise be made with a secret and fraudulent purpose to mislead and deceive the vendee, who in reliance thereon is induced to accept a conveyance of land which otherwise he would not accept, equity will rescind, or compel specific performance of the agreement, where no insuperable difficulty prevents the execution thereof.

#### Long Pending Church Suit Ended.

Chelsea Presbyterian Church on May 1 will move to the one-time Westminster Presbyterian Church property in 23d street, near Seventh avenue, as a result of the decision of the Court of Appeals terminating long litigation and establishing the right of the New York Presbytery to control church property. Rev. William Neeley Ross is the pastor of the Chelsea congregation.

#### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 26 as against 30 last week and 29 a year ago.

The number of sales south of 59th street was 9 as compared with 14 last week and 14 a year ago.

The sales north of 59th street aggregate 17 as compared with 15 last week and 15 a year ago.

From the Bronx 18 sales at private contract were reported as against 13 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 475 of this issue.

#### Sale on Lenox Hill.

William B. May & Company sold the modern five-story American basement residence at 3 East 76th street, for Robert Franklin Adams, to a client who will occupy after making extensive alterations. The property is located one door east of Fifth avenue and was sold to the present owner several years ago by C. I. Hudson, who built the house and occupied it at that time. Hiss & Weekes were the architects. The house is 30 feet wide and has a depth of 90 feet, with side windows to the west overlooking Fifth avenue. The residence of Mrs. J. J. Wy-song occupies the Fifth avenue corner. The dwelling at 7 East 76th street, east of the property, just sold, was bought by Herbert Parsons about two years ago, through the same brokers. The Adams property was held at \$225,000.

#### Fifth Avenue Realty in Exchange.

Daniel A. Loring, as trustee for Isabella Loring, purchased from the 292 Fifth Avenue Corporation, J. C. and M. G. Mayer, the five-story building at 292 Fifth avenue, 75 feet south of 21st



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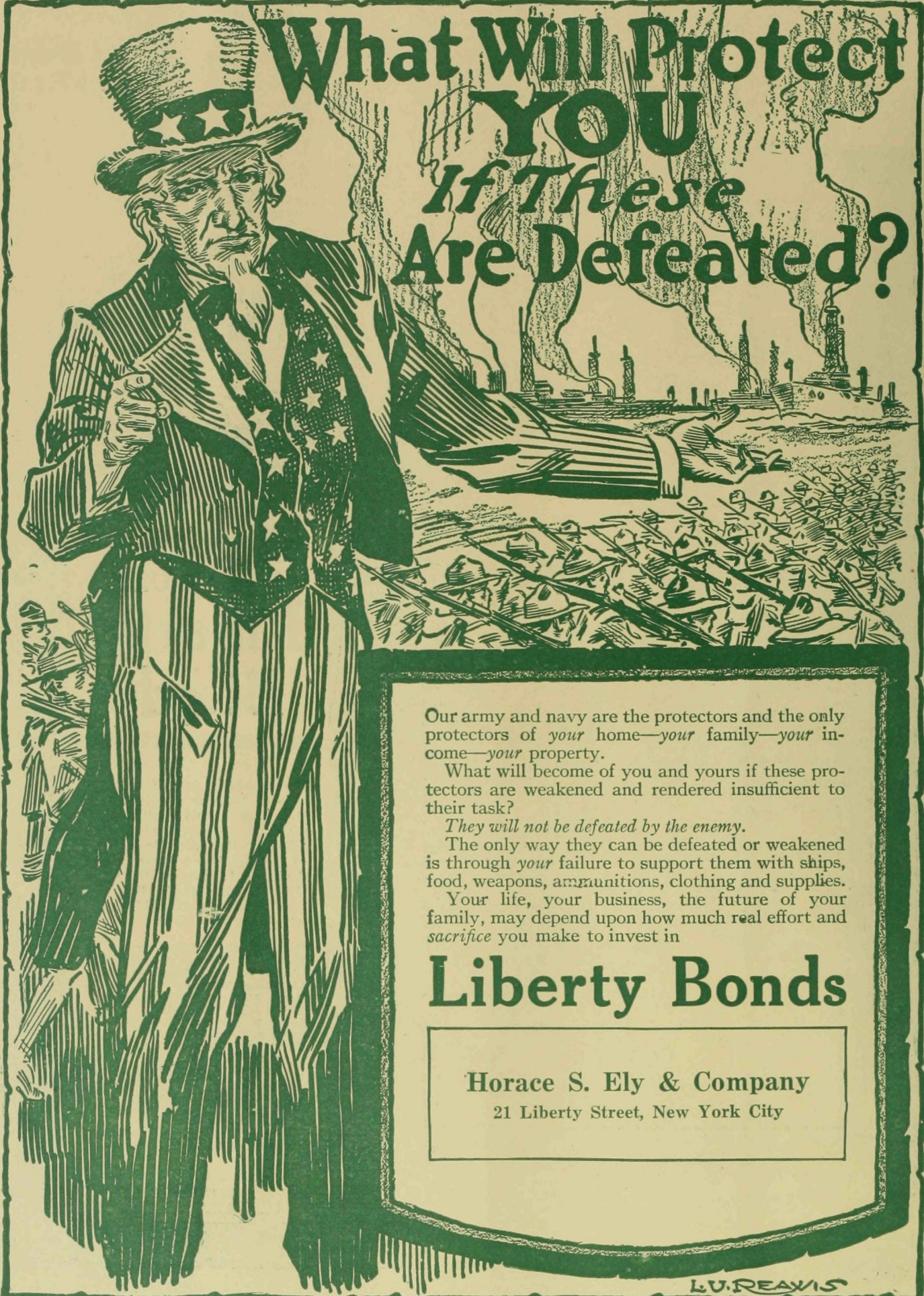
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Headquarters, 217 Broadway



The Kaiser Started This—You End It—Buy Liberty Bonds



The illustration depicts Uncle Sam, dressed in his iconic top hat with stars and stripes, a suit with stars, and a striped tailcoat. He stands on the left, pointing his right hand towards a desolate landscape on the right. The landscape is filled with rubble, twisted metal, and smoke rising from the ruins of industrial buildings and ships. The background shows a hazy, smoke-filled sky. The overall style is a detailed line drawing with cross-hatching for shading.

# What Will Protect **YOU** *If These* Are Defeated?

Our army and navy are the protectors and the only protectors of *your* home—*your* family—*your* income—*your* property.

What will become of you and yours if these protectors are weakened and rendered insufficient to their task?

*They will not be defeated by the enemy.*

The only way they can be defeated or weakened is through *your* failure to support them with ships, food, weapons, ammunitions, clothing and supplies.

Your life, your business, the future of your family, may depend upon how much *real* effort and *sacrifice* you make to invest in

## Liberty Bonds

Horace S. Ely & Company  
21 Liberty Street, New York City

L.V. REAVIS

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



# Oversubscribe The Third Liberty Loan

How Much of Your Pay Do You Think  
You Can Keep if Germany Wins This War?

If, to help America win this war, you buy

## Liberty Bonds

to the very limit of your ability you are not merely helping America. You are not merely making a good investment. You are not merely helping to bring peace nearer. You are doing all these things, and in addition you are buying the best protection for your own individual prosperity—yes, the *only* real protection you can buy.

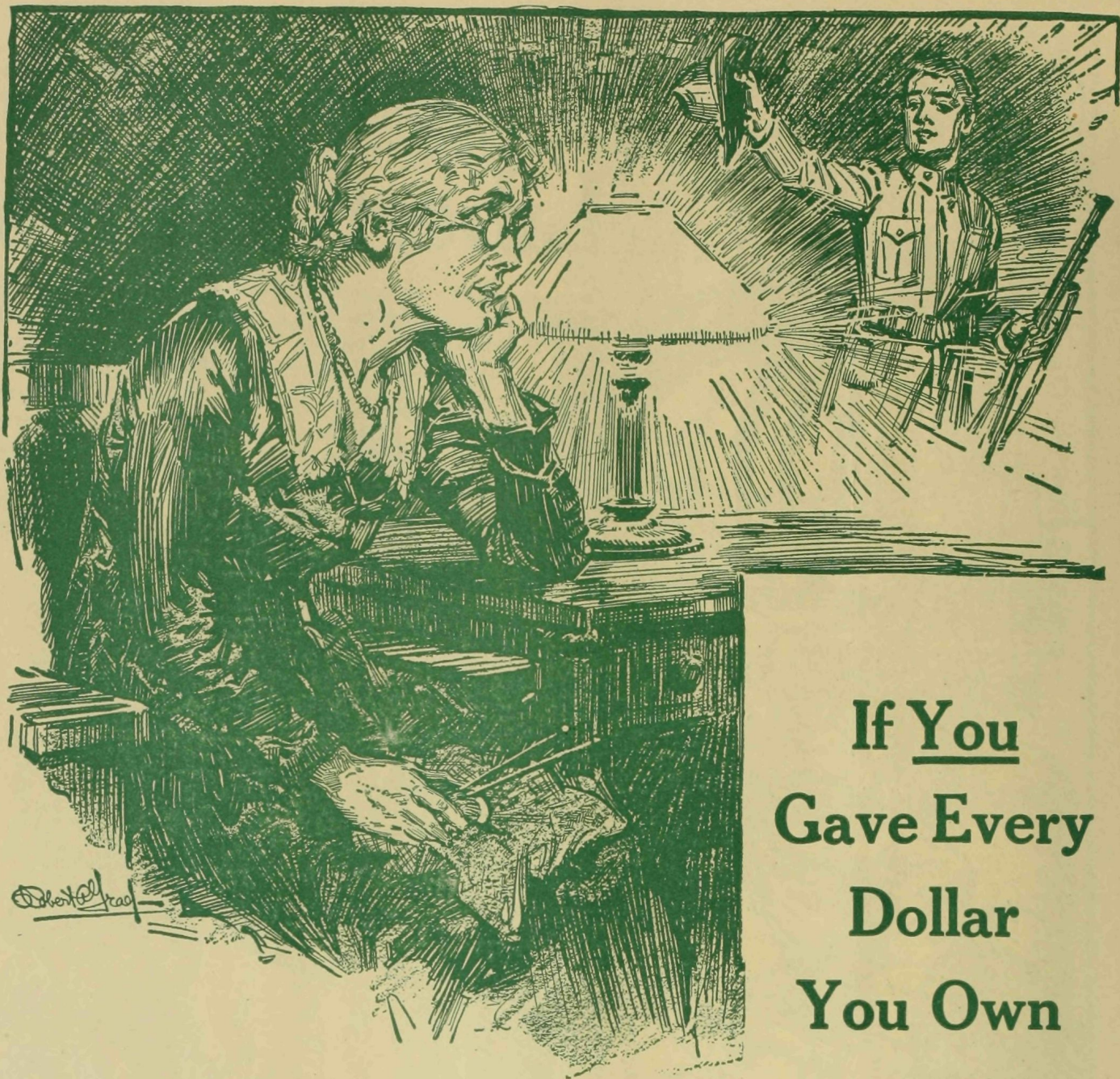


Douglas L. Elliman & Co.  
414 Madison Avenue, New York City

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



Save Both—Buy Liberty Bonds



If You  
Gave Every  
Dollar  
You Own

how little would the sacrifice be compared to theirs.

We are not asked to give. We are asked only to *lend*. To lend at good interest secured by the best collateral on earth

# U. S. Liberty Bonds

Charles F. Noyes Company  
92 William Street, New York City

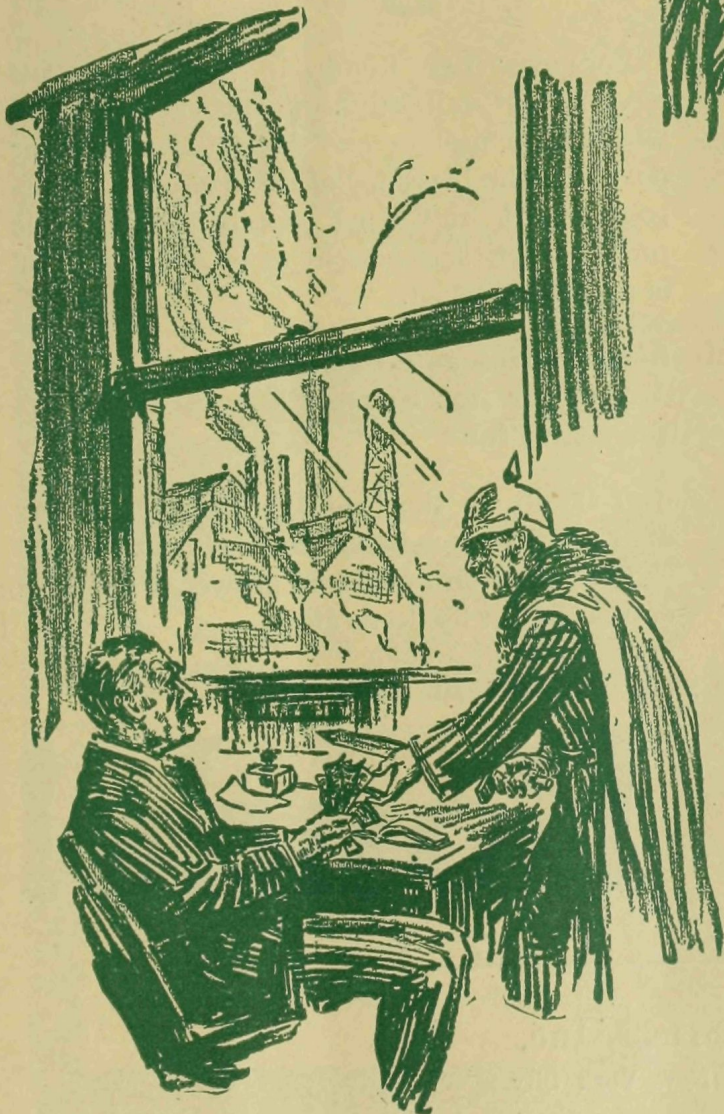
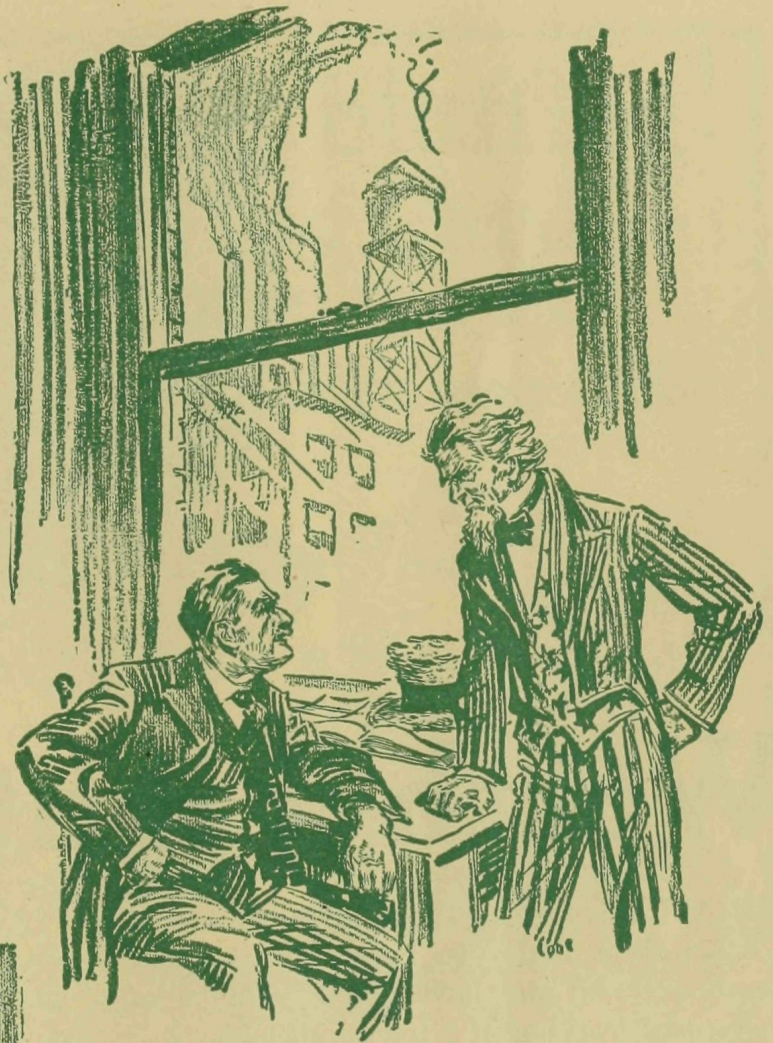
Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



Don't Put Off Till To-morrow The Bond You Can Buy To-day

Will You Invest  
Your Money With  
Uncle Sam Now?

Or Let Germany  
Take It Away  
From You Later?



Be practical. Look squarely at the facts. We will either invest our money with Uncle Sam now, at good interest rates, to help him win this war, or we will give it up later to pay Germany's war cost—and as much more as Germany chooses to collect. **Invest in**

**Liberty  
Bonds**  
Today

Livingston Wetmore  
34 Pine Street, New York City

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



## Buy A Baby Bond For Baby



# Worth Fighting For?

**S**HALL this little girl grow up in the sort of American home we know, healthy and happy? Shall she have the advantage of living and learning in a free land, under free institutions? Shall such children develop into Liberty-loving citizens that a free America may be proud of?

For over two hundred years Americans have fought valiantly, and died gallantly, to win for themselves and hand down to their posterity the blessings of liberty, justice, self-government and equal opportunity. This precious heritage, bought at so great a price, is now threatened.

**The question which today confronts America as a nation, and you as an individual, is whether or not a free America is worth fighting for**

Are American children in this and all future generations to receive unimpaired the legacy of freedom of which we are now the custodians, or shall their country be turned

over bodily to the brutal, rapacious, power-mad enemy which has forced us into this war?

This question cannot be answered by word of mouth, but by deeds alone.

**Let your answer be your investment in**

# Liberty Bonds!

**M. & L. Hess, Inc.**  
907 Broadway, New York City

**Real Estate Division of the Third Liberty Loan Committee**  
Headquarters, 217 Broadway



Back Those Bayonets With Bonds

He says we are bluffing!  
Let's show him a big Card —  
and everybody in on the Pot.

*Put up your ante now in the*

**3<sup>RD</sup>  
LIBERTY  
LOAN**



Charles B. Van Valen  
95 William Street, New York City

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



Over The Top To The Third Line Trenches

*The* **THIRD LINE**  
*of* **DEFENSE**  
*Get into it and Dig*



In this line every true American can  
and will help to win the war. Invest in

**Liberty Bonds**

Henry Morgenthau Co.

30 East 42nd Street, New York

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



**Buy—Buy—Buy—'Till It Hurts!**

**VICTORY**

We are  
going to

## Win This War

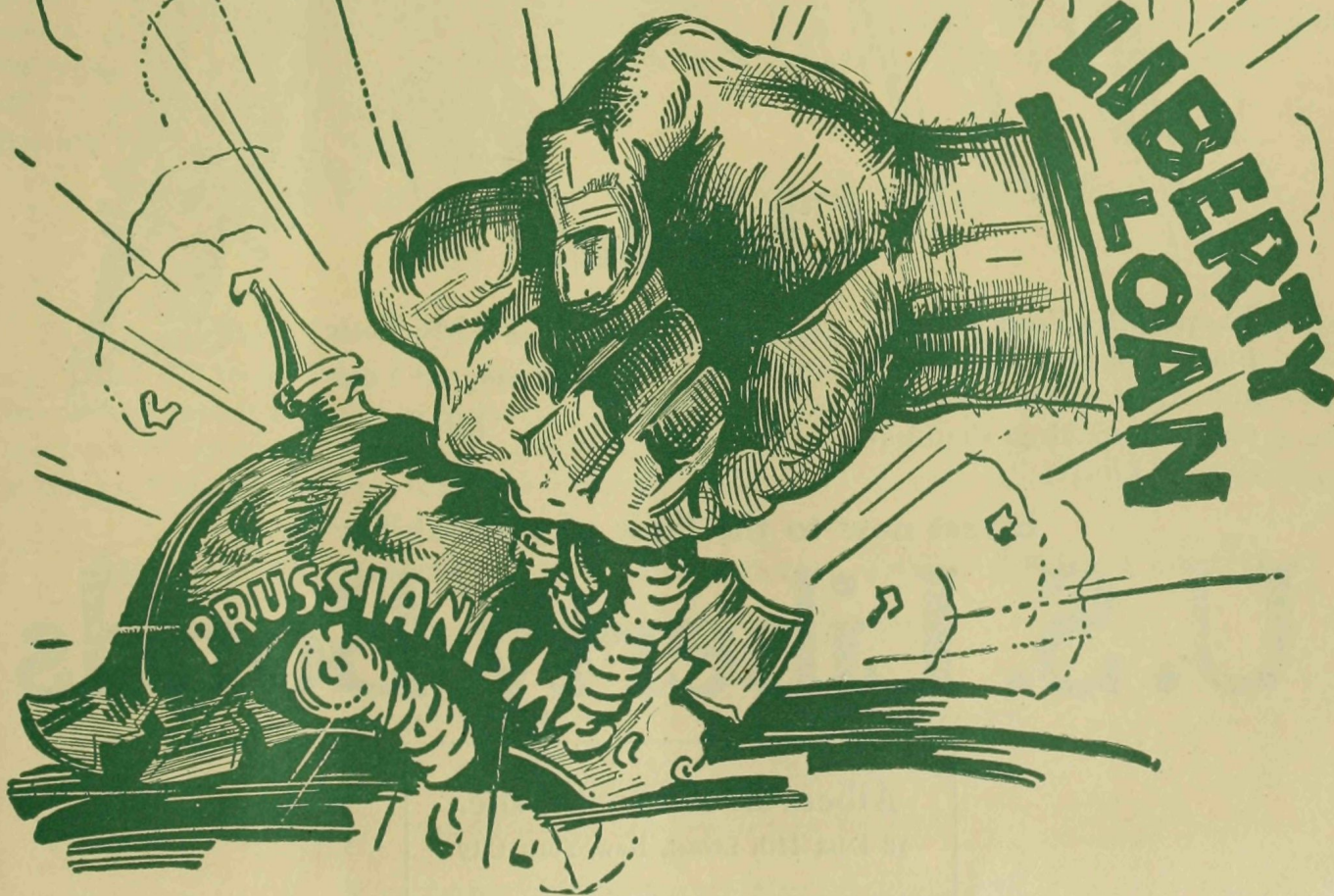
The victory, like everything worth while in life, will require sacrifice, self denial, ungrudging effort.

In defense of Liberty, Justice and Civilization, we must use every weapon at our command. And not the least of these is money. Never in the history of the world has there been a truer cause. Invest in

## Liberty Bonds

**Pease & Elliman**

340 Madison Avenue  
New York



**Real Estate Division of the Third Liberty Loan Committee**

Headquarters, 217 Broadway



Time Fights For Germany—Buy Your Bonds Now



**Choose!**

“Lend Me! Your Money  
that I may equip my Army  
and Navy to insure for you  
and your children the bles-  
sings of Liberty.”

“Give Me Your  
Money or Your  
Life”

Invest now to the limit of your ability in

# U. S. Liberty Bonds

Albert B. Ashforth, Inc.  
12 East 44th Street, New York City

Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



## War Duty This Side The Trenches

An official photograph of the club which is used to "finish off" wounded Italian soldiers. 32,000 of these were recently captured by the Italians.



## The Destruction of Civilization

is in grim and sober reality what we are fighting this war to prevent. The club pictured above—from an actual official photograph—might be the weapon of a savage cave man of five thousand years ago. It is in fact the weapon with which German soldiers "finish off" enemy wounded who have fallen on the battlefield.

There is only one answer to make to such methods—the defeat of the German armies. America has taken up the sword to give that answer. Our army is in France to help win this war on the battlefield—that civilization may be safe, that America may be safe.

### You Can Have Your Share in America's Answer to German Savagery

The Third Liberty Loan is your opportunity. It is the most direct blow that can be struck at German military supremacy. It is the most powerful aid that can be given our soldiers in France. It means rifles and helmets

and gas-masks—the best protection for our men from German brutality. It means big guns and shells and airplanes—and VICTORY.

Invest today in bonds of the Third Liberty Loan, and save the lives of American soldiers.

### Save Civilization, Save America, Your Own Family and Your Own Home

F. R. Wood, W. H. Dolson Co.

Broadway, cor. 80th Street, New York City

Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway



He Also Fights Who Helps A Fighter Fight

## Where Your Money Goes



**W**E are now building more naval and merchant ships than we have constructed in the last generation.

We are building a vast fleet of airplanes, and enormous supplies of artillery, motor trucks, machine guns, rifles and ammunition. We are feeding, clothing and training an army of a million men, and preparing for a million more. We have loaned billions of dollars to our allies to be spent in the United States.

The mind can hardly conceive the sums of money required for our war preparations. Yet these expenditures are absolutely essential. We must win the war quickly if possible; we must carry it on for years if necessary. We must do the job with American thoroughness, let the cost be what it may.

From the shipyards of the Pacific to those of the Atlantic; on our farms and in our mines, mills and factories in every state in the Union; back of the firing lines in France, where men are training, camps are being erected and railroads built, billions upon billions are being expended for labor, for transportation, for materials and supplies of every description.

Remember, when you invest in your Liberty Bonds, that there is immediate, urgent; imperative need for every dollar you can possibly spare.

Lewis H. May

Central Avenue, Far Rockaway, L. I.

Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway



You Don't Need a Bank Account To Buy Liberty Bonds

## Put your money in this bank

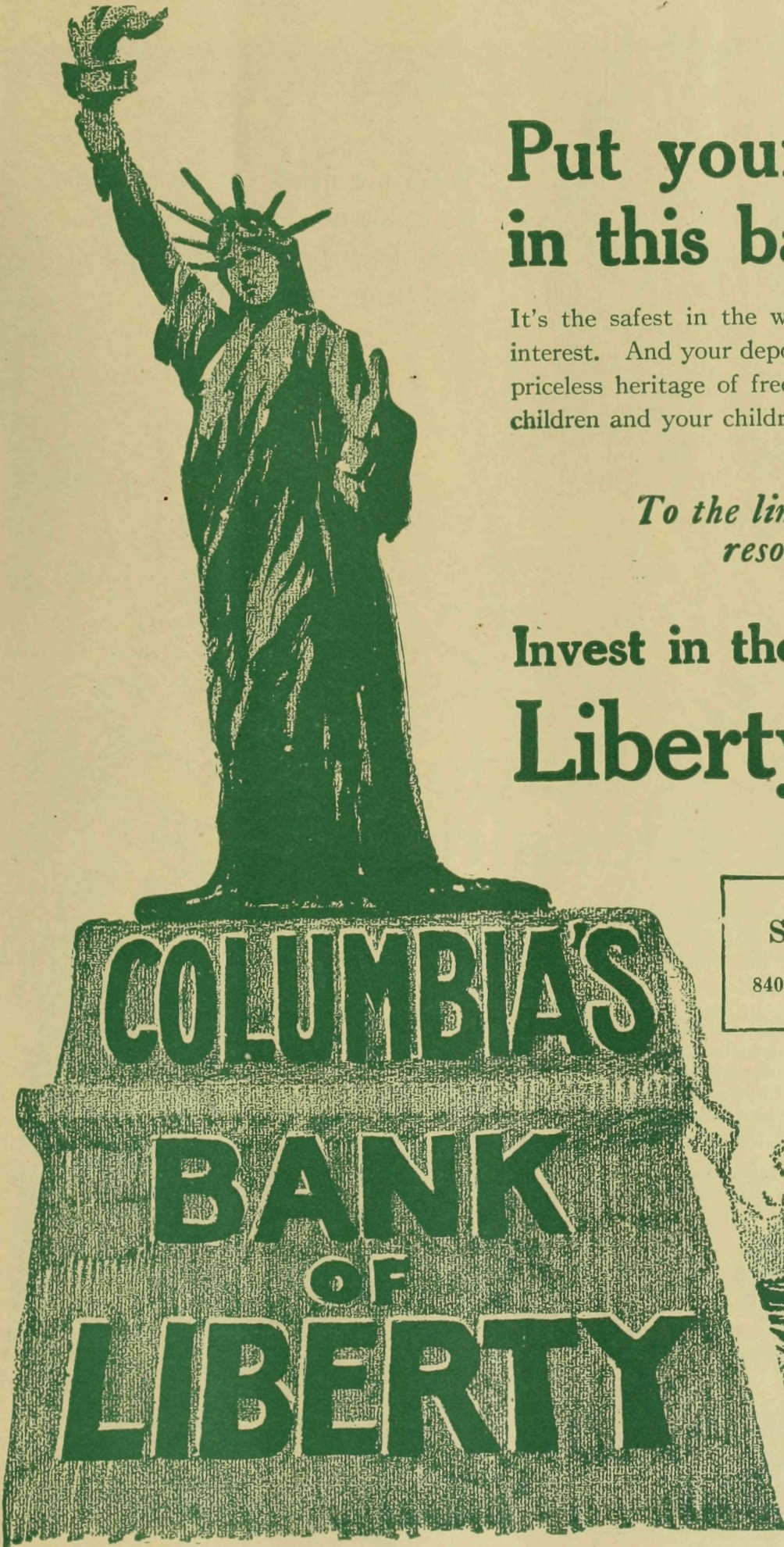
It's the safest in the world. It pays you good interest. And your deposits in it help to insure a priceless heritage of freedom and peace for your children and your childrens' children.

*To the limit of your  
resources*

## Invest in the Third U. S. Liberty Loan

Spear & Company

840 Broadway, New York City



Real Estate Division of the Third Liberty Loan Committee  
Headquarters, 217 Broadway



A Bond In The Hand Is Worth Two In The Booth



YOU are asked to save every cent not needed for your reasonable support and physical well being—this is thrift

## Bonds Are Not A Burden But A Blessing

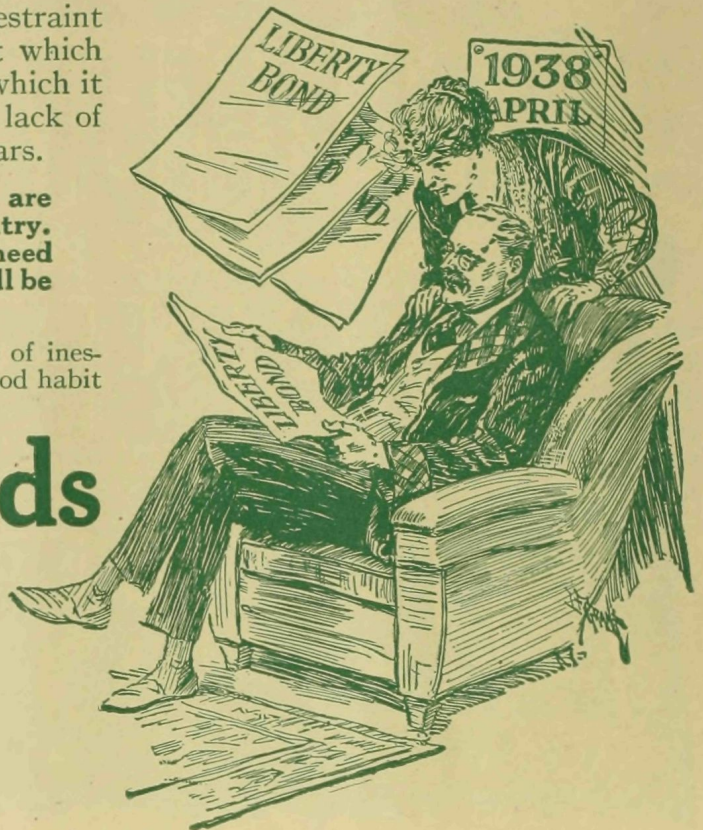
**T**HRIFT requires the exercise of restraint and self-denial—qualities without which you cannot achieve the success in life which it is your ambition to achieve, and for the lack of which you are likely to suffer in later years.

The money you acquire by thrift you are asked to loan—not give—to your country. It will come back to you when you may need it far more than you do now, and you will be paid interest for its use.

This war is a frightful thing, but it may prove of inestimable benefit to you, if it teaches you the good habit of thrift. Start the habit by investing in

## Liberty Bonds

Douglas Robinson-  
Charles S. Brown Company



Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway



**Invest In Victory—Buy Liberty Bonds**



**“And there is a lot  
more up the river  
than has ever come  
over the falls.”**

**Wm. A. White  
& Sons**

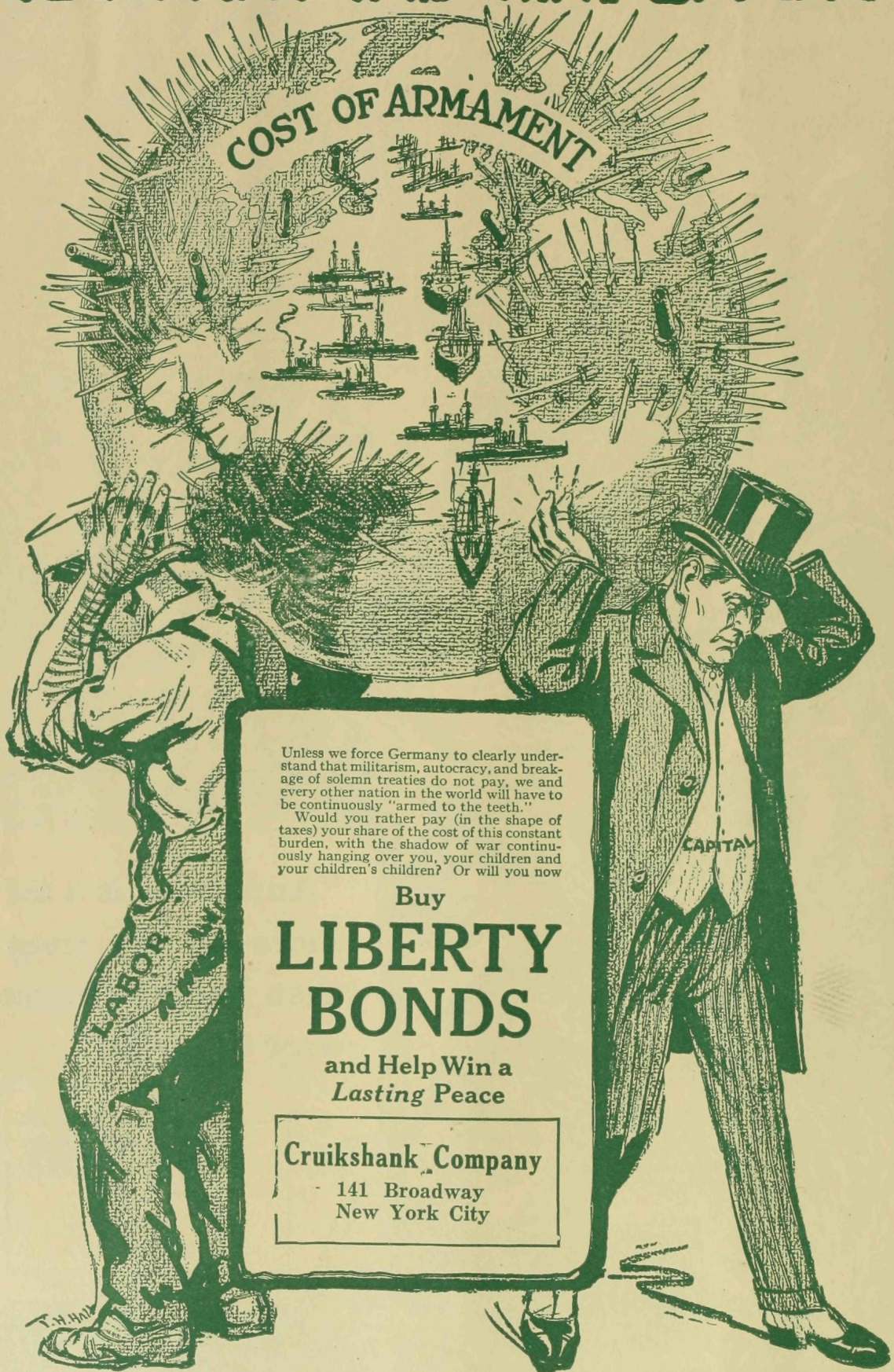
46 Cedar Street  
New York City

**Real Estate Division of the Third Liberty Loan Committee**  
Headquarters, 217 Broadway



Money Means Munitions—Buy Liberty Bonds

DO YOU WANT THIS KIND OF PEACE?



Real Estate Division of the Third Liberty Loan Committee

Headquarters, 217 Broadway



# What a Six-Cent Fare Will Mean to Real Estate Owners

## Tax Rates in the Boroughs of Manhattan, Bronx and Brooklyn, 10 Years Ending 1918

	Manhattan	Bronx	Brooklyn
1909.....	1.67804%	1.67804%	1.73780%
1910.....	1.75790	1.75790	1.81499
1911.....	1.72248	1.72248	1.75502
1912.....	1.83	1.83	1.87
1913.....	1.81	1.81	1.85
1914.....	1.78	1.77	1.84
1915.....	1.87	1.94	1.92
1916.....	2.04	2.09	2.08
1917.....	2.02	2.02	2.07
1918.....	2.36	2.40	2.40

**E**VERY owner of real estate in New York, every rent payer, has a vital interest in the proposition to charge a six-cent fare for the period of the war on all street railway lines, subway, elevated and surface.

Either the people who ride on the subway and elevated must pay the interest on the City's investment of \$250,000,000 in the Dual System, or it must be paid out of taxes.

The Interborough's contract with the City provides that after operating expenses are paid, the Company shall receive its preferential. It is not until this has been paid in full that the City will receive any return from fares to meet the interest charges on its investment. The other contracts the City has relating to the Dual System are on the same basis. A five-cent fare during this period of extraordinary operating costs will defer any return to the City from the operation of its lines.

It is estimated that with a five-cent fare, the City will for a period of from five to seven years face an annual deficit of at least \$11,250,000 in the operation of the Dual System. Some people believe that, due to war conditions and the uncertainty of the times, this deficit will reach \$20,000,000.

Every \$10,000,000 increase in the City's tax budget must mean a five per cent increase in the tax rate. A \$20,000,000 deficit will mean a 10 per cent increase in the tax rate.

This deficit of from \$11,000,000 to \$20,000,000 as variously estimated, can be provided for in only one of two ways; either by putting the burden on the taxpayer in the one case, or on the fare-payer in the other. If put on the taxpayer it will fall on the real estate owners of the City—already bending under enormous tax burdens which have been put upon them

to the extent that many of the best-located properties in the City are to-day selling at one-half their assessed valuations.

The real estate owners must, in turn, pass as large a proportion as they can to the tenants occupying their property, with the result that if the burden is put on the taxpayer it will wholly fall on the citizens of New York; who work in New York—who make their living in New York—who spend their incomes in New York—who pay their taxes in New York—the vital members of the community that keep New York alive and growing.

If, however, a policy is determined upon of putting this burden on the fare-payer, it is estimated there are 300,000 strangers from all over the world daily using the transportation facilities of New York, in addition to hundreds of thousands of commuters from nearby States, who make their money in New York, but spend their money outside New York; who pay their taxes outside of New York, and are not an integral portion of New York life.

We have offered to put the Dual System contract into effect simultaneously with the 6c fare. This will preclude the Interborough from receiving one dollar of additional revenue as a result of the bill.

Frankly, our interest in this measure is two-fold:

First, to insure the current payment of the Interborough's preferential, under its contract with the City, which, in any event, would have to ultimately be paid out of future earnings, with compound interest.

Second, to insure sufficient earnings by the surface lines of the New York Railways to keep them out of bankruptcy. Bankruptcy, as you know, would result in splitting up the lines into the original companies, and would abolish transfers entirely.

**THEODORE P. SHONTS, President**

Interborough Rapid Transit Company

New York Railways Company



# Buy a Liberty Bond!

## Real Estate at Public Auction SPECIAL SALES DAY Thursday, April 25th

AT NOON AT EXCHANGE SALESROOM, 14 VESEY STREET, NEW YORK CITY

### ABSOLUTE LIQUIDATION SALE

Holdings of the MILTON REALTY COMPANY

349 East 77th St.

(Bet. First & Second Aves.)

A 4-story and basement brick tenement; 2 apartments of 4 rooms on each floor. Size 25x104.4.

218 East 117th St.

(Bet. Second and Third Aves.)

A 5-story brick tenement; 2 apartments of 5 rooms on each floor. Size 25x100.11.

S. E. Cor. Melrose Ave. & East 157th St.

(Known as 762-4 Melrose Ave.)

A 6-story and cellar brick tenement with store; 3 apartments of 4 rooms and bath and 1 apartment of 5 rooms and bath on each floor. Size 49.20x71.

OLIVER E. DAVIS, Esq., Atty., 3210 Third Ave., N. Y. City  
KURZ & UREN, Esqs., Agents, 370 East 149th St., N. Y. City

S. W. Cor. Courtland Ave. & East 150th St.

(Known as 569-71 Courtland Ave.)  
(IN THE HUB OF THE BRONX)

Two 3-story frame tenements with stores; 2 apartments of 3 rooms, 1 apartment of 4 rooms in No. 569; 2 apartments of 5 rooms each floor in No. 571. Size 50x100.

### ABSOLUTE EXECUTOR'S SALE

Estate of J. A. CASEY, Dec'd  
By instructions from FRANK S. GANNON, Esq., Executor

POINT PLEASANT, N. J.

N. W. Cor. Atlantic and Boston Avenues,

KNOWN AS "CARROLLTON HOTEL"

A 4-story and cellar frame hotel building, containing about 80 rooms. Size 200x125.

S. W. Cor. Richmond & Laurel Aves.

A 2½-story frame cottage, containing 16 rooms and bath. Size 100x170.

S. E. Cor. New York & Ocean Aves.

Four ocean front plots, running back to esplanade. Size 200x250.

146 Lawrence Street

BROOKLYN, N. Y.

(Between Willoughby and Fulton Streets)

A 3-story brick dwelling, containing 13 rooms and bath. Size 21.1x100.  
GANNON, SIEBERT & RIGGS, Esqs., Attys., 2 Rector St., N. Y. City

### EXECUTORS' SALE

Estate of SAMUEL T. REYNOLDS, Dec'd

336 Ninth Avenue

(Bet. 29th & 30th Sts.)

A 4-story and cellar brick tenement, with store; 1 apartment of 5 rooms on each of the three upper floors. Size 18.3x70.

538 Ninth Avenue

(Bet. 39th & 40th Sts.)

A 3-story and cellar brick tenement, with store; 1 apartment of 5 rooms on each floor. Size 16.9x61.9½.

Estate of MARX W. MENDEL, Dec'd

23 East 67th Street

(Bet. Fifth & Madison Avenues)

A 4-story brick and brownstone dwelling. Size 20x100.5.  
ROSE & PASKUS, Esqs., Attys., 128 Broadway, N. Y. City

Estate of WILLIAM HASSELBERGER, Dec'd

229 East 37th St.

(Bet. Second & Third Aves.)

A 4-story and cellar brick tenement; 1 apartment of 4 rooms on first floor and 1 apartment of 5 rooms on each of upper floors. Size 25x70.6x25.3x74.1¼.

CHARLES KAUFMANN, Esq., Atty.,  
35 Nassau St., N. Y. City

Estate of JEREMIAH W. CURTIS, Dec'd

145 West 49th St.

(Bet. Sixth & Seventh Aves.)

A 4-story and basement brick tenement. Size 22x100.5.

HARRIS & HARRIS, Esqs., Attys.,  
68 William St., N. Y. City

### SPECIAL SALES

327 West 89th St.

(Bet. West End Ave. & Riverside Drive)

A 5-story and basement brick and stone private dwelling, 12 rooms and 2 baths. Size 22x75.8½.

237 Seventy-second St.

(Bet. Ridge Boulevard & Third Ave.,  
Brooklyn, N. Y.)

A 3-story and cellar brick dwelling. Size 16.8x100.  
LAMONT McLOUGHLIN, Esq., Atty.,  
309 Broadway, N. Y. City

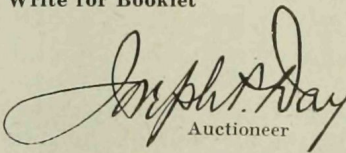
Write for Booklet

Executive Offices

31 Nassau St., N. Y. C.

Telephone

744—Cortlandt



Auctioneer

street, abutting the Hotel Wolcott, which they acquired last June in a trade for their former thirteen-story apartment house at the northwest corner of West End avenue and 80th street. In part payment the Messrs. Mayer received 124 and 126 East 23d street, an old building, on a plot 50 x 100 feet, between Madison and Fourth avenues, now occupied as stores and apartments. The property will ultimately be improved with a loft building. In purchasing this property the Mayers, who acquired it free and clear, have arranged a loan of \$75,000 with the Lincoln Trust Company. Each property was put in the trade at \$175,000. Julian Benedict was the broker. Weschler & Kohn acted as attorneys for the selling company.

### Heights Apartments Bought by Investor.

The Henry Morgenthau Company, Robert E. Simon, president, sold two large six-story elevator apartment houses, covering the block front in the south side of 181st street, from Pinehurst to Northern avenues. The house at the Pinehurst avenue corner is known as the Warrington Hall, and occupies a plot 118 x 115 feet. It contains three stories and accommodations for forty-three families. The structure is now fully rented, and shows an annual return of \$30,000. At the Northern avenue corner is the Fort View, which measures 115 x 115 feet. It contains one basement store and thirty-five apartments. The house is also fully tenanted, the annual rent roll being \$26,264. The two houses were held at \$475,000, and were acquired a few years ago by the selling company.

### Bronx Plot Assembled.

George Bockhaus, Inc., leased from Joseph Gottlieb, and Annette Adelman, the two five-story tenements at 551 and 553 East 132d street, corner of St. Anns avenue, for a long term. The lease carries with it an option to purchase. The same interests also purchased from Samuel L. Hewlett and George Y. MacMurphy, as trustees under the will of Stephen R. Hewlett, and Noah C. Rogers, as trustee under the will of John L. Rogers, the five-story tenement houses at 107 and 109 St. Anns avenue, adjoining the 132d street property. The company now controls one-half block fronting on St. Anns avenue including the corner of 132d street; also the house adjoining in the latter thoroughfare. Lawrence Blake, Jr., was the broker. It is reported that the buyers intend to improve the property with apartment houses.

### Bank Sells in Wooster Street.

The Brooklyn Savings Bank sold to the Tremont-Webster Building Company, August F. Schwarzler, the Bronx builder, president, the seven-story loft building, at 179 to 183 Wooster street, measuring 74.8 x 100 feet, located 100 feet south of Bleeker street. The bank took back a mortgage of \$122,500 on the property for a five-year term at 5 per cent.

### Buyer for Bronx Apartment House.

The Brooklyn Savings Bank sold, through A. H. Levy and Jacob Kaplan, Forest Hall, a seven-story elevator structure, at the northwest corner of Forest avenue and 158th street, on a plot 100 x 87.6 feet. The bank acquired the property as plaintiff in a foreclosure suit, and takes back a first mortgage of \$87,500.

### Creditors Accept Offer.

The creditors of Clarence Payne accepted through their attorneys, Campbell, Flaherty & Turner, the offer of \$475,000 recently made by Max Loewenthal, for the twelve-story apartment house, at 383 to 387 Park avenue. The property is one hundred per cent. rented, the annual rent roll aggregating about \$67,000. It is subject to two mortgages, totaling \$390,000. N. A. Berwin & Company represented Mr. Loewenthal in the transaction.

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate

VIVIAN GREEN, Pres. ABR. I. LEVY, Vice-Pres. RICH. A. KENNEDY, Treas. DAVID L. KRAKOWER, Secy.

## REALTY SUPERVISION COMPANY

45 West 34th St.

"Steam and Electric Service"  
Phone: Greeley 3800

New York City

## INVESTMENT DEPT.

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

## BUY A LIBERTY BOND

HELP WIN THE WAR

RECORD AND GUIDE COMPANY, 119 West 40th Street



**Brooklyn Waterfront in Deal.**

The Palmer property having large waterfrontage on the East River and Newtown Creek, in the Greenpoint section of Brooklyn, has been sold, through Bryan L. Kennelly. The property contains more than 600,000 square feet, including bulkhead and land under water, and is bounded by Freeman, Eagle, West, Franklin and Commercial streets, the East River, Newtown Creek and the State Barge Canal Terminal. It includes various buildings, a large pier and about 700 feet of bulkhead. The property was held at \$1,700,000 and adjoins the Havemeyer sugar house property reported sold last week to the Greenpoint Improvement Company.

**Manhattan.**

**South—of 59th Street.**

**MADISON ST.**—Bond & Mortgage Guarantee Co. sold to Sydney Gubin 263 Madison st, a 5-sty 20-fam. tenement, on lot 25x100xirreg, located 68.8 ft. east of Clinton st.

**MERCER ST.**—Charles F. Noyes Co. sold for Bond & Mortgage Guarantee Co. 153 Mercer st, a 5-sty building, on plot 25x100. The property will be altered, and negotiations are pending, for a lease of the building at \$3,000 per annum. Stoddard & Mark were the attorneys for the purchaser.

**MONROE ST.**—Charles Wynne bought from Herman Gothelf the 5-sty iron and rear tenement at 93 Monroe st, on lot 25x100. The seller took over the property under foreclosure a short time ago.

**MURRAY ST.**—David Foreman purchased from the Bowery Savings Bank the 4-sty building, on plot 20x87.6, at 61 Murray st, northeast corner of West Broadway, assessed at \$55,000. The bank took back a 5-year mortgage of \$42,000 at 5 per cent.

**PRINCE ST.**—Charles F. Noyes Co. sold for the Bond & Mortgage Guarantee Co. to Harry K. Grigg 118 Prince st, a 5-sty lot building, covering lot about 20x71, and rented at \$1,890 per annum. The property was valued at \$15,000 and is assessed at this figure.

**THOMPSON ST.**—William A. White & Sons and Vincent C. Pepe sold for West Beach Realty Co. 216 Thompson st, a 3-sty building, on lot 20x100, between Bleecker and 3d sts.

**North—of 59th Street.**

**78TH ST.**—Pease & Elliman sold for Mrs. F. P. Soley 151 East 78th st, a 3-sty private dwelling, on lot 16x82.2, located about 54 ft. east of Lexington av.

**102D ST.**—Newly formed 103 West 102d Street Co., with a capital of \$10,000, purchased from Louis Cohen 103 West 102d st, a 5-sty flat, on plot 25x100.11, adjoining the northwest corner of Columbus av.

**104TH ST.**—Land Estates, Inc., associated with New York Title and Mortgage Co., sold 64 East 104th st, a 3-sty building, on lot 18.9x100.11.

**118TH ST.**—Ralph Russo sold for Fanny and Emma Behien the 3-sty dwelling at 514 East 118th st to Alfonso Ruotoio. The seller acquired the property in 1894.

**124TH ST.**—Bond and Mortgage Guarantee Co. sold to Max Sommer and Meta Sommer 243 East 124th st, a 3-sty dwelling, on lot 20x100.10.

**127TH ST.**—James H. Cruikshank purchased through Horace S. Ely & Co. from Candace S. Conn the two 5-sty tenements at 208 and 210 East 127th st, between 2d and 3d avs, on plot 46x100, assessed by the city at \$26,000.

**137TH ST.**—B. W. Smith resold for Mrs. E. Craig for all cash the dwelling, on plot 18x99.11, at 244 West 137th st.

**143D ST.**—Isidor Abraham purchased for investment from German Savings Bank 311 West 143d st, a 5-sty tenement, on lot 20x99.11. The bank took the property over in foreclosure proceedings last December.

**BRADHURST AV.**—James H. Cruikshank purchased from Fannie M. Keppel the 5-sty flat at 6 Bradhurst av, near 143d st, on lot 23x60, assessed at \$11,000.

**EDGECOMBE AV.**—Frederick Brown purchased from the Universal Savings Bank 102 Edgcombe av, a 3-sty dwelling, on plot 16x80, adjoining the northeast corner of 139th st.

**LEXINGTON AV.**—Harry Sugarman sold for Morris Siegel 1699 Lexington av, a 4-sty flat, with stores, on plot 27x80.

**MADISON AV.**—Duff & Conger, Inc., sold for Lawyers Mortgage Co. the 3-sty dwelling at 1320 Madison av and 93d st to M. F. Mannheim.

**ST. NICHOLAS AV.**—Porter & Co. sold for Concourse-170th Street Co. to a client of John R. Davidson's the 3-sty dwelling, with garage, at 400 St. Nicholas av, at the southeast corner of 130th st, on plot 19x125.

**2D AV.**—Recently formed 1826 Second Avenue Realty Co., through A. H. Mittleman, attorney, purchased from Anna H. Miller 826 2d av, a 5-sty tenement, with stores, on plot 25x80.

**3D AV.**—James H. Cruikshank purchased through Leon S. Altmayer from Edward J. and Bennett J. King the two 5-sty tenements at 1646 and 1648 3d av, adjoining the northwest corner of 92d st, on plot 37.9x100. Assessed by the city at \$36,000.

**Bronx.**

**FAILE ST.**—Samuel Cowen sold to Isaac Hall 636 Faile st, a 2-fam. brick dwelling, on plot 20x100.

**Not a Speculation**

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## PROPOSALS

### NOTICE TO CONTRACTORS.

Public Notice is Hereby Given, That the Westchester County Building Commission has caused specifications to be prepared for a temporary sewage system to be used in connection with the new Alms House, at East View, N. Y., and copies of these specifications may be obtained at the office of the Building Commission, Room 613, Court House, White Plains, N. Y.

Bids for the construction of a sewage system in accordance with the specifications will be received by the undersigned Building Commission until 2 o'clock P. M. on the 30th of April, 1918, at the office of the Commission.

Bids for the construction of this sewage system must be submitted upon forms supplied by the Building Commission and all of the requirements of the "Notice to Bidders," furnished with such specifications, must be complied with.

ROBERT S. BREWSTER,  
ARTHUR W. LAWRENCE,  
GEORGE E. MERTZ,

Westchester County Building Commission.  
Dated April 9th, 1918.

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6-STORY tenement, near Ninth Ave., 39th St.; also 2 lots, one block from sub-station, Bronx. OWNER, 3833 Carpenter Ave.

FOR SALE—Bromley's Maps, Manhattan, 5 Vol. Bronx, 2 Vol. with handsome cabinet; Weekly Record & Guide, bound, 1894-1912; Quarterlies, 1910-1916. Room 21, 51 Liberty St.

WE will pay 20 cents each for the New York Edition of Record & Guide of November 18, 1916, and December 28, 1917, if both sections are delivered in good condition. This offer will expire April 20, 1918. Record & Guide, 119 West 40th St.

FOR SALE—South Brooklyn, a 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.

167TH ST.—G. A. Pfortner resold for Benenson Realty Co. three lots in the south side of West 167th st, 65 ft. east of Lawrence st.

ARTHUR AV.—Carlo Alfarano bought from the estate of John J. Brady, through Angelo L. Frumento, the taxpayer, on plot 45x100, at the northwest corner of Arthur av and 184th st.

BATHGATE AV.—Irving Goldberg sold for Lawyers Mortgage Co. 1782 Bathgate av, a 3-story frame dwelling, on plot 41x110.10x irreg.

BATHGATE AV.—Bernard Bloch bought from Cahn & Pittman the 6-sty new-law apartment house, with five stores, at the southwest corner of Bathgate av and 184th st.

BOSTON RD.—Bernard Greenthal sold to McKinley Square Garage, Inc., tenants, the 1-sty garage, on plot 148x103.7, at the southwest corner of Boston rd and Jefferson pl.

BRIGGS AV.—Frederick Brown purchased, through T. H. Kelley, from the Wickes estate 2690 to 2698 Briggs av, three 4-sty apartment houses, on plot 124x85xirreg, between 194th and 196th sts.

BROOK AV.—Frederick Brown resold through Edwin N. Rowley to James D. Cockfort 278 to 282 Brook av, two 5-sty flats, with four stores, each on plot 37.6x104, held at \$85,000. The purchaser gave in exchange 44 acres, with a 3-sty residence, held at \$75,000.

BROOK AV.—Henry Morgenthau Co. sold to Abraham P. Kramer, through Phillip Pollak and Louis Godsky 276 Brook av, northeast corner of 139th st, a 5-sty apartment house, on plot 26x100.

FOREST AV.—Jacob Schmitt sold to E. and A. F. Knoepke 1118 Forest av, a 5-sty tenement, on plot 46x143, 270 ft. north of 168th st. The property was held at \$55,000.

PERRY AV.—J. Clarence Davies sold for Parkridge Realty Co. to E. K. Fields the vacant lot, 25x103, at the southeast corner of Perry av and 207th st.

SEDGWICK AV.—G. A. Pfortner resold four lots on the east side of Sedgwick av, about 425 ft. south of 167th st.

TIEBOUT AV.—Louis E. Kleban, president of Markstone Realty Co., purchased from Tiebout Heights Realty Co., through Alexander Selkin and David Mentz, for all cash, the 5-sty apartment house at 2130 Tiebout av, on plot 85x164x irreg. The property has been held at \$85,000.

VYSE AV.—Morganstern Brothers Syndicate sold to an investing client of A. Lions, for cash, the 5-sty apartment house at the northeast corner of Vyse av and Home st, known as 1202 Vyse av and covering plot 54x100. The building, which contains 30 apartments and 3 stores, shows an annual rent roll of \$11,000, and has been held at \$80,000.

WEBSTER AV.—Hugo Wabst sold for George Riess, a plot 50x100 on the west side of Webster av, 100 ft south of Charles pl, fronting on the Bronx Parkway.

WILTON AV.—L. E. Ohlweiler sold, through Nehring Bros., to Laura F. Leddy, the dwelling, on plot 17.6x100, at 599 Walton av, near 150th st, held at \$10,000. In exchange, the buyer gave a vacant plot in East 217th st, near White Plains av, held at \$6,000.

### Brooklyn.

BAY 13TH ST.—B. J. Sforza sold for William Meyer the 2-fam. brick dwelling, on plot 20x 108, at 8651 Bay 13th st.

HUMBOLDT ST.—Announcement was made Wednesday of the sale of the Old Bushwick Reformed Church, at Humboldt and Conselyea sts, to the Catholic Diocese. An Italian Catholic church will be built on the site. It is reported \$15,000 was paid for the property.

NASSAU ST.—Nicholas J. Zielinski as broker sold for Miss Foley the 2-fam. dwelling on lot 17.6x65 at 240 Nassau st.

SUYDAM ST.—R. A. Schlesing, as broker, sold for Mrs. Mary Vetter the 6-fam. frame house at 229 Suydam st to Casper Zaengle.

UNION ST.—James W. Keogh sold, through the John Pullman Real Estate Co. the 3-sty dwelling at 832 Union st, on lot 20x100.

10TH AV.—Frank A. Seaver & Co. sold the 2-fam brick house at 6912 10th av, to Ethel Norton.

42D ST.—John J. Hoeflinger sold for Jennie Shirk the 2-fam. 2-sty house at 323 42d st.

45TH ST.—John J. Hoeflinger sold for Martin and Anna M. Tyd the 2-fam. house at 250 45th st.

48TH ST.—John J. Hoeflinger sold for Charles and Bertha Rantz the 2-fam. brick house at 625 48th st.

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

54TH ST.—John J. Hoeflinger sold for W. M. and M. Mills the 2-fam., 2-sty house at 261 54th st.

FOR SALE—Complete set of bound Record & Guide, from 1876 to 1913, inclusive; price reasonable. Box 490, Record & Guide.

FOR SALE—Cheap, 4 lots, 25x100 (each), in Town of Mount Pleasant, Westchester County. Apply to Owner, SAM BARNETT, 546 Gravesend Ave., Brooklyn.

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54TH ST.—I. S. Herbstman sold for Peter O'Leary to Abraham Manuta the houses at 1339 and 1341 54th st.

57TH ST.—John J. Hoeflinger sold for Felix and Margaret Sackman the 2-fam., 2-sty house at 437 57th st.

60TH ST.—John J. Hoeflinger sold for Henry and Eva Meier the 6-fam. house at 440 60th st.

68TH ST.—Walter S. Ross and C. C. Gretsinger sold for Mary B. Haas the 1-fam semi-detached house with garage in the north side of 68th st, 303 ft east of 5th av.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 264 71st st for Margaret Pierce.

83D ST.—James Watters sold for Theodor Frost the new 2-fam. brick dwelling at 343 83d st.

83D ST.—Tutino & Cerny sold for Anna V. Gorman the 2-sty 2-fam. brick dwelling at 547 83d st.

BAY RIDGE AV.—Walter S. Ross and C. C. Gretsinger sold for Louise Tappan the 1-fam house at 953 Bay Ridge av.

FOREST AV.—Brooklyn Savings Bank sold through A. H. Levy & Jacob Kaplan Forest Hall, a 7-sty elevator apartment house, on lot 98x100, at the northwest corner of Forest av and 158th st, held at \$100,000. The bank recently acquired the property at foreclosure, and takes back a first mortgage of \$87,500.

HOWARD AV.—Realty Associates sold property at 40 Howard av to Joseph Rohrich. This is a 3-sty brick store and flat building, on lot 25x87, located at the southwest corner of Howard and Putnam avs.

21ST AV.—Frank A. Seaver & Co. sold five lots at the southeast corner of 21st av and 81st st for S. Fromm.

### RECENT LEASES.

#### Another Lease in 57th Street.

The estate of J. C. Colgate leased to Mme. Helena Rubenstein, the dwelling, 46 West 57th street, a four-story building with a two-story rear extension on a lot 23 x 100 feet. Up to the present time the trade invasion in 57th street has gained about twenty houses in the block between Fifth and Sixth avenues, and other deals are said to be under negotiation. Included in recent transactions on the block is 13 and 15, acquired by Stein & Blaine, dressmakers, from the Tiffany Studios Corporation. George Arents is said to be considering a business alteration for 38 West 57th street.

#### More Trade in 57th Street.

F. Hamilton Davis has leased his home at 52 West 57th street, a four-story building, on lot 25 x 100 feet, located 145 feet east of Sixth avenue. The dwelling has been leased for twenty-one years, the tenant being a millinery concern. The property will be extensively altered.

#### Manhattan.

BASTINE & CO. leased the 4th floor at 36 East 22d st to Barnes Printing Co.; at 112 East 19th st the 12th floor to the Survey; at

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363 7th av the 2d floor to Samuel Oxman; the store at 129 East 29th st to Emilio Malafrente; at 23 West 24th st the store to Novick Bros., and the parlor store at 42 Lexington av to N. L. Mason; also the store at 9 East 22d st to David Rubenfeld and the parlor store to Nathan Braunstein and Max Rider; the building at 165 West 26th st to Joseph and Samuel Cohen.

GEORGE N. BRUNO & CO. leased for Winton Holding Co. to Femcas Warehouse & Trucking Co., M. Femenella, president, the 6-sty loft building at 121 and 123 Sullivan st.

CUSHMAN & WAKEFIELD, INC., leased offices at 21 East 40th st to E. J. Allen, wholesale lumber dealer; also a suite of offices at 15 and 17 East 40th st to Jared Flagg, stock broker.

DUROSS CO. leased for Lincoln R. Peabody his 5-sty residence at 333 West End av, near 75th st, for 21 years, to Benjamin B. Kirtland.

DUROSS CO. leased to Edward Poppe Co. store and basement at 339 and 341 West 13th st and 342 West 14th st.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 875 Park av, corner 76th st, for Weil & Meyer to Miss Estelle Whitfield; also at 116 East 58th st for J. F. Eagle to Miss F. Marion Gregory; also at 20 East 48th st for Advocate Realty Co. to Miss Louise Lardet; also at 122 East 76th st for John L. Downey to Alfred M. Botsford; also at 12 East 48th st for John I. Tonnelle to Mme. Pauline Marks, and at 161 East 79th st for I. Rudolph Jacobs to Levin R. Marshall.

DOUGLAS L. ELLIMAN & CO. leased for Federal Estates Corp., Samuel H. Stone, president, to Lundihh Corp. loft at 24 East 55th st; also for Beadleston Realty Corp. to Edward N. Elwood the former Beadleston residence at 25 West 51st st.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 555 Park av for Edinburgh Realty Co. to Mrs. Daniel F. Kellogg; also an apartment at 125 East 72d st for Julius Tischman & Son to Edward Roesler; also an apartment at 122 East 82d st for Capt. David Dows to Mrs. J. H. Le Gendre; an apartment at 122 East 76th st to Miss Mary A. Downer, and in conjunction with Malcolm E. Smith and Rudolph Culver, a duplex apartment at 130 East 67th st to A. Leo Everett.

DOUGLAS L. ELLIMAN & CO. have made the following renewals from October 1: a large apartment at 635 Park av to Mrs. E. R. Campbell; at 969 Park av to William H. Bloodgood and Mrs. Lillian H. Abbett; at 122 East 76th st to Douglas Bonner; at 68 East 86th st to Mrs. M. Friedlander, and at 122 East 82d st to Millard F. Koch.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 14 rooms and 4 baths at 270 Park av for Vanderbilt Avenue Realty Co. to Mrs. William Steel Gray; also an apartment comprising an entire floor at 30 East 55th st, corner Madison av, for Henry S. Van Duzer to Dr. Austin Flint; and renewed the following leases from next October: the Verona, 32 East 64th st, corner Madison av, to Albro Aiken; at 929 Park av to Mrs. George R. Shradly; at 122 East 82d st to Charles W. Camp; at 40 East 52d st, a 5-sty dwelling, on plot 25x100, for Mrs. H. Van Rensselear Kennedy to Horace E. Andrews, president of New York State Railways.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 550 Park av, corner 62d st, for General Henry L. Stimson to Albert Rothbart, of Hallgarten & Co., bankers; also an apartment at 570 Park av, corner 63d st, for John B. Warden to Charles P. Latting.

J. B. ENGLISH leased for Stephen J. Weaver to Louis Hager the 3-sty house at 163 West 49th st.

P. C. ERKHARDT-WM. B. KELLY, INC., leased for 5 years the 6-sty apartment house at 79 and 82 Old Broadway, for H. Wagner for a gross rental of \$25,000.

FARRELL REAL ESTATE CO. leased the dwellings at 152 Riverside dr to Kathryn R. Kaufman and 344 West 55th st to Mrs. Spencer.

J. ARTHUR FISCHER leased to Hulda Stern the 4-sty dwelling at 166 West 50th st; also to H. Kahn the store and basement at 723 10th av.

FREDERICK FOX & CO., INC., rented the store and basement at 821 and 823 Broadway, northwest corner of 12th st, to Gray Bros.; also store and basement at 822 Broadway, southeast corner of 12th st, to Samuel Greenblatt & Co.; store, basement and sub-basement at 820 Broadway to Hyman I. Josephson; store and basement at 818 Broadway to I. Radin; and the store and basement at 65 Cooper st to Cahn Ament Co.

GAINES, VAN NOSTRAND & MORRISON, INC., leased the store and basement at 137 5th av to Waldes & Co.

JOHN N. GOLDING leased through Albert B. Ashforth for the estate of Edward Knox the 3d floor in the Knox Building, southeast corner of 5th av and 40th st, to the National Republican Committee for executive offices. They will take possession on May 1, after a few alterations have been made for their purposes.

GOODALE, PERRY & DWIGHT, INC., leased an additional floor at 21st st, Broadway and 5th av through M. & L. Hess to Allied Industries Corp.; also floor at 48 East 23d st to Victor Victorone.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for James McCreery Realty Co. the double store at 112 and 114 West 42d st to the Society of Independent Artists for their second annual exhibition, beginning April 20th to May 12th, 1918.

HEIL & STERN & JACK SCOBEL leased at 14 and 16 West 17th st the store and basement to Seids Lunch Co., Inc., at a total rental of \$50,000.

HEIL & STERN leased at 30 to 34 West 26th st the 10th floor to R. Tahan & Bro.; also at 18 and 20 West 21st st the 7th floor to Jacobs-Wechsler Co.; and at 19 West 20th st the store to St. Regis Lunch,

M. & L. HESS, INC. leased for Metropolitan Life Insurance Co., space on the 2d floor at 37 to 45 West 20th st to Rosenberg & Zentner; also for Ira A. Kip, Jr., space on the 9th floor at 45 and 47 East 20th st to S. & D. Goodman.

HENRY HOF leased the 2d floor at the north-west corner of 37th st & 3d av to Chalam & Co.; also for estate of James Rozell, Inc., loft at 154 East 39th st to E. H. Buhler & Son.

HENRY HOF leased for J. Chris. G. Hupfel Brewing Co. the building at 224 East 38th st to Dearborn Truck Sales Co. for a service station.

HOUGHTON CO., in conjunction with Cruikshank Co., leased to Vivian M. Buckley the 4-sty dwelling at 50 West 69th st for estate of De Witt C. Hays.

HOUGHTON CO. leased furnished the 3-sty dwelling at 144 West 88th st for Agnes H. Nohn to Dr. Morris M. Sweeney.

HOUGHTON CO. leased for George H. Harris the 4-sty dwelling at 66 West 69th st to E. V. Parr.

C. ROYCE HUBERT leased apartments at 270 West End av to Max H. Friedman; at 342 West 71st st to Jessie E. Bernat; at 124 West 72d st to Fredk. C. Knowles; at 248 West 105th st to Anna B. Kinneer; and at 308 West 93d st to Francis C. Baird.

CHARLES G. KELLER rented for Heilner & Wolf the loft at 17 East 17th st to R. B. Stein & Bro.

CHARLES G. KELLER rented 4,500 sq. ft. at 118 and 122 West 22d st to Quality Dress Co.; also for Homer Foote, Jr., space at 334 to 343 4th av to Jacob Berlin.

JAMES KYLE & SONS rented the store and basement at 748 Lexington av to Solomon Starr.

MULVIHILL & CO. leased the 3-sty dwelling at 126 East 122d st, between Park and Lexington avs, to James Doyle.

CHARLES F. NOYES CO. leased offices at 97-99 Water st to Union Salvage & Cleaning Co.; offices at 37 and 39 Maiden la to Lyons Mfg. Co.; offices at 130 and 132 Pearl st to

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Co. 20,000 sq. ft. of space at 330 Broadway to  
Wynkoop-Hallenbeck-Crawford Co.CHARLES F. NOYES CO. leased for Wil-  
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the American Red Cross (Ethan Allen, man-  
ager) the 6-sty building at 141 to 145 West  
17th st, containing about 50,000 sq. ft. of space,  
at an aggregate rental of about \$50,000.CHARLES F. NOYES CO. leased at 42  
Broadway offices on the 9th floor to United  
Metals Selling Co.; a portion of the 4th floor  
to A. E. Parker; space on the 21st floor  
to Utah Consolidated Mining Co.; a suite on  
the same floor to Anaconda Copper Mining Co.;  
space on the 11th floor to Theodore S. & Augus-  
tus F. Todd, and offices on the 6th floor to  
Raymond C. Parker.CHARLES F. NOYES CO. leased for the  
Phelps Stokes Estates, Inc., underwriting space  
on the ground floor at 100 William st to  
Schaefer & Shevlin.THOMAS J. O'REILLY rented for Mrs. Nora  
L. Smith an apartment at 606 West 113th st to  
Mrs. Duncan Campbell.PEASE & ELLIMAN leased for Fulton Trust  
Co. to Dr. M. Goodridge the 4-sty dwelling at  
34 East 63d st; also for Todd & Robertson of-  
fices at 347 Madison av, at the southeast corner  
of 45th st, to Harry Creighton Ingalls, and re-  
newed for Mrs. H. B. Van Emburgh the lease  
of 30 East 38th st, a 5-sty dwelling, held by J.  
Digby Maitland.PEASE & ELLIMAN rented a large apart-  
ment at 535 Park av for C. Loring Brace to  
H. R. Baltz; also a large apartment at 270  
Park av to E. C. Lufkin, president of the  
Texas Co.; also apartment at 100 West 59th st  
to Percy R. Beckett; at 570 Park av to Mrs.  
Woester Lambert; at 565 Park av to Irving  
Schmelzel; and at 11 East 68th st to Herman  
S. Roenbaum.PEASE & ELLIMAN leased for Title Guar-  
antee & Trust Co. to Hugo A. Hillers the  
dwelling at 965 Madison av, between 75th and  
76th sts.PEASE & ELLIMAN rented apartments at  
180 West 59th st to Dr. Ben W. Key; at 100  
West 59th st to Mrs. M. Johnston and Dr.  
Lucius J. Mason; at 21 West 58th st to W. C.  
Decker; at 144 West 57th st to Mrs. H. H.  
Knowles, and at 21 West 58th st to Aaron  
Malakoff.PEASE & ELLIMAN leased for John & Mich-  
ael J. O'Connor for 21 years, 158 West 44th st,  
a 4-sty building on lot 25x100, adjoining the  
Hotel Claridge, to the Saint Regis Modern  
Buffet Corp.; also for Title Guarantee & Trust  
Co. to Hugo A. Hillers the 4-sty dwelling at 965  
Madison av between 75th and 76th sts, and re-  
newed for Mrs. F. A. Otis the lease of the 4-  
sty dwelling at 111 East 39th st, held by A. J.  
Cumnock.PEASE & ELLIMAN rented a portion of the  
9th floor at 198 Broadway to Kilsheimer & Dut-  
ton for Daniel Birdsall & Co.PEASE & ELLIMAN leased for Rhinelander  
estate to E. Rush Duer the 4-sty dwelling at  
27 East 77th st, between 5th and Madison avs;  
also for William B. Ellison an apartment at  
902 West End av to Mrs. R. M. Schaefer; two  
at 256 West 73d st for H. U. Singhi to Mrs. I.  
T. Swan and Miss Grace Lynn; and one at 378  
West End av for W. J. Arend to Mrs. J. H.  
Griesel.PEASE & ELLIMAN leased for Mrs. C. May-  
ers to George B. Abo the 4-sty dwelling at 274  
West 71st st, between Broadway and West End  
av; also the residence of James C. Colgate  
a 4-sty dwelling, on lot 23x100, at 46 West  
57th st, between 5th and 6th avs, to Madame  
Helena Rubenstein.PEASE & ELLIMAN leased for estate of J.  
Ahrens a floor at 74 Lafayette st to the  
Language Press.PEPE & BRO. leased for John Patten the  
corner store and basement at 155 Bleecker st  
to Maglietta Brothers for 5 years; also for  
Mrs. Margaretta Cordes the parlor floor and  
basement at 143 West 11th st to Miss Katharine  
Ward; also for Mrs. H. Helmar to H. P.  
Wherry the parlor floor and basement at 75  
West 12th st.PEPE & BRO. leased for Lieutenant Wain-  
wright his furnished apartment at 3 Sheridan  
sq to Major H. A. Watkins; also for the owner  
a furnished apartment at 77 Washington pl to  
Mrs. Laura Maverick Graves; for Miss R.  
Jakobi her furnished apartment at 12 East 8th  
st to Dr. Sally Best; also for Mrs. W. B. Crit-  
tenden her furnished apartment at 17 West  
10th st to Mr. H. F. Granger.E. A. POLLACK leased for Charles and  
Henry Dahnke the store, basement and sub-  
cellar at 344 Bowery to Jacob and Nathan  
Lunsky for 3 years.GEO. R. READ & CO. leased the 4th floor  
at 101 Chambers st and 166 Church st to E. P.  
Mesthene & Co.; also the 4th floor at 54  
Barclay st and 9 West Broadway to Follet Time  
Recording Co.; also the 3d floor at 101 Water  
st to Scharf Supply Co.; also for Pease &  
Elliman offices at 55 Liberty st to Campeche,  
Lagunna Co.GEO. R. READ & CO. leased the store and  
basement at 200 Central Park West to Breese-  
Montant Motors, Inc.; also the store and  
basement at 207 West 72d st to Delion Tire Co.GEO. R. READ & CO. leased space at 122  
and 124 East 25th st to Julius Berger and L.  
Grossman Co.; also at 3 East 17th st to Jacob  
Levine and Samuel J. Lieberman; and with  
Daniel Birdsall & Co. 103 5th av, 3d loft, to  
Al. Benjamin & Bro.

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GEO. R. REED & CO. leased space at 17 Madison av to Albert Cohen & Co., Herman Ullman & Co., Inc.; at 3 East 17th st to Harry Sheiken, and at 392 5th av to Taylor-Maxwell Co.

RICE & HILL, INC., leased for Exchange Buffet Corp to J. Miller, at a rental aggregating about \$35,000, the store at 39 Broad st, opposite the Curb Market.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the banking floor at 35 Wall st to Foreign Trade Banking Corp.

GEORGE ROSENFELD CO., INC., leased a furnished apartment at 418 West 118th st to Lieut. Saviger, U. S. A., of Iowa.

J. SCOBEL leased to Seids' Lunch Co. the store and basement at 22 Warren-st for 10 years.

D. H. SCULLY & CO. leased for City Magistrate Sigmund Wechsler the store and basement at 151 West 125th st to Libby Lunch Co. for 10 years, at an aggregate rental of about \$50,000; also for Dr. E. Harrison Griffin the store and dwelling at 131 East 116th st to Julius di Monda, and at 133 East 116th st to Joseph Masoni.

SHAW & CO. leased for William Marshall Estate, the 3-sty dwelling at 394 St. Nicholas av, on lot 18x125, to John Timmer.

SHAW & EBBITT leased for 169th st Realty Corp. the store at 4032 Broadway.

SLAWSON & HOBBS rented the 4 1/2-sty dwelling at 173 West 79th st for Ann Stephenson to W. A. Bechtel; also the 4-sty dwelling at 318 West 89th st for Marie L. Digener to Elizabeth Muench, and the 5-sty dwelling at 162 West 86th st for Olivia P. Hoe to C. Anderson.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., with Douglas L. Elliman & Co., leased a duplex apartment at 130 to 134 East 67th st to A. Leo Everett.

CHARLES B. WALKER leased to P. Lorillard Co. 12,000 additional sq. ft. at 213 to 231 East 144th st for N. F. Westergren; the store and basement at 147 Spring st to Manhattan Embossing and Leather Paring Co. for M. A. McAdam; for the Equitable Trust Co. loft at 203 Greene st to National Almond Products Co.; for M. Hayes et al loft at 174 Wooster st to National Quilting Co.; and for the estate of John R. Graham space at 174 Centre st to Klein & Co.

WM. A. WHITE & SONS leased the 6th loft at 382 Lafayette st to Finkelstein, Aletkin & Siegel.

WM. A. WHITE & SONS leased, in conjunction with L. J. Phillips & Co., offices at 37 Liberty st to W. & S. Solomon, and with F. W. Benner, offices at 6 Church st to Trade News Service.

WM. A. WHITE & SONS leased the building at 179 South st, between Roosevelt st and James slip, to A. Rizzo & Son.

WM. A. WHITE & SONS have rented the 6-sty fireproof building at 483 and 485 Greenwich st to Joseph Tetley & Co., wholesale tea merchants, having their principal office in London.

WM. A. WHITE & SONS and Robert Rainey leased the building at 338 Greenwich st to Schachter & Finkelstein.

MILLARD VEIT was the broker in the deal of the Riviera apartments on Riverside dr, occupying the block front between 156th and 157th sts, for Riviera Realty Co. to William H. Barnard. In part payment Mr. Barnard is to give his country estate of several hundred acres, near Rutland, Vt.

HUGHES & HAMMOND placed for Bing & Bing a loan of \$370,000 at 5 1/2 per cent, for 5 years on the new apartment hotel known as the Robert Fulton, at 228 to 230 West 71st st. The building was completed last fall, at which time it was leased for 21 years at a net rental of \$72,000 per annum.

BROADBELT REALTY CORP. (Albert H. Mathews, Marie E. Smith and John W. Murphy) is the buyer of the 5-sty loft and store at 68 and 68 1/2 Greene st. The property was sold a few months ago by Douglas Robinson, Charles S. Brown Co. for the Lorillard estate. The stated consideration was \$20,000 and \$18,000 was allowed to remain on mortgage at 5 1/2 per cent.

REAL ESTATE NOTES.

DAVID PORTER has removed his real estate office from 215 Montague st to 32 Court st, Brooklyn.

ARTHUR R. BASTINE has been appointed receiver for the properties at 1885 to 1895 Lexington av and 152 East 118th st.

NEHRING BROS., INC., have been appointed agents of the "Vannell," 656 and 658 West 178th st and numbers 303 and 305 and 307 West 139th st.

WILLIAM GOEBEL has become associated with Charles S. Kohler in the management department of the branch office at 1428 St. Nicholas av.

BERNARD WAKEFIELD, vice-president of Cushman & Wakefield, Inc., has been elected to active membership in the Real Estate Board of New York.

PEASE & ELLIMAN have been appointed agents by estate of Moses Ehrenreich of the Stratford apartment house, at 1070 Madison av, corner of 81st st.

PEASE & ELLIMAN have been appointed by Mrs. J. H. Westheimer managing agents for the 6-sty elevator apartment house, on lot 50x100, at 345 West 85th st, between West End av and Riverside dr.

DOUGLAS L. ELLIMAN & CO., at a recent meeting of the stockholders, increased the number of their present Board of Directors by the election of Henry A. Frey, manager of the business department, and Reginald W. Murray, manager of the agency department.

WM. PIERRE JOCKIN, until recently associated with Harris & Vaughan, Inc., has opened offices at 80 Broadway for the transaction of a general real estate business. Previous to this Mr. Jockin had been connected for about ten years with Fredk. Southack & Alwyn Ball, Jr.

PUBLIC SERVICE COMMISSION has reopened for the taking of testimony as to war time wages, prices and operating conditions, the rate proceedings involving the rates chargeable by the Newtown Gas Co., the Woodhaven Gas Light Co., Jamaica Gas Light Co., and Richmond Hill & Queens County Gas Light Co., four subsidiaries of the Brooklyn Union Gas Co., for gas in the 2d and 4th wards of Queens. The Commission has fixed April 12th at 10.30 A. M. as the time when hearings will be begun and an opportunity afforded the company, the city and the consumers to present any facts as to present conditions.

BOARD OF APPEALS at its meeting on Tuesday had a calendar of 22 cases, disposed of as follows: Withdrawn 5, dismissed 5, denied 3, granted 7, laid over 1, amended 1. The Board of Standards and Appeals at its meeting on Thursday disposed of 33 cases as follows: Dismissed 3, denied 4, withdrawn 4, granted 6, laid over 10, set for rehearing 1. The following proposed amendment was submitted:

Proposed Amendment to rule 25, Rules for fire extinguishing appliances, adopted by the Board of Standards and Appeals May 24, 1917. Rule 25, Water Supply Check Valves. The piping connecting each source of water supply with the sprinkler system, including fire department connections, shall be provided with a check valve.

On two source systems, check valves shall have a gate valve on each side to permit repair of check without shutting off both supplies except that where the two sources of supply consist of a pressure and gravity tank located above the highest line of sprinklers, a gate valve need only be provided on the down stream side of each check valve.

The purpose of this amendment is to eliminate two gate valves in systems supplied by pressure and gravity tanks. Individual modifications have been granted by the Board of Appeals and the representatives of various sprinkler companies as well as of the New York Fire Insurance Exchange have stated that the additional valves required by the rule as it now stands are a menace to the system, due to the possible accidental seating of one of the valves, thereby shutting off a source of supply.

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 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value. Summary for Jan. 1 to Apr. 11 is also provided.

Mortgages.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). 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%, Amount, Unusual Rates, Interest not given, and Amount. Summary for Jan. 1 to Apr. 11 is also provided.

Mortgage Extensions.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary for Jan. 1 to Apr. 11 is also provided.

Building Permits.

Table with columns for 1918 (Apr. 6 to 12) and 1917 (Apr. 7 to 13). Rows include New Buildings, Cost, and Alterations.

Summary table for New Buildings, Cost, and Alterations for Jan. 1 to Apr. 12 and Jan. 1 to Apr. 13.

BRONX. Conveyances.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to Apr. 11.

Mortgages.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). 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%, Amount, Unusual rates, Interest not given, and Amount. Summary for Jan. 1 to Apr. 11 is also provided.

Mortgage Extensions.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary for Jan. 1 to Apr. 11 is also provided.

Building Permits.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include New Buildings, Cost, and Alterations. Summary for Jan. 1 to Apr. 12 is also provided.

BROOKLYN. Conveyances.

Table with columns for 1918 (Apr. 4 to 10) and 1917 (Apr. 5 to 11). Rows include Total No., No. with consideration, Consideration, and summary for Jan. 1 to Apr. 11.

Mortgages.

Table with columns for 1918 (Apr. 3 to 10) and 1917 (Apr. 5 to 11). 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%, Amount, Unusual rates, Interest not given, and Amount. Summary for Jan. 1 to Apr. 10 is also provided.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount. Summary for Jan. 1 to Apr. 11 is also provided.

Building Permits.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include New Buildings, Cost, and Alterations. Summary for Jan. 1 to Apr. 11 is also provided.

QUEENS. Building Permits.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include New Buildings, Cost, and Alterations. Summary for Jan. 1 to Apr. 11 is also provided.

RICHMOND. Building Permits.

Table with columns for 1918 (Apr. 5 to 11) and 1917 (Apr. 6 to 12). Rows include New Buildings, Cost, and Alterations. Summary for Jan. 1 to Apr. 11 is also provided.



# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

**L**OCALLY, building construction has slowed down almost to a point of inactivity. The operations that were started some time ago are progressing in a satisfactory manner now that the strike of the laborers is a thing of the past, but there is no new building projects of any consequence being started, and according to the present outlook none will be commenced until general conditions in building circles are more settled. There have been plans recently prepared for quite a number of substantial operations, a number of which were placed in the hands of contractors for estimates; but as yet no contracts have been placed, and there is a growing disposition on the part of owners to hold off for a time at least.

As a consequence of the conditions now maintaining the building trades are looking more and more to the Government as its salvation during the balance of the war period. It is quite evident that private building will be a negligible quantity for a long time, and what activity is possible will be brought about through Federal sources. During the past two weeks the activity along this line has steadily increased, and a number of important contracts for military construction have been awarded to contractors. During the week there have been announcements of large Congressional appropriations for the extension of the military and naval building program. An appropriation has been granted for nearly \$3,000,000, to be used in the erection and equipment of temporary hospitals at the navy yards and training stations; \$3,565,000 has been provided for the construction of barracks and quarters for the coast artillery at sea coast posts and fortifications; \$2,500,000 has been placed at the disposal of the Quartermaster's Department for the building of magazines and storehouses at a number of naval stations, and a large group of other projects of a military or naval character have been included in the recent appropriations. The total of the expenditure of United States Treasury funds for the balance of this year will reach an astounding figure. Practically none of the construction called for by these appropriations has been placed under contract. The plans for the work are now under way, and it is expected that before long announcements will be made as to the builders of these projects.

The building material markets are quiet, and outside of commitments for the Federal work large orders are scarce. Although sales have been light in almost all lines, material prices are well sustained, chiefly for the reason that reserves are low and manufacturers are generally curtailing production on account of the difficulty of obtaining fuel, labor and other essentials, and the doubts as to the immediate future of private building construction. In practically every line of building commodity there will be a material decrease in the volume of production during the coming season, and in some instances, notably common brick, the production is likely to be only at the minimum that will enable manufacturers to keep their plants from deterioration.

**Common Brick.**—In comparison with the activity of one week ago the past seven days have been relatively quiet ones in the Hudson River brick market. Although brick has arrived from up-river points in fair volume, the demand has slowed down materially, and the sales of the past week have been exceedingly light. Owing to the lack of demand there has been somewhat of a tendency to cut prices in order to stimu-

late sales. As a consequence some of the barges sold during the week went out of the market at \$9 to \$9.50 a thousand. This drop in prices was advisable because a number of manufacturers had their brick on chartered barges and the heavy charter rates were rapidly consuming what little profits were possible. Every day that these barges were held unsold added considerably to the overhead of the manufacturer, and it seemed good business to sacrifice prices in order to decrease dockage and demurrage charges. The balance of the unsold barges in local waters are held firmly at \$10 a thousand. According to present accounts the prospects for an active manufacturing season along the Hudson River are anything but bright. Some of the larger manufacturers undoubtedly will open their plants, but will not produce anything like the amount of brick made in previous years. With the high cost of fuel and other manufacturing essentials and the difficulty of holding labor throughout the season there is little incentive to start, especially as the demand for brick is almost negligible and practically no improvement in sight. The Raritan situation is almost identical to that maintaining along the Hudson, and but slight manufacturing activity is anticipated this year.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, April 12, 1918. Condition of market: Demand light; prices weaker. Quotations: Hudson Rivers, \$10.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 15; sales, 10. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 1, Yonkers, 1.

**Structural Steel.**—Activity in this line of a private nature has slowed down to the minimum, and the prospects for the balance of the current year are anything but optimistic. There were estimates recently taken on a number of large and important structural projects in the Metropolitan district and also in the territory in close proximity, but up to the present writing no definite action in regard to placing contracts for this work has been taken, and it appears as though the major portion of the contemplated work would be held in abeyance until the times are more propitious. The steel contractors in this territory are devoting much of their efforts to Government construction and are looking forward to a continuation of structural work of this character until such time as it will be possible to start private building with a reasonable degree of security. The fabricating mills are heavily loaded with war business, and it is a difficult matter to get private orders through. The demands from the Government for steel for its steadily increasing building program will keep the mills busy for months to come, almost to the exclusion of any other type of business. Prices for mill shipments of fabricated material are unchanged, Federal control figures still dominating all quotations.

**Cast Iron Pipe.**—The manufacturers of cast iron pipe recently held a meeting, at which prices were the principal topic of discussion. This situation was gone over at great length, and the consensus of opinion seemed to be that the prices of this commodity should be increased; but there is no immediate probability that the Government will take action of this character. The present outlook is that the existing scale will maintain until July 1. Activity in this market is at present almost wholly dependent upon Government demands for extensions to the cantonments and training stations and what is coming from the construction of ship yards. Private buying at this time is almost negligible, and there is a firm disposition on the part of municipalities to

hold off with their prospective work until later in the season. Prices for cast iron pipe are unchanged—6-in., 8-in., and heavier, \$55.35, per net ton, New York, and 4-in., \$58.35.

**Wire Products.**—There has been considerable Government activity in this market within the past week. The order for 30,000 kegs of wire nails, required by the Federal authorities for use in France, has been equally distributed between the American Steel & Wire Company, the Jones & Laughlin Steel Company and the Pittsburgh Steel Company, each to supply 10,000 kegs; and it is generally understood that this order went at the \$3.50 base price, subject to the usual advances. The Navy Department is also in the market for about 40,000 kegs of wire nails, and it is expected that this order will be placed at an early date. The demand for wire products from the regular trade is not brisk, but the mills are generally well booked over the next two or three months. Prices remain at the levels established by the Government, and will maintain until June 30.

**Sand and Gravel.**—While there is considerable activity in the markets for these commodities, Government demands represent the bulk of the business, and orders from this source naturally take precedence over the requirements of private interests. The Federal Government has requisitioned approximately 80 per cent. of the total output of sand and gravel for this year, and although it is generally thought that the actual requirements for the Government building program will fall considerably below this amount a sufficient volume of sand and gravel must be available at all times to supply immediate wants. Prices to dealers and consumers are firm and likely to remain stationary for the balance of this year.

**Portland Cement.**—From the manufacturers' standpoint the Portland cement situation is considered satisfactory. There is a consistent demand for this commodity, both from Federal sources and also from the dealers, who are gathering together their season's supplies. The price is firm at the \$2.55 a barrel level, and there is no immediate prospect of a change from this figure. Manufacturing is proceeding up to the limit of fuel deliveries, and the producers are working to increase their reserves at mill points, which are at the present time at a low ebb.

**Window Glass.**—Trade in plate and window glass for the past month has been exceedingly light, and producers declare that the activity is at the lowest ebb in years. There has been a strong demand for glass for Government building operations, and stocks in the hands of the local dealers are greatly depleted and broken as to sizes. There is a satisfactory amount of glass in reserve at various factories, but there is extreme difficulty in obtaining transportation to distributing points. There has been no change in the schedule of manufacturers' discounts.

**Linseed Oil.**—The market is quiet, but prices are well sustained, and there is no indication that any immediate recession is probable. Although there have been some arrivals of seed from Argentine, there has been no break in oil prices, and there is but slight possibility that supplies will be available from South America in any volume before the new domestic crop is ready for the crushers.

**Hardware.**—There has been a general advance in practically all lines of hardware. Almost daily manufacturers are announcing new schedules of prices, made necessary by the constantly increasing cost of raw materials, labor and general manufacturing overhead.



CURRENT WHOLESALE PRICES.

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

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

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

For retail prices, New York, add cartage plus 10 per cent.
North River common..... @ \$10.00
Raritation common..... No quotation
Second hand common, per load of 1,500..... \$6.00 @

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
Domestic Portland, Spot..... \$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, 1 @ in. (Nominal)... \$1.25 @ \$1.35
Trap rock, 3/4 in. (nominal)... 1.35 @ 1.45
Bluestone flagging, per sq. ft. .17 @ 0.18
Bluestone curbing, 5x16..... .40 @

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

Exterior—
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....
10x12x12 in., per 1,000.....
12x12x12 in., per 1,000.....
Interior—
3x12x12 in., per 1,000.....
4x12x12 in., per 1,000.....
6x12x12 in., per 1,000.....
8x12x12 in., per 1,000.....

LIME (standard 300-lb. bbls., wholesale):
Eastern common..... \$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.. \$1.55 @
Less than 5 bbls..... 1.56 @

GRAVEL (500 cu. yd. lots f. o. b. along side dock N. Y., wholesale):
1 1/2 in. (nominal)..... No quotation
3/4 in. (nominal)..... No quotation
Paving gravel..... No quotation
P. S. C. gravel..... No quotation
Paving stone..... No quotation

LUMBER (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f.o.b.N.Y.):
8 to 12 ins., 16 to 20 ft.... \$42.00 @ \$55.00
14 to 16 ft..... 63.00 @ 75.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M..... 33.50 @
Hemlock, W. Va., base price per M..... 33.50 @
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00 @ 42.00
Wide cargoes..... 38.00 @ 56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Lath (Eastern spruce f. o. b. N. Y.):
Standard slab..... \$5.00 @ \$5.25
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in.... \$65.00 @
Cypress shingles, 6x18, No. 1
Hearts..... 10.00 @
Cypress shingles, 6x18, No. 1
Prime..... 8.50 @
Quartered oak..... 95.00 @ 107.00
Plain oak..... 75.00 @
Flooring:
White oak, quartered, select.. \$51.50 @ \$55.50
Red oak, quartered, select... 51.50 @ 55.50
Maple No. 1..... 47.00 @
Yellow pine, No. 1, common flat..... 38.00 @
N. C. Pine, flooring, Norfolk.. 40.00 @

PLASTER—(Basic prices to dealers at yard, Manhattan):
Mason's finishing in 100 lbs. bags, per ton..... \$17.00 @
Dry Mortar, in bags, returnable at 15c. each, per ton.. 8.25 @ 8.75
Block, 2 in. (solid), per sq. ft..... \$0.08
Block, 2-in. (hollow), per sq. ft. .09
Boards, 1/4 in. x 8 ft..... 12 1/2
Boards, 3/4 in. x 8 ft..... 15 1/2

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

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

TURPENTINE:
Spot in yard, N. Y., per gal. \$0.41 @ \$0.41 1/2

WINDOW GLASS. Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets..... 80%
B grade, single strength, first three brackets..... 82%
Grades A and B, larger than the first three brackets, single thick..... 79%
Double strength, A quality..... 80%
Double strength, B quality..... 82%

BUILDING FIGURES FOR THREE MONTHS

Comparative Statistics for the Five Boroughs Compiled in Convenient Form

Manhattan
PLANS FILED FOR NEW BUILDINGS

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, Tenements, Stores, etc., and a Totals row.

ALTERATIONS IN MANHATTAN.

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, Tenements, Stores, etc., and a Totals row.

Bronx
PLANS FILED FOR NEW BUILDINGS

Table with columns for No., Cost, 1918, 1917. Rows include Dwell'gs Brick, Dwell'gs, brick, etc., and a Totals row.

ALTERATIONS IN THE BRONX

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, brick, Dwellings, frame, etc., and a Totals row.

Brooklyn
PLANS FILED FOR NEW BUILDINGS.

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings 1 fam over \$50,000, Dwell' 1 fam btw \$20,000 & \$50,000, etc., and a Totals row.

ALTERATIONS IN BROOKLYN.

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, frame 1 & 2 families, Tenements, fr., etc., and a Totals row.

Queens
PLANS FILED FOR NEW BUILDINGS

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, frame, Dwellings, brick, etc., and a Totals row.

ALTERATIONS IN QUEENS.

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, frame, Dwellings, brick, etc., and a Totals row.

Richmond
PLANS FILED FOR NEW BUILDINGS.

Table with columns for No., Cost, 1918, 1917. Rows include Dwellings, frame, Dwellings, brick, etc., and a Totals row.



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

- |                |               |
|----------------|---------------|
| New York       | Baltimore     |
| Boston         | Washington    |
| Philadelphia   | Chicago       |
| Chattanooga    | Detroit       |
| Kansas City    | Milwaukee     |
| Montreal, Can. | Atlanta       |
| Winnipeg, Can. | Toronto, Can. |

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NEW YORK

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Treasurer.

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Secretary.

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METAL LATH

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### ALTERATIONS IN RICHMOND.

January 1 to March 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Dwellings, frame	35	\$24,860	60	\$45,767
Dwellings, brick	2	2,100	3	4,500
Manufactories & Workshops....	7	66,600	8	38,418
Garages.....	4	4,780	2	310
Public Buildings				
Places of Amusement, etc.	3	3,650	5	43,632
Stores.....	4	3,875	6	5,285
Stables.....	3	1,590	2	700
Office Buildings..	1	200	1	50
Hotels.....	1	200	1	50
Other Structures	4	520	9	1,265
Totals.....	64	\$111,175	108	\$148,966
Decrease, 1918.....			44	\$37,791

### Material Exchange Elects Officers.

At the thirty-seventh annual meeting of the Building Material Exchange of the City of New York, held last Monday in the exchange rooms, 30 East 42d street, the following officers were elected for the ensuing year: F. A. Rose, president; John W. Ruth, vice-president, and William C. Morton, treasurer. F. A. Rose, John W. Ruth, William C. Morton, George A. Molitor, John M. Campbell, Irving J. Rose, Edward D. King, H. P. Brown, Allen J. Huke, Elliott Smith, Thomas Cumming, H. M. Halstead and Edwin B. Morse were elected trustees. The inspectors of election included Ernest Braun, Orin F. Perry and Thomas D. Miller. The treasurer reported that the exchange was in an excellent financial condition.

### Officers Elected.

At the annual meeting of the Building Trades Employers' Association held last Tuesday afternoon in the association rooms, 30 West 33d street, the following officers were elected for the ensuing year: Ronald Taylor, president; Fred. B. Tuttle, first vice-president; Albert N. Chambers, second vice-president, and J. P. Ryan, treasurer. Charles J. Kelley was elected chairman of the Board of Governors.

### Large Factory Contract Placed.

The White Fireproof Construction Co., 286 Fifth avenue, Manhattan, has obtained a general contract for the erection of a seven-story reinforced concrete factory, 65 x 95 feet, and a two-story addition to the present building, 145 x 65 feet, also of reinforced concrete, at Taffe place and De Kalb avenue, Brooklyn. This work is for Julius Kayser & Co., glove manufacturers, 45 East 17th street, Manhattan, and on premises. The plans and specifications were prepared by Wm. Higginson, architect, 21 Park Row, Manhattan. The cost of this project is approximately \$300,000.

### Architect for Model Tenements.

Grosvenor Atterbury, architect, 20 West 43d street, Manhattan, has been retained to prepare the plans and specifications for the two model tenements to be erected in Bayonne, N. J., by the Bayonne Housing Co., a corporation now being formed under the auspices of the Bayonne Chamber of Commerce. Definite details of this project have not been decided upon as yet and it will be some time before announcement can be made. The exact location also has not been determined but the operation will occupy a large plot that will be parked and arranged as a playground for children. It is proposed to spend in the neighborhood of \$200,000 upon this project.

### Contract for Y. W. C. A. Building.

Tucker & Lewis, 101 Park avenue, have obtained without competition, the general contract for the erection of the new building for the colored branch of the Young Women's Christian Association to be located in the north side of 137th street 100 feet east of Seventh avenue. The plans and specifications for the building were prepared by John J. Petit, architect, 103 Park avenue. The plans call for a structure six stories in height, with basement, fireproof throughout and with ground dimensions of approximately 100 x 150 feet. The building will be completely equipped with all of the modern facilities for association work. Work will be started immediately.

### PERSONAL AND TRADE NOTES.

**H. A. Weinstein**, architect, has recently moved his office from 165 Remsen street to 32 Court street, Brooklyn.

**George H. Suess**, architect, has moved his offices from 2966 West 29th street to 2920 Railroad avenue, Coney Island, Brooklyn.

**Cleveland Art Metal Company**, H. Robert Cullmer, Eastern manager, announces that its New York office has been moved from 50 Church street to 31 East 27th street.

**Clark & Appelman**, general contractors, 278 Madison avenue, have discontinued business for the period of the war, and both partners have entered the service of the Government.

**E. J. Johnson**, 19 West 44th street, has received an order from the United States Government for fifty carloads of green roofing slate, from his own quarries in Vermont, for immediate delivery. This is one of the largest orders for roofing slate known to the trade in recent years.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

**TOMPKINSVILLE, S. I.**—U. S. Government, Joseph T. Yates, Light House Inspector, Tompkinsville, S. I., owner, contemplates making repairs to the wharf, from privately prepared plans. Cost, \$60,000.

**LONG ISLAND SOUND.**—Lieut.-Col. F. B. Wheaton, advisory architect, and Lieut.-Col. F. M. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C., completed plans for 1 and 2-sty frame barracks and quarters for coast defense for the U. S. Government, Lieut.-Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner. Owner will soon select and announce contractors.

**SANDY HOOK, N. J.**—Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M. Gunby, advisory engineer, both of 7th and B sts, N. W., Washington, D. C., completed plans for a 1 and 2-sty frame barracks and quarters for Coast Defense for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, N. W., Washington, D. C., owner.

### PLANS FIGURING.

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

### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—Eric O. Holmgren, 371 Fulton st, architect, is taking bids on the general contract for a 2-sty brick and stucco private garage and studio, 34x29, at 97 McDonough st, 200 ft east of Tompkins av, for J. A. Almiral, on premises, owner. Thomas Drysdale, 26 Court st, and McGough & Hoey, 16 Court st, both of Brooklyn, are figuring the general contract. Cost, \$6,000.

### MISCELLANEOUS.

**BROOKLYN, N. Y.**—Manhattan Bathing Co., Surf av and West 33d st, Brooklyn, owner, is taking bids on the general contract for alterations and addition to the bath house pavilion on the south side of Surf av, 392 ft west of West 32d st, from plans by Laspia & Salvati, 525 Grand st, architects. Peter Guthy, 926 Broadway, Brooklyn, is figuring the general contract. Cost, \$45,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

**APARTMENTS, FLATS & TENEMENTS.**  
**50TH ST.**—A. E. Nast, 546 5th av, has plans in progress for alterations to the 4-sty brick apartments and store, 50x60, at 3-5 West 50th st, for Solomon Kalvin, 542 West 112th st, owner. Cost, \$35,000.

**95TH ST.**—Charles B. Meyers, 1 Union sq, has plans in progress for alterations to the 4-sty brick tenement, 18x86, at 174 West 95th st, for Lillie Steiner, 25 Claremont av, owner. Architect will take bids



on general contract about April 22. Cost, \$5,000.

113TH ST.—George M. McCabe, 96 5th av, has plans in progress for remodeling the brick tenement at 120 East 113th st, for Mrs. Ledgerwood, owner. Architect will take bids about April 18 on general contract. Cost, \$4,000.

2D AV.—Max Muller, 115 Nassau\*st, completed plans for alterations to the 3-sty brick tenement and store, 25x40, at 83 2d av, for May Asen, 121 Broome st, owner. Cost, \$6,000.

**BANKS.**

BEAVER ST.—Clinton & Russell, 32 Nassau st, completed plans for alterations to the brick and stone bank and office, 44 x204, at 63-65 Beaver st, through to 20-24 Exchange pl, for the Farmers Loan and Trust Co., on premises, owner. Cost, \$20,000.

WALL ST.—McKim, Mead & White, 101 Park av, Mr. Stanley in charge, completed plans for alterations to the 11-sty bank and office bldg, 50x59, at 64-68 Wall st, for the Hocheloga Realty & Development Co., 64 Wall st, owner. Cost, \$15,000.

**DWELLINGS.**

5TH AV.—C. M. Straub, 147 4th av, has plans in progress for alterations to the two 5-sty brick dwellings at 313-5 5th av, for Daniel J. Doyle, 23 Clinton st, Brooklyn, owner. Consists of changing 4-family apartments to 2-family dwellings, and includes mason work. Cost, \$4,000.

31ST ST.—Euell & Euell, 116 West 39th st, have plans in progress for alterations to the 4-sty brick rooming house, 49x56, at 300-306 West 31st st, for Howard C. Warren, 133 Liberty pl, Rutherford, N. J., owner. Cost, \$17,000.

111TH ST.—Samuel Levingson, 101 West 42d st, completed plans for alterations to the 2-sty brick dwelling and garage, 15x30, at 103 East 111th st, for Henry Burger, on premises, owner, in charge. Cost, \$2,500.

LEXINGTON AV.—Otto L. Spannake, 13 Park Row, completed plans for alterations to the 6-sty brick dwelling, 16x50, at 1066 Lexington av, for Henry Meyers, owner. Architect will take bids on general contract about April 30. Cost, \$5,000.

5TH AV.—C. M. Straub, 147 4th av, has plans in progress for two 5-sty brick dwellings at 313-315 5th av, for Daniel J. Doyle, 23 Clinton st, Brooklyn, owner. Consists of changing 4-fam. apartments to 2-fam. dwellings, and includes mason work. Cost, \$4,000.

MOSHOLU PARKWAY—Anton Pirner, 2069 Westchester av, completed plans for a 2-sty brick dwelling, 20x48, on the east side of Mosholu Parkway, 78 ft south of Jerome av, for Patrick White, 161 West 20th st, owner. Cost, \$6,000.

**HOTELS.**

BROADWAY—Adolph Nast, 546 5th av, completed plans for alterations to the 8-sty Hotel Normandie, 77x112, at 1384-1390 Broadway, for the Estate of Herman Wrenkow, c/o U. S. Trust Co., 45 Wall st, owner. Architect will take bids on general contract about April 20.

**STABLES AND GARAGES.**

36TH ST.—Geo. R. Read & Co., 30 Nassau st, completed plans for an addition to the brick and stone garage and stable, 88x97, at 215-223 East 36th st, through to 204 East 37th st, for B. Altman & Co., 5th av and 34th st, owner. Cost, \$150,000.

20TH ST.—Charles B. Meyers, 1 Union sq, has preliminary plans in progress for a 2-sty brick garage, 92x160, at 223-235 East 20th st, for Joseph L. Buttenwieser, 220 Broadway, owner. Cost, \$50,000.

SOUTH ST.—Louis Sheinart, 192 Bowery, has plans in progress for a 2-sty reinforced concrete commercial garage, 185x71, at the northwest cor of South and Montgomery sts, for James and Daniel Reardon, 237 South st, owners. Garage will contain a ramp to second floor. Owners build and will take bids on subs and materials shortly.

20TH ST.—Horenburger & Bardes, 122 Bowery, completed plans for the alteration of the lofts and stable at 240 East 20th st, into a garage, for Frank L. Holt, 165 Broadway, owner and builder. Owner will take bids on subs and materials shortly. Building is brick, 4 stys in rear and 2 stys in front, 44x92. Cost, \$15,000.

**STORES, OFFICES AND LOFTS.**

FRONT ST.—Theodore A. Meyer, 114 East 28th st, completed plans for alterations to the 5-sty brick office bldg, 41x86, at 132-4 Front st, for A. H. Lamborn Co., 98 Wall st, owner. First and second sty facade will be torn out and rebuilt of artificial stone; also includes new entrances. Cost, \$30,000.

FRANKLIN ST.—Frank T. Cornell, 70 East 45th st, has plans in progress for alterations to the 3-sty brick store bldg, at

206-8 Franklin st, for the Fruit Auction Co., 204 Franklin st, owner. Estimates will be taken on general contract about April 15. Cost, \$10,000.

**Bronx**

**MISCELLANEOUS.**

79TH ST.—Louis Allen Abramson, 220 5th av, has plans in progress for alterations to the 4-sty brick settlement house, 50x100, at 232-4 East 79th st, for the Henry St Settlement, Lillian D. Wald, pres., 265 Henry st, owner. Architect will take bids on general contract about May 1. Cost, \$10,000.

**Bronx.**

**APARTMENTS, FLATS & TENEMENTS.**

132D ST.—George Bockhaus Co., 1837 Park av, owner, has had plans completed privately for the alteration of the tenement into a 5-sty brick apartment house, 20x100, at 551-553 East 132d st, running through to 107 to 109 St. Anns av.

**DWELLINGS.**

202D ST.—Paul C. Hunter, 191 9th av, completed plans for alterations and addition to the 2½-sty frame and stucco dwell-

ing and 1-sty brick and stucco garage, 15 x18, at the southeast cor of 202d st and Grand Concourse, for A. J. Brown, 13 Canal pl, owner. Architect will be ready for estimates on general contract April 15. Cost, \$15,000.

**Brooklyn.**

**APARTMENTS, FLATS & TENEMENTS.**

KEAP ST.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a 3-sty brick flat, 22x41, in the south side of Keap st, 253 ft east of Bedford av, for Lena Poshkoff, 148 Keap st, owner and builder. Cost, \$3,000.

**SHEFFIELD AV.—E. M. Adelson, 1776**

Pitkin av, completed plans for a 4-sty brick and stone apartment house, 66x86, on the west side of Sheffield av, 200 ft north of Livonia av, for the Sheffield Building Co., 141 Pennsylvania av, owner and builder. Owner is ready for bids on subs. Cost, \$40,000.

WEST 23D ST.—B. W. Dorfman, 26 Court st, has plans in progress for a 4-sty brick and stone tenement, 60x100, at the southwest cor of West 23d st and Railroad av,

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for the H. G. M. Realty Co., 212 Grand st, owner and builder. Cost, \$45,000.

#### DWELLINGS.

80TH ST.—Thomas Bennett, 7826 5th av, has plans in progress for nine 2-sty brick dwellings, 20x44, in 80th st, bet 4th and 5th avs. Owner's name will be announced later. Total cost, \$40,000.

SANDS ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for alterations to the 3-sty frame dwelling and store at 212 Sands st, for Samuel Arronson, 213 Sands st, owner and builder. Con-

sists of brick extension 30x30, new store fronts, partitions, mason and carpentry work. Cost, \$4,500.

AUTUMN AV.—L. F. Schillinger, 167 Van Siclen av, has plans in progress for a 1-sty brick dwelling, 20x52, on the west side of Autumn av, 170 ft north of Dumont av, for John Paterno, 741 Hemlock st, owner and builder. Cost, \$2,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, completed plans for two 2½-sty frame dwellings, 16x43, in the east side of East 37th st, 976 ft north of Av J, for Gus Soenson, 1062 East 27th st, owner and builder. Total cost, \$8,000.

BROOKLYN, N. Y.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 2½-sty brick dwelling, 28x41, for the Robray Realty Co., 1323 46th st, owner and builder. Cost, \$12,000.

46TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 26x45, in the south side of 46th st, 140 ft west of 16th av, for M. K. Building Co., 1323 46th st, owner and builder. Cost, \$6,000.

WEST 32D ST.—George H. Suess, 2920 Railroad av, completed plans for two 1-sty frame dwellings, 17x29, in the west side of West 32d st, 301 ft south of Neptune av, for Meyer Amer, 119 East 96th st, Manhattan, owner and builder. Cost, \$3,000.

31ST ST.—George H. Suess, 2930 Railroad av, completed plans for thirty-two 1-sty frame dwellings, 11x41, in the east side of 31st st, 100 ft south of Neptune av, for William Chapelle and Edward Casey, Inc., 3912 West 31st st, owners and builders. Total cost, \$38,500.

#### FACTORIES AND WAREHOUSES.

GREEN LANE.—Cornelius Weiss, 258 Front st, owner, has had plans completed privately for a 4-sty brick factory, 100x87, on the east side of Green lane, 100 ft south of Front st. Carlson & Wiseman, 226 Henry st, have the general contract. Only 2 stys will be built at present. Cost, \$45,000.

FLUSHING AV.—C. G. Wessell, 1329 East 4th st, completed plans for a 2-sty brick factory, 24x62, on the south side of Flushing av, 90 ft west of Taffe pl, for Harold J. Norby, c/o Norby Bros., 300 Flushing av, owner. Owner desires estimates on general contract. Cost, \$8,000.

#### HOSPITALS AND ASYLUMS.

HOWARD AV.—Cohn Bros., 363 Stone av, have revised plans nearing completion for a 3-sty brick hospital, 50x80, to contain a roof garden, at the southwest cor of Howard and Dumont avs, for the Maternity Hospital Society, 1540 Union st, owner. Cost, \$75,000.

#### STABLES AND GARAGES.

3D AV.—William J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 50x70, at the northwest cor of 3d av and Sackett st, for Rose and Jennie Ferreno, 573 Sackett st, owners, in charge. Cost, \$7,000.

COOPER ST.—H. E. Funk, 29 Cooper st, completed plans for a 1-sty brick garage, 18x100, in the south side of Cooper st, 350 ft west of Central av, for Frederick Winkler, on premises, owner. Cost, \$2,000.

18TH AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a garage on the south side of 18th av, 109 ft west of Ocean Pkwy, for Cantor & Co., owners.

14TH ST.—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 20x100, in the south side of 14th st, 236 ft west of 4th av, for Barney Cohen, 167 17th st, owner.

TROY AV.—Henry J. Nurick, 976 Broadway, completed plans for a 1-sty brick garage, 97x108, on the east side of Troy av, 52 ft north of Bergen st, for Isaac Miller, 1663 Union st, owner. Cost, \$40,000.

BAYARD ST.—Laspia & Salvati, 525 Grand st, completed plans for a 1-sty brick garage, 45x103, in the south side of Bayard st, 38 ft east of Manhattan av, for Maria Volpe, 135 Bayard st, owner. Architect will take bids on general contract about May 8. Cost, \$10,000.

EAST 21ST ST.—Boyle & Kelly, 367 Fulton st, completed plans for a 1-sty brick garage, 20x20, in the east side of East 21st st, 150 ft south of Farragut rd, for Henry C. Wetleran, on premises, owner. Cost, \$12,000.

STERLING PL.—Bly & Hamann, 833 St. Johns pl, completed plans for seven 2-sty brick garages, 60x115, in the south side of Sterling pl, 250 ft east of Rogers av, for William H. Perrene, 826 Lincoln pl, owner and builder. Total cost, \$25,000.

#### STORES, OFFICES AND LOFTS.

PACIFIC ST.—Charles Infanger, 2634 Atlantic av, has plans in progress for alterations to the 3-sty brick stores and offices,

88x32, at the northwest cor of Pacific st and Flatbush av. Owner's name will be announced later. Cost, \$3,500.

#### THEATRES.

CHURCH AV.—Charles M. Straub, 147 4th av, Manhattan, has plans nearing completion 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, for the Beverly Amusement Corp., 220 Broadway, Manhattan, owner. Theatre will have a seating capacity of 1,600; also includes a 2-sty extension with an entrance and stores on Church av side. Cost, \$75,000.

BEDFORD AV.—De Rosa & Pereira, 150 Nassau st, Manhattan, are preparing sketches for interior alterations to the 2-sty brick moving picture theatre and store at the northeast cor of Bedford and Atlantic avs, for the Brooklyn Ice Palace Co., on premises, owner. Cost, \$5,500.

#### Queens.

##### DWELLINGS.

ELMHURST, L. I.—George E. Crane, Richmond Hill, completed plans for two 2-sty frame dwellings, 16x33, on the north side of Lewis av, 175 ft east of Wool st, for William J. Schwarz, 407 Herald av, Richmond Hill, L. I., owner and builder. Total cost, \$18,000.

QUEENS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, completed plans for a 2-sty frame dwelling, 26x26, on the west side of Fillmore av, 100 ft from Hollis av, for B. Schanli, Ozone Park, L. I., owner and builder. Cost, \$4,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg, Jamaica, completed plans for a 2-sty frame dwelling, 16x32, on the east side of Creed av, 260 ft south of Walnut st, for P. H. Thompson, 1122 Hatfield av, Dunton, L. I., owner and builder. Cost, \$4,000.

JAMAICA, L. I.—A. Loda, Grand av, Jamaica, completed plans for a 2-sty brick dwelling, 22x52, on the north side of Hillcrest av, 140 ft west of Grand av, for Mrs. Ebuga Loda, Grand av, Jamaica, owner, in charge. Cost, \$4,000.

RICHMOND HILL, L. I.—Richmond Hill Securities Co., 73 Dennington av, Richmond Hill, owner, has had plans completed privately for a 2½-sty frame dwelling, 16 x38, on the west side of Waterbury av, 130 ft north of Emerson st. Cost, \$4,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, completed plans for the alteration of the stable in the east side of 16th st, 278 ft south of Mitchell av, into a dwelling, for the Twinboro Corp., 63 Broadway, Flushing, owner. Cost, \$3,500.

MASPETH, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for two 2-sty frame dwellings, 25x25, on the north side of Hull av, 175 ft east of Clermont av, for Paul Keryc, 20 Hull av, Maspeth, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—George C. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for two 2-sty frame dwellings, 17x52, in the east side of Elberson st, 275 ft south of Lamont av. Cost, \$7,000.

#### MISCELLANEOUS.

LONG ISLAND CITY.—Standard Oil Co., 26 Broadway, Manhattan, owner, has had plans completed privately for interior alterations to the sheds at the southwest cor of Nott and West avs. C. C. Woodruff & Co., 213 10th st, L. I. City, has the general contract. Cost, \$4,000.

#### New Jersey.

APARTMENTS, FLATS & TENEMENTS.  
JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans in progress for a 4-sty brick apartment house, 61x75, on Summit av, 50 ft from Gardner st, for Harry Uling, 22 West 28th st, Bayone, N. J., owner and builder. Cost, \$60,000.

##### DWELLINGS.

NEWARK, N. J.—M. B. Silberstein, 121 Springfield av, Newark, completed plans for a 2-sty frame dwelling, 24x54, on South Belmont av, for Max Rosenzweig, 75 South Orange av, Newark, owner and builder. Cost, \$5,000.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, Jersey City, completed plans for an extension and interior alterations to the dwelling, 26x40, at 354-356 3d st, for S. Dublin, on premises, owner. Cost, \$6,500.

ELIZABETH, N. J.—J. B. Beatty, 15 North Reid st, Elizabeth, completed plans for a 2½-sty frame dwelling, 22x65, at 11 Myrtle av, for Peter Cornish, Myrtle av, Elizabeth, owner. John Locust, Pine st, near 1st st, Elizabeth, has the general contract, and owner is taking bids on subs. Cost, \$4,500.

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**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the alteration of the brick dwelling at 56 West 47th st, into apartments and stores, for the 47th St Realty Co., Julius Buchman, pres., in charge, 58 West 47th st, owner, from plans by Buchman & Kahn, 56 West 45th st, architects.

**MANHATTAN.**—D. Rosenbloom, 309 Henry st, has the general contract for alterations to the brick and stone tenement at 853 9th av, from plans by Charles B. Meyers, 1 Union sq, architect. Cost, \$3,000.

**BROOKLYN, N. Y.**—George F. Driscoll Co., 550 Union st, has the general contract for addition and alteration of the 4-sty flat and store, on lot 40x100, at 520-522 Myrtle av, for the Society of St. Vincent De Paul, 4 Court st, owner, from plans by James McKillip, 154 India st, architect. Consists of 2-sty brick addition to present bldg to be used for storage, the remaining stys to be altered for apartments.

**NEWARK, N. J. (SUB.)**—Feinsod & Spieler, 402 Hunterdon st, Newark, have the contract for mason and plastering work on the 4-sty brick and stone apartment house, 60x84, at 446-450 Belmont av, for Abraham Gennet, 105 Peshine av, Newark, owner, from plans by M. J. Nadel, Union Bldg, Newark, architect. Will include nineteen individual 1-sty brick garages, 150x19 over all. Owner will do carpentry work. Cost, \$70,000.

**BANKS.**

**MANHATTAN.**—Reid-Palmer Construction Co., 30 East 42d st, has the general contract for the alteration of the 1st and 2d floors of the bank bldg at 507 5th av, for the Columbia Bank, 507 5th av, owner, from plans by Buchman & Kahn, 30 East 42d st, architects. Cost, \$4,000.

**MANHATTAN.**—R. J. Algie, 2249 Broadway, has the general contract for alterations to the 5-sty brick apartment house, 25x57, at 333 West End av, for Lincoln R. Peabody, owner, on premises, and Duross Co., 156 Broadway, agents for owner, from plans by Charles T. E. Dieterlen, 15 West 38th st, architect. Cost, \$10,000.

**BROOKLYN, N. Y.**—David Morrison, 119 West 33d st, Manhattan, has the general contract for alterations to the bank at the northwest cor of Flatbush av and Rockwell pl, for the City Savings Bank, Flatbush and Lafayette avs, owner, from plans by D. Everitt Waid, 1 Madison av, Manhattan, architect. Cost, \$15,000.

**CHURCHES.**

**NEWARK, N. J.**—Henry M. Doremus Co., 56 Orange st, Newark, has the general contract and will also do the carpentry work, for fire repairs to the stone church at the northwest cor of Belleville av and Kearny st, for the Park Presbyterian Church, Rev. Charles L. Reynolds, 239a Mt. Prospect av, Newark, owner, from privately prepared plans. Cost, \$35,000.

**DWELLINGS.**

**BROOKLYN, N. Y.**—Wolfinger & Lasberg Building Co., 44 Court st, has the general contract for alterations to the 2½-sty frame and stucco dwelling, 24x44, at the northwest cor of 48th st and 14th av, for M. Merkin, 1262 42d st, owner, from plans by M. A. Cantor, 371 Fulton st, architect. Cost, \$8,000.

**NEW ROCHELLE, N. Y.**—Malcolm Johnson, Hillcrest av, New Rochelle, N. Y., has

the general contract for a 2½-sty frame and stucco dwelling, 45x45, for R. H. Terner, 116 East 82d st, Manhattan, owner, from plans by Philipp J. Rocker, 15 East 40th st, Manhattan, architect. Cost, between \$12,000 and \$15,000.

**EAST ORANGE, N. J.**—John B. Everett & Son, 11 Elm st, Orange, N. J., have the

general contract and will also do the mason work for alterations and addition to the 2½-sty brick and frame dwelling at 106 Washington av, for C. A. Whelan, on premises, owner, from plans by William A. Hewlett, 1265 Broadway, Manhattan, architect. Consists of general interior alterations and a 1-sty and attic rear addition, 25x41. Cost, \$10,000.

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### FACTORIES AND WAREHOUSES.

**BROOKLYN, N. Y.**—White Fireproof Construction Co. 286 5th av, Manhattan, has the general contract for a 1-sty brick factory, 100x60, on the west side of Kent av, 117 ft north of De Kalb av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner, from plans by William Higginson, 21 Park Row, Manhattan, architect. Cost, \$30,000.

**BROOKLYN, N. Y.**—Andrew Greis Co., 337 West 19th st, Manhattan, has the general contract for a 1 and 2-sty cement and steel storage warehouse, 100x70, at the foot of 23d st, for the Tebo Yacht Basin Co., Mr. Fillis, in charge, on premises, and 15 Whitehall st, Manhattan, owner, from privately prepared plans.

**STAMFORD, CONN.**—Samuel Naylor, 221 South st, Stamford, Conn., has the general contract for an addition to the wooden factory, 15x100, in Garden st, for Christian Brown, 46 Garden st, Stamford, owner, from privately prepared plans.

**NEWARK, N. J.**—New Jersey Cement Construction Co., 116 Market st, Newark, has the general contract and will also do the mason and carpentry work for a 1-sty brick manufacturing plant, 40x75, and 25 ft high, and a concrete coke bin, 46x60, in McClellan st, for the Natural Carbonic Gas Co., McClellan st, Newark, N. J., owner, and C. E. Reid, in charge, from plans by H. D. Scudder, Jr., 31 Clinton st, Newark, architect and engineer. Cost, \$15,000.

**IRVINGTON, N. J.**—Essex Construction Co., 87 Academy st, Newark, has the general contract and will also do the mason and carpentry work for alterations and addition to the 2-sty brick factory at 16 Washington av, for the Die Casting Co., of New Jersey, on premises, owner, from plans by Edward E. Grant, 307 Washington av, Newark, architect. Cost, \$10,500.

**TUCKAHOE, N. Y.**—Austin Co., 233 Broadway, Manhattan, has the general contract for a 1-sty brick and steel factory, 60x160, for the Hodgman Rubber Co., 8 West 40th st, Manhattan, and Scarsdale av, Tuckahoe, owner, from privately prepared plans.

### HOSPITALS AND ASYLUMS.

**MASSAPEQUA, L. I.**—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a brick tuberculosis hospital, 200x20x2, including a 2-sty wing, 41x52, 2-sty frame ward bldg, 167x17, and a 2-sty wing, 27x42, for the Board of Supervisors of Nassau County, Hiram R. Smith, chairman, Court House, Massapequa owner. The following contracts have been awarded: heating, Teran, Mahaney & Munro, Grand Central Terminal, Manhattan; plumbing, L. F. Bannon & Co., 16 Hasbrouck av, Kingston, N. Y., and electric work, Tucker Electric Const. Co., 114 West 30th st, Manhattan.

### SCHOOLS AND COLLEGES.

**NEW BRUNSWICK, N. J.**—Flynn Bros., 390 George st, New Brunswick, have the general contract for a 2-sty addition, 35x

80, to the Washington School, for the City of New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

**NEW BRUNSWICK, N. J.**—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty addition, 34x57, with a 1-sty drill hall, 40x100, to the Hale School, for the City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard Street School, New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

**NEW BRUNSWICK, N. J.**—Carleton Co., 151 West 42d st, Manhattan, has the general contract for a 2-sty addition, 45x66, with a 1-sty drill hall, 35x60, to the Lincoln School, for the City of New Brunswick, Board of Education, A. L. Smith, pres., Bayard Street School, New Brunswick, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect.

### STABLES AND GARAGES.

**MANHATTAN.**—William Pollak, 1019 Lafayette av, Brooklyn, has the general contract for alterations to the 1-sty brick garage, 50x205, 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, from plans by Horenburger & Bardes, 122 Bowery, architects. Cost, \$5,500.

**BROOKLYN, N. Y.**—F. M. Walsh, 374 Hamilton av, has the general contract for a 1-sty brick garage, 40x100, at the north-west cor of Bush and Smith sts, for D. P. Sammon, 363 Hamilton av, owner, from plans by Thomas Bennett, 7825 5th av, architect. Cost, \$5,000.

**BROOKLYN, N. Y.**—Justus D. Doenecke & Son, 35a Kosciusko st, have the general contract for the 1-sty brick garage at East 10th st and Church av, for August C. Steinbuehler, 453 Coney Island av, owner and architect.

### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Page & Leisinger, 37 East 28th st, have the general contract for remodeling the 7-sty brick store and office bldg, 28x118, at 208 5th av, and 1126-1130 Broadway, for Harry C. Hallenbeck, 80 Lafayette st, owner, from plans by William E. Austin, 46 West 24th st, architect. Cost, \$15,000.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

**AMERICAN CONCRETE INSTITUTE** will hold its annual convention at Atlantic City, N. J., June 24 to 26. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

**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, 156th st and St. Anns av, on the second Wednesday of each month. Secretary, Joseph M. Taylor, 593 St. Anns av.

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

**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.

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

**BUILDING OFFICIALS' CONFERENCE OF 1918** will be held at the La Salle Hotel, Chicago, Ill., May 9 to 11, in connection with the annual meeting of the National Fire Protection Association. A program of addresses and papers on subjects of vital interest has been prepared by the committee.

**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.

**NATIONAL FIRE PROTECTION ASSOCIATION** will hold its annual meeting at Chicago, Ill., May 7 to 9 inclusive. The nominating committee has submitted the following slate to be voted upon: D. Everett Waid, New York, president; H. O. La court, Boston, first vice-president; W. E. Mallaieu, New York, second vice-president; Franklin Wentworth, Boston, secretary-treasurer, and H. L. Phillips, Hartford, chairman of the Executive Committee.

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

### STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912.

Of Real Estate Record & Builders' Guide published weekly at New York, N. Y., for April 1, 1918.

State of New York, )  
County of New York } ss.

Before me, a notary public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the president of the Record & Guide Company, publishers of the Real Estate Record & Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record and Guide Company, 119 West 40th St., New York, N. Y. Editor, none. Managing Editor, A. K. Mack, 119 West 40th St., New York, N. Y. Business Manager, S. A. Paxson, 119 West 40th St., New York, N. Y.

2. That the owners are (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock):

The F. W. Dodge Company, 119 West 40th St., New York, N. Y. Estate of F. W. Dodge, 119 West 40th St., New York, N. Y. F. T. Miller, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state.) None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company, but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of Record & Guide Company, Publishers of Real Estate Record & Builders' Guide.

Sworn to and subscribed before me this 30th day of March, 1918.

(Seal.)

HENRI DAVID,

Notary Public No. 196, New York County, Register's No. 8165. Commission expires March 30, 1918.

Form 3526.—Ed. 1916.

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