

Net Revenues From Office Buildings Decline

Higher Taxes and Greater Operating Costs Not Fully Covered by Increased Gross Rentals

DURING the discussions over the terms of the Boylan bill limiting the tax on real estate which failed to pass the Legislature, the claim was frequently made that realty taxes were passed along by owners to occupants of buildings in the form of rentals, these being advanced in proportion to the increased taxes, and that therefore a higher tax rate worked no disadvantage to the holders of property.

Real estate men have admitted that a certain proportion of the increased cost of the operation of high-class buildings has been covered by the advance in rentals that has taken place in the last year or two. But they have also contended that the new scale of rents does not equal the larger operating expense. The Boylan bill, they have pointed out, was introduced as much for the benefit of tenants as owners of buildings, because unless the relief was granted it would be necessary to make further additions to rentals. The burden of the constantly augmented cost of city operation would, therefore, unless the bill became law, fall more and more heavily on the tenants.

Without a fixed tax rate, as provided in the bill, the probability of higher taxes was sufficiently strong to justify a promise of higher rents. In the hearings before Senator Cromwell's Committee on the Affairs of the City of New York it was freely predicted that unless the Boylan bill was passed the tax rate next year would be 20 to 30 points higher than for this year. It was also universally conceded that it was practically impossible to reduce or even to materially retard the constantly increasing cost of running the city government.

Those who opposed any change in the existing system of taxing realty to cover about ninety per cent. of the city's budget declared that the burden of taxation did not fall upon the owners of real estate, but upon the tenants and that this was the most equitable form of taxation because it reached the largest possible number of citizens, many of whom would otherwise escape paying any share of the expenses of the city government.

That this phase of the question may be justified to a certain extent was admitted by real estate men, but it was emphatically stated that gross rentals had not begun to keep pace with the great increase in operating expenses, which included the considerable item of taxes and insurance, and that it was always impossible to advance rentals in the same ratio that these expenses mounted up.

With the object of ascertaining what is the real situation with respect to these various issues, the Real Estate Record and Guide has obtained the actual figures bearing on the question of the relation between operating expenses, including taxes and insurance, and the rentals which can be obtained. For this purpose the managers and owners of ten modern office buildings in the district south of City Hall were induced to give the real figures covering these items and these statistics are presented to the readers of this newspaper for their careful consideration.

These figures were secured on the understanding that the totals only for the ten buildings were to be used, the classification of items having been arranged so as to cover all the expenses incurred in the operation of structures of this character. By this arrangement two things were accomplished—the owners are protected as

to the exact figures relating to any one building, and the analysis itself made much more valuable as showing the actual condition of realty, because an average can be struck which applies generally to office buildings of high type in the downtown district.

It was essential to the value of this statement that the buildings should be uniform in character and consequently only office structures of the first class were included in the analysis. It was equally important that the figures should be genuine, and these conditions have been rigidly adhered to. The buildings are all well known, and some of them have national reputation, and the figures have been carried out to dollars and cents.

As the real estate fiscal year ends on May 1, it was necessary to obtain figures for eleven months, to March 31, and for the comparative period of eleven months of the previous year.

The comparison of the gross and net returns on these buildings shows conclusively that the owners did not receive as large net income on their investments during the eleven months ending March 31 last as they did for a similar period of time in 1917. The cause for the great increases in operating expenses are shown in the accompanying table. Of these, the increase in taxes was contributory, but the full effect of the high tax rate now in force will be felt this year. Only three months of the time for which the figures are taken were affected by the new and increased rate.

The gross rents for the ten buildings for the period ending March 31, 1918, were \$6,287,804.30, and for the corresponding months in 1917 were \$5,970,323.34, showing an advance in gross rentals of \$317,480.06, or 5.32 per cent. increase.

The operating expenses were \$1,801,533.80 in 1918 and \$1,403,522.00 in 1917, the gain being \$398,011.80 or 28.4 per cent. increase. Fixed charges (taxes and insurance) for 1918 were \$1,156,242.20, and for 1917 were \$1,120,058.94, the addition to this item being \$36,183.26, a gain of 3.23 per cent.

These figures might be considered fairly satisfactory, unless the comparison between the two years is worked out. Deducting the total operating expenses, including taxes and insurance, from the gross rentals it is found that the net rentals for 1918 were \$3,330,028.30, and for 1917 were \$3,446,742.40, showing a loss in net of \$116,714.10, or 3.38 per cent.

With gross rentals increasing this year 5.32 per cent. over last, the net rentals actually decreased 3.38 per cent., which the owners of the buildings say is sufficient evidence that conditions are very unsatisfactory. There are several other unfavorable factors to be taken into consideration.

Building managers of many years' experience state that a safe estimate of operating cost for a modern building should be based upon 18 per cent. of the gross rents, with the building 85 per cent. rented. This year, as the statistics compiled show, the operating costs have amounted to as high as 30 per cent. in some cases, or within from 6 per cent. to 10 per cent. of what operating expenses and taxes and insurance combined used to cost.

What is equally important is that the figures presented are made up for the 1918 period to include eight months' taxes at the former rate of \$2.02 per thousand, and only three months, since January 1, at the new rate

of \$2.36 per thousand. If the latter figure had been used for the full period the showing would have been correspondingly worse. No effort was made to make out a bad case and the actual amount of taxes to be paid was therefore included in the statement. It is evident that for the ensuing year the tax item will be very much

taken in this analysis.

In regard to the figures in the table there might be some criticism of the item for repairs, which seems rather high. The total is larger than might otherwise be the case, because in one of the ten buildings extensive repairs had been made during the last year. As

Comparative Statement of Rentals and Operating Expenses in Ten Office Buildings for 1917 and 1918

Eleven Months Ended March 31st.

	1918	1917	Increase	Per cent Increase
Gross Rents	\$6,287,804.30	\$5,970,323.34	\$317,480.96	5.23
Operating Expenses:				
Light, Heat and Power (Exclusive of Labor): Coal	439,164.70	284,977.14	154,187.56	54.1
Other Supplies	45,524.93	34,309.63	11,215.30	32.7
Repairs	206,407.24	111,452.66	94,954.57	85.2
Janitor and Building Supplies.....	38,776.33	29,075.77	9,700.56	33.3
Wages	780,838.63	690,113.36	90,725.27	13.1
Tenant Changes and Alterations.....	228,521.30	208,660.80	19,860.50	9.5
Miscellaneous	62,300.67	44,932.64	17,368.04	38.6
Total Operating Expenses.....	\$1,801,533.80	\$1,403,522.00	\$398,011.80	28.4
Fixed Charges:				
Real Estate Taxes.....	\$1,098,616.76	\$1,066,954.80	31,661.96	2.96
Insurance	57,625.44	53,104.14	4,521.30	8.5
Total Fixed Charges.....	\$1,156,242.20	\$1,120,058.94	36,183.26	3.23
Net Rents	\$3,330,028.30	\$3,446,742.40	*116,714.10	*3.38

*Decrease.

larger. The taxes now are about 18 per cent. higher than they were one year ago.

The buildings which are included in this review of the situation are practically 100 per cent. rented at this time and were also fully occupied during the 1917 period, so that the question of vacancies does not enter into the result. One of the most important phases of the whole subject is the fact that leases are often made for terms of from five to ten years, at fixed rentals, and it is impossible to raise the rentals until the expiration of the lease. For this reason owners find it impossible to meet the advancing costs of operation and the increase in taxes with higher rents.

A disturbing element in all calculations of this character is the fact that one building will produce considerably more gross rents in proportion to its assessed value than another. No account of values has been

accuracy was aimed at these repairs costs, although probably much greater than the average for buildings of the character selected, was included without making any change in the figures.

The wage increases were mostly made during the last six months, as the result of war conditions in the labor market, and the light, heat and power costs run up into big figures owing to the abnormal conditions prevailing

One of the discoveries which was made during the investigation of the facts herewith presented was that in order to insure himself against loss, due to further increase in taxation, one landlord had adopted a uniform lease, in which the tenant will be required to pay in addition to the rent reserved in the lease all taxes over and above a fixed amount, said to be two per cent. The new form of contract is said to be working satisfactorily.

Bronx Board of Trade Acts to Clear Harlem River

THE Bronx Board of Trade, for years active in a movement urging Government operation of the barge canal, just ordered by Director-General McAdoo, has renewed its activity in the matter of having the piers of High Bridge removed as a menace to navigation of the Harlem River.

Reports of United States Engineers, Borough Engineers, Shipping Organizations, etc., made at the request of the Board contend that these piers are a greater menace than any other obstruction in the waterway. That the bridge has outlived its usefulness is the contention of the Board, and the action of Mr. McAdoo has altered conditions materially, and it is now distinctly the duty of the City administration to decide at once as to what it intends to do with High Bridge.

In order to bring things to a head, therefore, the Bronx Board of Trade has addressed to the Borough Presidents of Manhattan, Bronx, Brooklyn, Queens and Richmond, Commissioner Murray Hulbert of the Department of Docks and Ferries and to Comptroller Charles L. Craig, the following letter:

"Dear Sir:

"I note in the morning papers, that Director General

McAdoo has ordered that the State Barge Canal System be taken over by the Railroad Administration, and that this has been approved by Governor Whitman. It is also proposed to put into operation a fleet of barges to be operated by the Government on the Canal. This is the only step that could have been taken to relieve the congestion on our railroads, as shippers will be obliged to use the Canal, thus releasing numerous freight cars for other and more important uses.

"You will find that it will be necessary with this increased shipping to immediately improve the Harlem River, so as to make a surer and quicker route from the Hudson River to the Sound, or vice versa.

"As High Bridge is the keystone to the improvement of the Harlem River, we would strongly urge that steps be taken immediately by our city government to have said bridge removed, as it is no longer required by the city and costs considerable each year for its upkeep, which is practically a waste of city funds.

"Trusting that this will receive your immediate consideration, and that early action will be taken by the Board of Estimate, I am Yours very truly,

CHARLES E. REID, Secretary."

Dock Expansion Is a National Necessity

Dock Commissioner Hulbert Points Out the Projects Around New York Harbor That Should Be Completed as War Measures.

By HON. MURRAY HULBERT,
Dock Commissioner of the City of New York.

WE are a provincial nation. The war undoubtedly will do much to eradicate this condition and substitute in its place a new Americanism. But all of that is only in the making.

In 1916, largely at my instigation, an authorization was obtained for the deepening of the channel in the East River over Diamond Reef to 35 feet to give free ingress and egress to the capital ships of the Navy, which now on some occasions cannot even get in at high tide; but the army engineers did not proceed with the work after the bill had become a law because they realized meanwhile that a 40-foot channel in reality was needed and that it was useless to undertake the construction of a 35-foot channel. Under a subsequent authorization there was let a new contract for five feet additional depth. The bed of the East River is rock, and when the blasting is done it is just as easy to go to 40 feet as to 35 feet, even though one may only take out the material to a depth of 35 feet under the first contract. It would be a saving of millions of dollars to have the authority and to blast in accordance with a provision for 40 feet in the first operation.

Now if the engineers did act wisely, as I would say they did, in deferring operations under the 35-foot authorization at Diamond Reef until they received a 40-foot authorization in order to make one job of the blasting, then if we are to have an eventual depth of 40 feet at Hell Gate, is it not equally apparent that that authorization should be made now in order to save both time and money in the performance of the contract to get an ultimate 40-foot depth?

I have spoken about national provincialism. There is also metropolitan provincialism, and the broadening and quickening of this new Americanism ought to begin here in the greatest city of America. The question was recently asked, what the Dock Commissioner was doing about the construction of the marginal railway? I say now that the Dock Commissioner is not doing anything about it. It is not a matter within the province of the Dock Commissioner, but belongs to the Port and Terminal Committee, of which he is not a member, but to whom he will give his assistance when invited to do so. The Dock Commissioner has had other and more important things to do for Brooklyn, including the bringing to Brooklyn of an industry that will employ from six to ten thousand people.

I have been asked also whether I am more interested in the development of Hell Gate, and I answer that I believe the development of Hell Gate, which is a National question, is essential not only for the commercial development of the Port, but for its protection.

One great difficulty with respect to the development of the Port of New York is that in our provincialism we have confined our activities to particular localities, principally to the lower end of Manhattan and South Brooklyn. As the city has expanded and extended the development of our waterfront has not kept pace. We have permitted improvements that will be absolute necessities in the future, such as Staten Island, Jamaica Bay, Flushing Bay, the East River along the Bronx and even the East Side of Manhattan, to lag both for want of policy and perspective.

Newtown Creek is a relic of the past. A project for its further improvement was recommended in March, 1916. This should have been completed years ago. As a member of the Committee on Rivers and Harbors I had it included in the bill that passed the House in February, 1917,

but failed of consideration in the Senate, due to filibuster. In April of last year the Secretary of War caused to be prepared and presented to the House a bill, stating the President would not consent to any projects other than those which the chief of engineers had regarded as war emergency measures, and as I could not get his approval of the improvement of Newtown Creek as a war emergency it was not put in that bill.

Now this project provides that no work shall be done in Dutch Kills until the obstructing bridges near its mouth have been suitably modified; that no work shall be done in Maspeth Creek until its harbor lines have been modified and approved by the Secretary of War, and all questions of right of way have been satisfactorily settled without expense to the United States; that no work shall be done on the removal of Mussell Island or the widening of the channel above that island or in English Kills until the necessary right of ways have been provided in each case, without cost to the United States and corresponding changes have been made in the harbor lines. When all of these conditions have been complied with and the project is adopted, the Government will spend \$510,000. What will local interests contribute?

Here is a waterway which in 1916 carried 5,915,150 short tons, having a value of \$201,581,200, upon which the Federal Government has only expended about a half million dollars, and upon the Mississippi River, with less commerce, it has expended more than it has cost the people of the State of New York to build the State Barge Canal.

Flushing Bay, which, in my judgment, some day will be considered with Jamaica Bay, the Bronx and Staten Island waterfronts, as the ideal location of a Free Port, that is destined to do for New York in the future what the construction of the Erie Canal did years ago, has been neglected. The original project for its improvement was adopted by the River and Harbor Act of March 3, 1879, and was still going on when a new project was adopted March 4, 1913. To June 30, 1917, there was expended less than \$200,000, although in 1916 there was a commerce of 710,547 short tons, having a value of \$1,137,195.

The existing project, which is 35 per cent. completed, provides for a channel ten feet deep and 200 feet wide to the Broadway Bridge and thence seven feet to the Main street bridge, narrowing in width to 100 feet south of Strong's Causeway. There were no operations last year, the work having been stopped pending the granting to the United States of a right of way in certain sections of the creek.

During the same period the Degnon Railroad and Terminal Improvement Company, working on a private enterprise under a permit issued by the War Department, dredged the Government channel for a distance of about 600 feet to a depth of about thirty feet and pumped the dredged material to nearby marshes on the shore. In my opinion the Government ought to undertake the construction of a thirty-foot channel and with that end in view there was inserted in the River and Harbor Bill of last August a provision authorizing and directing a resurvey.

The Harlem and Bronx Kills, being located wholly in the district which I represented in Congress, naturally I championed their improvement, which has been projected for twenty years. I did not, however, put that above

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Two Cent Transfers Or Railway Receivership?

Surface and Subway Company Representatives Put This Question Up To the Public Service Commission.

SEVERAL hearings were held by the Public Service Commission during the last week to give the representatives of the surface and subway transportation companies opportunity to argue the question of an increase in fares, in view of the recent decision of the Court of Appeals. In the Thursday session the efforts of the railway men centered on the power of the Commission to grant the companies the right to demand two cents for transfers. The Commission took this phase of the matter under advisement. No decision was rendered, but if the Commission should grant the right to charge for transfers the taxpayers would be relieved to a considerable extent of the additional burden of taxation caused by deficits in the operating companies.

Alfred A. Cook, representing the Third Avenue System, said that in effect his companies desired to go ahead and present evidence as to financial needs because some portions of the lines of the system did not come within the restrictions as set forth by the Court of Appeals, namely, that those lines were prevented by franchise grant from charging more than a five-cent fare.

Henry J. Smith, representing the New York Railway System, held that the Commission had power to relieve the companies of statutory burdens placed upon them, such as for instance transfer obligations. He contended that the Commission might abrogate the necessity of the grant by the companies of a good many transfers that are now given and that if the Commission would hold hearings and would prepare to grant such an order, then the city might be willing to relax in its attitude and relieve the roads of some of the franchise obligations placed upon them. He did not state definitely the franchise obligations to which he referred. He said:

"There cannot be any doubt that the Commission has full power over the question of transfers. It can hold hearings and waive the granting of transfers. I state now that if we don't get some relief it will be necessary for the companies to go through a receivership eventually and the system be resolved into the constituent companies. Once that has occurred many transfers will be cut off."

A. M. Williams, representing the B. R. T. System, stated that at 751 points transfers are given to lines of the same company, while at 1,082 points transfers are given to lines of separate companies in the B. R. T. System. As to all of the latter, he asserted, there was no doubt that the Commission had full power to act in regard to the transfers. There were also a number of points, he said, on lines of a single company where transfers are now granted where the Commission could also act, and pointed out that despite the fact that it only charged a five-cent fare at certain points for rides from the center of Brooklyn to outlying districts, that the company nevertheless under old franchises had the right to charge a ten-cent fare.

The hearings were adjourned at the call of the Commission, after Ernest E. Baldwin, representing the City of New York, had argued that if the Commission should propose to issue an order permitting the street railroads to charge two cents for transfers on these parts of the lines not affected by a franchise grant that this would be in effect a discrimination and not permissible under the Public Service Commissions Law.

The Public Service Commission has made public a comparative statement, showing the financial operation of the B. R. T. rapid transit lines for the months of January from 1914 to 1918. The pooling with the B. R. T. under the dual contracts began when a portion of the Centre Street Loop was placed in operation on August 4, 1913.

The deficits at the present time are being added to the cost of construction, but beginning with 1919 the deficits will have to be met from taxes. The Commission is therefore anxious that full information shall be available monthly in order that the public may know the relation between rapid transit service and possible addition to taxes.

For the month of January, 1918, the total gross revenue was \$1,007,072; the total operating expenses was \$715,468, leaving a net operating revenue of \$291,-

603. The company's preferential, interest and sinking fund and the city's interest and sinking fund charges amount to \$547,601, which more than absorbs the net revenue, and produces a total company and city deficit for the month of \$255,998.

A comparison with preceding years shows that the gross revenue was in 1917, \$929,757; 1916, \$781,722; 1915, \$562,768; 1914, \$673,492.

The total operating expenses were in 1917, \$599,804; 1916, \$517,898; 1915, \$436,929, and 1914, \$454,757.

The combined company and city deficits were in 1917, \$168,260; 1916, \$85,611; 1915, \$106,826, and 1914, \$102,923.

It will thus be seen that the deficit for January, 1918, which is nearly \$256,000, is greatly in excess of the deficit for the corresponding month of preceding years, although there has been a very substantial increase in the total revenue. The increase in the deficit is due very largely to enormous increase in operating expenses, including maintenance arising from war conditions.

The statistics show that in January, 1918, the company had 206 track miles in operation compared with 123 miles in January, 1914, and 115 miles before operation of the Centre Street Loop began; that is, there has been since August, 1913, an increase of nearly 80 per cent. in the facilities available to Brooklyn passengers, which has cost for construction and equipment \$84,000,000.

So far as traffic is concerned the passenger car miles have increased from 2,784,000 in 1914 to 3,324,000 in 1918, and the number of fare passengers has increased from 13,196,000 in 1914 to 19,611,000 in 1918, so that there has been an increase in passenger car miles of 11% and increase of fare passengers of 48%.

The revenue per car mile has increased from 24.2 cents in 1914 to 30.2 cents in 1918, an increase of 24 per cent. At the same time the operating expenses, including taxes, per car mile has increased from 16.2 cents to 21.4 cents, an increase of 32 per cent. in operating expenses per car mile. As compared with 1917 the increase in revenue per car mile has been 6 per cent., while the increase in operating expenses per car mile has been 17 per cent.

In connection with the Lockwood Bill, authorizing the Public Service Commission for the First District and the Board of Estimate and Apportionment to modify rapid transit contracts, on which there was a hearing before Mayor Hylan, the following letter was filed with the Mayor from Chairman Oscar S. Strauss.

"In its letters of March 8 and 12, 1918, to the Mayor the Commission further emphasized the situation and outlined the then status of construction work, pointing out that \$117,000,000 of work contracted for by the Commission was completed and in operation or ready for operation; that additional contracts had been let aggregating \$60,000,000, under which \$45,000,000 of work had been done, leaving \$35,000,000 contract value of work to be done. The Commission also enumerated the rapid transit lines which it regarded as vital to have in operation at the earliest moment. All of these are dependent upon the completion of the contracts referred to.

"Because of the acute financial conditions to which they had been driven by war conditions the contractors upon public work in progress throughout the state, especially that conducted by state departments, but also including rapid transit construction, presented a bill to the Legislature, which, after amendment, was passed by both houses and is now before the governor for action. This is Senate Bill Int. No. 896, No. 1483, by Mr. Walters.

"From the legal point of view two questions are worthy of consideration. As to whether broad discretion should be granted, it is perhaps sufficient to say that such grant of power can be safely made when the joint action of the Commission and the Board of Estimate and Apportionment are required. The second question relates to the constitutionality of such grant of discretion and the possible exercise thereof.

Hearing on Torrens Bill Before Governor

Real Estate Board Representative Presents Arguments Against Its Constitutionality—Many Favor Measure

(Special to the Record and Guide.)

ALBANY, April 26.—The constitutionality of the Youker bill amending the Torrens Land Title Registration Law was attacked at a hearing before Governor Whitman on Wednesday. The vaudity of the bill was assailed in many respects, but the primary objection was made to the provisions affecting service of notice upon parties who might have some right or interest in property about to be registered.

At the hearing the Governor did not indicate what action he would take as a result of the arguments presented for and against the measure.

Alfred G. Reeves and David A. Clarkson, representing the Real Estate Board of New York City and members of the original Torrens Law Committee of New York, led the opposition to the measure. They pointed out to the Governor that the first defect in the bill is found in the failure to incorporate in it a "statutory mandate for the personal service of all defendants who reasonably can be found within the State." Providing only for "meagre" notification of parties interested, the bill, they declared, is glaringly unconstitutional.

"Notice of hearing under the terms of this bill," declared Mr. Reeves, "is to be published once in one newspaper published in the county in which the land is situated and sent by registered letter, demanding a return, to every party whose address is known. This is not even a requirement that return on registered mail shall be awaited or proved. This fundamental constitutional difficulty cannot be cured by leaving the matter to the court, nor by providing that the court shall require proof of actual notice, as far as it considers it possible. There must be some statutory mandate for personal service in the bill."

The opponents also pointed out that the Youker bill does not even require the title to be registered subject to the rights of the parties so omitted by virtue of a waiver by the petitioner; but insists that the judgment or order entered in such a proceeding—clearly a proceeding in which the court may have no jurisdiction over parties declared by the official examiner himself to be necessary—shall be forever binding and conclusive upon the State of New York and all persons of the world.

This waiver of inconvenient adverse parties by the person most interested in waiving them, they contended, operates to make the proposed amendments incorporated in the Youker bill unconstitutional. It was also contended that the sponsors of the Youker bill have sought to justify the one publication of the notice and its service by registered mail by the method of giving notice sanctioned in this State in foreclosure of mortgages by advertisement. The reason why personal service is now required in such a foreclosure is that the mortgagor, the land owner, must have authorized the mortgagee to sell the property, by power of sale in the mortgage, they explained. More substantial personal service in mortgage foreclosure is required by the provisions of the Civil Code.

Mr. Reeves gave the Governor a practical example of the operation of the Youker bill in the following terms:

"Were the Youker bill by any peradventure to be held constitutional, it would make it possible for A. to register as his own the title to land belonging to B. merely by giving in the petition an erroneous address for B., who might be well known and live within the State close to the property involved, and then waiving the making of parties to the proceeding all mortgagees, mechanics lienors and other claimants against the property."

Both Mr. Clarkson and Mr. Reeves told the Governor that it was a mistake to say that the present Torrens Law was a failure. It has worked very slowly, but it has worked and is now working well, they said. It is necessarily a technical system, needing the most exact and careful adjustment and fitting into the jurisprudence of the State. Few lawyers, they declared, will take the trouble to understand it thoroughly. Many of those who have signified their approval of the Youker bill

have done so, not because of a thorough appreciation of it, but rather because of a general desire to cheapen and shorten the procedure and a general feeling that the existing statute has not made its way fast enough.

John J. Hopper, who led the supporters of the Youker bill, declared that he and "everyone else knew where the opposition to the Youker bill came from—the title companies in New York City." He declared that the same question of constitutionality was raised when the agitation was afoot years ago to enact the first Torrens Law. The aim of these companies, he declared, was to keep the present Torrens Law in an unworkable condition.

Walter Fairchild, secretary and counsel of the Torrens Title League of the State of New York, presented to the Governor a memorandum in explanation of the views of this organization. He stated that the bill amply and adequately provides for notice of service and that any question raised as to the provisions affecting service originated in a desire of the opponents to "grossly misrepresent" the purpose to be accomplished by these amendments to the Torrens Law. He declared that any statement to the effect that the bill would permit the registration of title to real property without any investigation was untrue.

Nothing could be further from the truth, the League's representative declared, than the statement that the bill permits the petitioner to waive service on the defendants whom the official examiner finds should be parties to the proceedings. He declared that the bill requires judicial determination upon the evidence submitted of the rights of any and all parties having interests in the property to be registered, briefly that it was well nigh impossible to practice a deception whereby any interested party would be injured.

J. Clarence Davies declared that the Youker bill was necessary "because the present Torrens Law was unworkable."

Among the arguments in favor of the bill were:

It provides a short procedure for the initial registration, doing away with the present form of lawsuit under which an owner must prove his title twice.

That the bill follows the Massachusetts act, which has been in successful operation for twenty years without a single loss to any person, and which was used by the United States as a model for the Philippine Island and Hawaiian statutes, which have operated for fourteen years without loss.

That the amendments, substantially as passed this year as respects procedure, have been presented to the Legislature for four successive years and have been subjected to the closest study by the Law Committees of the Bar Association of the City of New York, the New York County Lawyers' Association, the Bar Association of Brooklyn and of the Bronx, the Citizens' Union, the City Club and others and have been approved by all. The bill has been improved by some changes resulting from suggestions and constructive criticisms made by these Committees.

Nearly every taxpayers' association in Greater New York and vicinity has approved the amendments, including the Real Estate Association of the State of New York. Also the State and Metropolitan Leagues of Building and Loan Associations.

Investigators of the Law Department and Finance Departments of the City of New York have reported favorably and this year the Mayor's Committee on Taxation has given the bill unqualified endorsement.

The representatives of the Torrens Title League presented the following letter from Judge C. T. Davis, of the Massachusetts Land Court, addressed to Registrar Hopper:

"The best possible form of notice is by service in hand. This is actually accomplished by registered mail. In many cases where service in hand is not obtained upon the actual respondent, such service is obtained

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Realty Committee Speeds Up in Loan Campaign

Million and a Half Mark Passed and Teams Expect Further Big Subscriptions—Platoon in Liberty Day Parade

TWO million dollars is the mark set by the Real Estate Committee of the Third Liberty Loan Committee in the drive now nearing the end. The captains and members of the various teams are working enthusiastically, patriotically and energetically to achieve this result.

The somewhat apathetic spirit manifested in all parts of the country during the past week toward the Third Liberty Loan has been felt in New York perhaps more than in any other part of the land, and the Real Estate Committee teams realized that there must be a speeding up if the quota was to be reached. To this end they have been working hard to pile up subscriptions so that the final result will show the efforts put forth and the spirit in which the real estate men of New York are assisting the Government.

On Monday the teams started out after listening to the encouraging talk of the Chairman, Alfred E. Marling, who has been most unselfish in his efforts and assistance to make the loan a success. Mr. Marling stimulated the drooping spirits of his co-workers, who had noted the falling behind of this and other districts in the drive. They were given free rein to go where they pleased, instead of being restricted to sections and prospects laid out for them in the beginning of the campaign.

The lists furnished at the beginning of the drive were found in a majority of cases to be useless. The people named had moved away and left no addresses. Houses were vacant, some of the people had died, and in consequence of the unreliability of the lists much valuable time was lost and many subscriptions that might have been gathered in were overlooked.

At the meeting of the teams on Monday evening it was announced that the total subscriptions for the day amounted to \$35,320, making the grand total for the campaign \$1,120,800. On Tuesday \$52,950 was the result of the day's work, and on Wednesday the total reached the very creditable amount of \$105,650, making the grand total for the campaign up to that day \$1,279,450.

Of the Wednesday subscriptions the largest were one of \$50,000 by S. W. Strauss & Company for their New York office; \$20,000 from an unnamed subscriber, and \$5,000 from Cushman & Wakefield, Inc.

If the minimum amount expected from the real estate men of this city is raised, the Real Estate Board Committee will have to average \$100,000 a day for the next nine days. Although this means great work on the part of the teams they are undaunted. Chairman Marling is confident that his Committee will come up to expectations and turn in subscriptions for \$2,000,000 at least, and he will not be surprised if it goes over the amount.

Mr. Marling has issued this statement:

"Intentions are the best, but folks are putting off subscribing. This will entail unnecessary work and put too much strain on the teams toward the end of the drive. Every real estate man and employee of a real estate concern who intends to buy a bond should do so this week and thus encourage the 150 men who are canvassing the city for subscriptions. These men need encouragement. They have been working hard, and the real estate profession should come out and show that they are behind the teams and the Real Estate Board in their efforts to roll up a representative total subscription."

The captains of the ten teams met on Thursday afternoon at the rooms of the Real Estate Board, 217 Broadway, at the request of Chairman Marling and a general discussion of the situation took place. Important suggestions for speeding up the drive in the closing days were made by the captains, and William Wheelock expressed the opinion that the payment of the income tax at one time seriously hampered the prospective buyers of Liberty Bonds. But he thought that many of the men who had already subscribed could be solicited again and successfully.

Announcement was made that many of the subscriptions of real estate brokers were comparatively small, and these men will again be solicited with a view to

having them increase their subscriptions to an amount in proportion to their position in the realty business and their means.

Several large subscriptions were announced by Chairman Marling for the day, including one of \$50,000 from the Woodlawn Cemetery Association; Frederick Brown, the well-known operator, \$50,000; Michael Coleman, \$40,000, and several subscriptions of \$10,000 and \$5,000. The total for the day brought the grand total up to \$1,481,000, with several subscriptions known to be in the hands of members of the teams, but not yet handled in that would put the total several thousand dollars over the one and one-half million mark.

In the Liberty Day parade yesterday the Real Estate men were represented by a platoon. Laurence McGuire, President of the Real Estate Board, was Marshal, and his lieutenants were William L. DeBost and S. A. Paxson. In the platoon, of which Alfred E. Marling was captain, were William Tod Willcox, A. V. Amy, F. R. Wood, Lewis H. May, Eugene J. Busher, Edward Perry Blake, Benjamin Mordecai, Anton L. Trunk, R. W. Prendergast, Richard Collins, A. R. Bastine, F. D. Kalley, R. E. Simon, C. G. Kolff, Charles E. Schuyler, Howard C. Pyle, Edgar A. Manning, L. Dowdney, Leopold Weil, F. Hovenden.

In the final week of the drive starting next Monday the members of the team will go back over the ground covered in the past three weeks and endeavor to get additional subscriptions from those who have already subscribed and an extra effort will be put forth to persuade the owners of buildings managed by the various brokers to subscribe through the Real Estate Committee.

Employees of Real Estate offices will be asked to increase their subscriptions with a view to receiving one of the flags indicating that every employee, as well as members of the firm, have subscribed to the loan.

There will be no let up in the thoroughness of the drive until the last day of the campaign when the teams will assemble at the rooms of the Real Estate Board, which have been the headquarters of the Committee, and announce the totals. Many of the members have reported to Chairman Marling that persons solicited have been subscribing in other directions, but will subscribe through the Real Estate Committee before the campaign ends. A careful list of these prospects has been kept and in the last days of the campaign these lists will be distributed to the captains and through them to the teams so that no one will be overlooked.

Several of the large title companies who have not yet entered their subscriptions through the Real Estate Committee have notified Chairman Marling that they will do so before the campaign ends, but have not signified the amount they will subscribe.

Dock Expansion is National Necessity.

(Continued from page 537.)

everything else, rather I subordinated it to more important questions. The improvement contemplated will be important not only to my old district, but it will be of great benefit to the people of Queens Borough. No one realizes that truth more and no one is appreciating more his duty than Congressman Caldwell, who worked with me and is striving now more vigorously since I resigned my seat to get through the new project for the improvement of the Harlem and Bronx Kills, because it would provide a short cut from the Harlem River both to the Bronx Barge Canal Terminal and to Flushing Bay as well. His work in that particular ought to be commended, but more than that his broad spirit and self-sacrifice ought to be appreciated.

That is the spirit in which we ought to strive for the success of the enterprises that will aid the development of our National commerce, not as Manhattanites, Brooklynites, Bronxites or Long Islanders, not even as New Yorkers, but as Americans with a National viewpoint, in a National aspect, for a National purpose and a National advantage.

Building Trades Subscribe \$3,287,600 to Loan

More Than Sixty-five Per Cent. of Entire Quota Obtained—Full Allotment of \$5,000,000 Now Assured

STRENUOUS efforts on the part of the Building and Allied Trades Committee for the third Liberty Loan, combined with hearty co-operation and consistent work by the various sub-committees representing the individual trade organizations, have made the third week of the drive a memorable period in construction circles, and, what is of vastly greater importance, brought the total of bond subscriptions to date up to \$3,287,600.

At the close of the second week of the campaign the building trades were behind in their schedule by a considerable amount, but during the last seven days the efforts of the committeemen have been wholly devoted to cutting down the deficit, with the result that many important subscriptions have been obtained. There is now every reason to expect that the final week of the campaign will become a banner period, with the full quota attained and a probable oversubscription to the bond issue by the building and allied trades.

From the records on file in the executive office of the General Committee, the various organizations that comprise the working field of this Committee have reported the following subscriptions to date:

Mason Builders' and Contractors' Association	\$512,100
Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers.....	146,000
Cut Stone Association and the Stone Setters	64,000
House Movers' & Shorers' Association and the Hoisting Association.....	1,750
Architectural Iron Workers.....	60,500
Ornamental Bronze & Iron Masters and the Wire Work Manufacturers.....	85,000
Cement Workers	127,800
Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers.....	355,250
Iron League Erectors.....	165,850
Plasterers	28,350
Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association....	169,400
Lighting Fixture Association.....	314,100
Steam & Hot Water Fitters' Association....	148,900
Painters and Decorators.....	96,000
Association of Metal Furring and Lathing Contractors	15,000
Plumbers	203,450
Elevator Manufacturers' Association.....	254,050
Investing Builders' Association.....	76,250
Mason Material Dealers' Association.....	142,350
H. W. Johns-Manville Co.....	300,000
Heat and Cold Insulation.....	20,000
Refrigeration	1,500
Total	\$3,287,600

In the Liberty Loan campaign of the building industry one of the most important events of the past week was the meeting held Wednesday afternoon at the Building Trades Club, which was attended by the General Committee, and the members of all of the sub-committees reporting to it. Stirring addresses were made by Judge Hotchkiss, of the Supreme Court, and by Mr. Cecil Landale, a member of the Advisory Trade Committee for the Liberty Loan. A telegram from Mr. Otto M. Eidlitz to the workers, urging them to greater effort in this drive, was also read. The attitude of the meeting was one of renewed enthusiasm and marked readiness to endeavor to break all records for the remaining period of the drive.

Mass meetings, called by the trade unions identified with building construction, have been well attended, and important bond sales to members have resulted. The General Committee has supplied well-known speakers for these gatherings when requested, and by the termination of the present campaign the trade unions will undoubtedly have a favorable showing of bond sales to their credit.

The two job meetings held last week—at Garden City and Mineola, L. I., respectively—under the auspices of the Clough-Bourne Corporation were reported as being most enthusiastic gatherings. Both meetings were held during the noon hour, the first day—at Garden City, L. I.—bringing together about one thousand workmen and resulting in the sale of eight hundred \$50 bonds to individual employees. At the meeting of the second day, held at Mineola in a downpour of rain, about seven hundred and fifty employees were present, and six hundred bought bonds of the \$50 denomination. In the two days the total of bond sales reached in the neighborhood of \$70,000. At both gatherings the military band from Camp Mills rendered patriotic selections, and Miss Ruth Chase, of the Boston Opera Company, sang the "Star Spangled Banner" and "America." The orators were Mr. J. K. Williams, of the National Liberty Loan Committee, and Mr. Walter H. Clough, of the Clough-Bourne Corporation.

During the past week a number of other job meetings have been held, all of which have been successful from the standpoint of bond sales to workmen. Last Monday afternoon John H. Deeves & Brother held a meeting at the base hospital which they are building at 118th street and East River, at which the attendance was excellent and the sales reported as being most satisfactory. On Tuesday of this week the John T. Brady Company sponsored a meeting at their building on Broadway, between 70th and 71st streets. At this gathering thirty coupon books, representing a total of \$1,500 in bond sales, were disposed of.

Marc Eidlitz & Son held a meeting last Tuesday for mechanics and laborers at the new building under construction for St. Bartholomew's Church, Park avenue and 51st street. About seventy-five workmen were present, and fifty bought coupon books representing \$2,500 in subscriptions. Another important meeting held Tuesday was that of the office employees of the George A. Fuller Company, at which more than \$3,000 in subscriptions was obtained.

Yesterday afternoon Post & McCord conducted a meeting for their eighteen hundred workmen at the new shipbuilding plant at Kearny, N. J., the returns of which have not yet been announced. The Cauldwell-Wingate Company, builder of Base Hospital No. 3, at Colonia, N. J., will hold a meeting at this job this afternoon at 1:30 p. m. About seventeen hundred workmen are expected to be present. An excellent program of music and speakers has been arranged, and a large total of bond subscriptions is anticipated.

Another important meeting scheduled for this afternoon will be the one conducted by the George A. Fuller Company at the Hotel Commodore, now under construction at Lexington avenue and 42d street, and next Monday afternoon the same concern has planned for a meeting at the new Pennsylvania Hotel on Seventh avenue, at which about one thousand mechanics and laborers will be in attendance. Job meetings have aroused great enthusiasm among the building mechanics and assisted materially in bond sales.

The Liberty Loan Committee for the Roofing & Sheet Metal, Waterproofing, Metal Covered Doors, Metal Ceiling Industries and Allied Interests, under the chairmanship of Mr. M. F. Westergren, has the honor of being the first of the organizations composing the General Committee for the building and allied trades to attain its full quota. At the commencement of the present drive this committee was informed that its quota would be \$331,000. At the present time more than \$400,000 in subscriptions has already been accounted for, and all of the members are determined that by the time the drive ends their trades shall have at least \$500,000 to their credit. The Honor Flag, awarded to the first committee to subscribe its full quota, was formally presented to Mr. Westergren at the meeting of the General and sub-committees Wednesday afternoon.

Madison Avenue Will Not Be Widened This Year

President of the Borough Dowling Decides Project Can Go Over Until the Close of the War.

MADISON avenue must be widened eventually, but the present is not the time to undertake the work. The President of the United States has asked us to curtail all unnecessary expenditures. I have decided to let the matter go over indefinitely, or until we are in a position to determine the prospects of the war, and in obedience to the request of our President."

Borough President Frank L. Dowling thus disposed of the petition filed with him by the Fifth Avenue Association for the widening of Madison avenue from Twenty-sixth to Sixtieth streets on Wednesday morning when a hearing was held on the petition at his office in the Municipal Building.

When President Dowling stated that the opposition would be heard first, Henry W. Hayden, representing the owners of 80 Madison avenue, 277 Madison avenue and other property owners southeast of Fortieth street, expressed the opinion that this is not the time to inaugurate big public improvements when the people are being asked to put their money into Liberty Bonds and other Governmental financial undertakings.

L. E. Rigner, proprietor of the Hotel Seville, said that the petitioners had given no good reason for the improvement. H. S. Van Duzer suggested that the opposition and the Fifth Avenue Association get together and endeavor to come to a mutual understanding.

Edward P. Doyle, representing the Real Estate Board, said that to impose upon the already overburdened taxpayers further expense would be criminal, and he proposed asking President Laurence McGuire of the Real Estate Board to appoint a committee to go to Washington to petition the Secretary of the Treasury to prevent unnecessary expenditure of city money or making assessments that will prevent the people from financing the war.

Frank R. Lawrence, Dr. Jackson, Rev. W. D. Stephens, Jr., Allen Townsend, J. T. Rossell, Lewis Nixon, Trustees of St. Patrick's Cathedral, Sisters of the Convent of the Sacred Heart, W. L. DeBost and J. M. French all entered protests against the improvement.

Lewis Nixon, who is the owner of Madison avenue property, said: "There is no proof that the work is necessary, and at this time when labor and material are scarce and difficult to obtain, with prices constantly rising, to start this work will mean a long drawn out proposition. It will mean the disturbance of this thoroughfare and will do more harm than good."

Thomas W. Churchill, appearing for B. Altman & Company, said: "Our forefathers made a great mistake in laying out the long blocks East and West, instead of North and South. The condition of congestion existing in New York today is only relieved because of the splendid traffic regulations inaugurated by the Police Department."

Others who favored the improvement were Bruce M. Falconer, representing the Fifth Avenue Association; O. H. Cheney, Walter J. Salmon, E. W. Essers, D. C. Vaughan, and Louis Falkner, and letters were filed with the Borough President from property owners on Madison avenue who are in favor of the project.

President Dowling said:

"The widening of Fifth avenue cost the city \$400,000 and I don't know what it cost the taxpayers. To ask the city to spend in the neighborhood of \$500,000 to widen Madison avenue would be a hardship.

"The city is now negotiating with the New York Central Railroad to take over the east side of Depew place to relieve the Park avenue congestion. The tax rate is now at the breaking point and the taxpayers are pretty well bent. I will assume full responsibility in this matter and will not be like other public officials who like to pass the buck to others and thus get rid of some of the responsibility. The charter gives me full power, but I could if I so desired put it up to the Board of Estimate and Apportionment and let every member of the Board share the responsibility. I prefer to decide the matter myself and take any abuse that may come to me for my action."

The question of widening Madison avenue first came up about two years ago, when the Fifth Avenue Association, Robert Grier Cooke, President, brought it to the attention of the Board of Estimate. A committee known as the Madison Avenue Committee, with O. H. Cheney as chairman, made a canvass of the avenue, and through personal calls and through correspondence practically every property owner in the district was reached.

The Board referred the matter to Marcus M. Marks, then Borough President of Manhattan, but practically nothing was done until April 2d last, when the Board of Estimate consented to the widening of the avenue from Forty-first to Forty-sixth streets. This concession was made on account of the traffic congestion at Forty-second street. Work is now in progress and it must be completed by July.

Hearing on Torrens Bill Before Governor

(Continued from page 539.)

upon an agent expressly authorized to receive registered mail. This is much more direct and efficacious than service made by officer by leaving a copy at the last and usual place of abode of a respondent. In some country districts the sheriffs still know most of the people in their bailiwick, but service thrust under a door in a tenement house or an apartment house is worthless for practical purposes. The best agent I know of is the United States mail. So far from being unsafe, we have had many cases in which notice so served has reached people who were supposed by their former friends and associates to be long since deceased, or their whereabouts unknown.

"On the other hand, whenever we have a case in which registered mail is refused, or cannot be delivered, we make use of whatever other method may appear likely to secure actual notice to the respondent.

"Of course, it is to be borne in mind that in addition to the personal service by registered mail or otherwise, we post on the land and also advertise for three successive weeks in a local newspaper."

Abraham Korn of the Harlem Property Owners' Association, Arthur Arcatander of the Bronx Property Owners' Association, Thomas F. Fowler, representing Harlem interests, and Gilbert Ray Hawes also spoke in favor of the bill

Governor Whitman has approved the Ottinger bill, designed to eliminate the litigation arising over verbal leases by providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of occupancy is otherwise specified in some memorandum or lease signed by the parties or their agents.

The Governor also signed the Tuckerman bill, making the fee of the New York County Clerk for filing and indexing any bond and undertaking in any proceeding 50 cents, except bonds or undertakings or assignments, injunctions or attachments of property in the county.

The Davis bill, reducing from 25 to 10 years the period after which unknown heirs shall be presumed dead for the purpose of partitioning property, was also approved by the Governor.

The Governor signed a series of bills designed to perfect the manufacturing and mercantile corporations tax law. These amendments provide that the State tax commission may go behind the Federal income tax returns, may provide for the levy of the tax on corporations after merger, both before and after the amalgamation, and may provide for the collection of omitted taxes where the fiscal year has operated to exempt corporations in districts where there is a difference in the commencement of the fiscal year.

Federal Building Projects in Metropolitan Zone

New Work Announced During the Week Involving Additional Expenditures Totaling Millions

CLOSELY following the recent announcements of gigantic Federal building operations to be located in or near to the Metropolitan district, come reports of additional projected construction that will largely increase the expenditures of Government funds and add materially to the volume of work already under contract or contemplated.

According to the vast scope of the preparations for military and naval supremacy that are now under way and the constantly increasing program of building operations designed for the accommodation of troops, storage facilities, training camps, hospitals and other projects designed to bring the military establishment up to the highest point of efficiency, the authorities at Washington are evidently looking forward to a long period of warfare.

The War Department now is planning to spend upward of \$25,000,000 in order to increase the storage facilities of New York Harbor. This is absolutely required by the Quartermaster Department so that supplies may be available to shipping points in sufficient quantity to fill all demands within the minimum of time. This great project involves the construction of mammoth warehouses of steel and reinforced concrete on the property adjoining the Bush Terminal in Brooklyn, adding approximately 6,000,000 square feet of storage space to that already under Federal control or at present under construction in that vicinity. In addition this project will involve the construction of four great piers of concrete and steel. All of this work will be under the direction of Major General Goethals, Director General of Storage.

This immense project has been contemplated for some time past and the plans for its construction are now practically worked out to the satisfaction of the War Department. Negotiations with prominent building contractors have been in progress and it is anticipated that a general contract will shortly be entered into with a building firm of National prominence and that active construction will immediately follow the award of a contract.

A total of approximately \$29,000,000 in addition will be expended by the War Department for the installation of equipment of various kinds in the 118 buildings and eight piers recently acquired by the Government in the West Section of the Bush Terminal Area, in Brooklyn. Captain H. C. Spaulding, Depot Quartermaster, U. S. A., 43d street and First avenue, Brooklyn, will have entire charge of the purchase and installation of this equip-

ment. Definite details of this project are not yet available, but will be announced within the next few days.

During the past week Congress has been asked for additional large appropriations for extensions to the naval and military facilities in the vicinity of New York. The sum of \$1,250,000 was requested for the construction of hospital buildings on Ward's Island. This project is for the use of the Navy Department and the work will proceed under the direction of C. W. Parks, chief of the Bureau of Yards and Docks. This same Bureau will also have charge of the construction of the hospital buildings to be erected at Pelham, N. Y., for which the sum of \$900,000 has been asked of Congress.

Another large contract has recently been awarded by the Government, which, although located at considerable distance from this city, has a definite influence upon local building conditions owing to the fact that a New York firm obtained the contract. The Carolina Shipbuilding Company, a subsidiary of the George A. Fuller Company, and of which Lorenzo C. Dilk, is president; Eads Johnson, vice-president; Ralph Fuller, vice-president and manager of work, and F. A. Winslow, vice-president; obtained a contract for the construction of a large shipbuilding plant at Wilmington, N. C. This contract also includes the construction of twelve steel vessels, each of 9,600 tons capacity. The entire project will represent an expenditure of more than \$22,000,000. The plans and working drawings for this operation were obtained through the shipbuilding subsidiary of the U. S. Steel Corporation.

At the weekly meeting of Building Industries of New York a work of utmost importance was inaugurated when it was unanimously voted to make a survey of the available warehouse space in the five Boroughs of Greater New York, and a similar survey of available apartments and tenements suitable for the use of the workmen engaged in war industries. These surveys will be made with the cooperation of the Real Estate Boards, Boards of Trade and Chambers of Commerce of the respective Boroughs and the work will be pushed with the utmost dispatch in order to present accurate information at the earliest possible date to proper Government departments at Washington. All real estate brokers and others in the five Boroughs who desire to assist in this work during the coming week should communicate at once with their local real estate organization, or with Building Industries of New York, 50 East 42d street, Manhattan.

Millions for Housing for Richmond Shipbuilders

REPRESENTATIVES of the Staten Island Civic League, the Merchants' Association of New York, City Club of New York, the New York Chamber of Commerce, Real Estate Board, financial institutions, transportation lines and shipbuilding plants were present at a meeting held on Monday at 2 Wall street, Manhattan, to accelerate the shipbuilding housing movement on Staten Island.

Announcement was made by School Commissioner Anning S. Prall of the Borough of Richmond, who acted as chairman of the meeting, and who has made several trips to Washington in furtherance of the project, that the Government will advance \$4,000,000 on bonds secured by a first mortgage if the people of Staten Island will raise \$1,000,000 to make up the \$5,000,000 necessary to carry out the proposed improvement.

E. R. Moody, of the Port Richmond National Bank, expressed the opinion that with a favorable contract offered by the Government, which would guarantee a reasonable return on the investment, the amount necessary to meet the Government requirements could be raised.

Addresses were made by L. L. Tribus, C. G. Kolff,

William J. Davidson, president of the Staten Island Shipbuilding Company; George Brown, of the Baltimore & Ohio Railroad; F. E. Tumulty, a brother of the Secretary to President Wilson; William Wirt Mills and Mr. Prall, and it was the consensus of opinion that a great opportunity was presented to Staten Island, and that prompt action was necessary in order to meet the offer of the Government.

The following resolution was unanimously passed: "RESOLVED, That the chair appoint a committee to devise a definite plan to provide proper housing for shipyard workers, and that such plan be submitted to the Government forthwith."

With the consent of all present the chair appointed E. R. Moody chairman of this committee, with power to add as many members as he deemed necessary. It is hoped to have a report ready to go to Washington early next week.

The committee of which Mr. Moody is chairman has requested the people of Staten Island to notify them of vacant houses, rooms or apartments available for providing housing accommodations, especially on the north shore, where the large ship yards are located.

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SECTION II.

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

Landlords Not Benefiting by the Higher Rents.

There recently has been a studious attempt to controvert the argument, which real estate men have advanced in demanding remedial legislation, that operating expenses, including taxes, were rapidly mounting above the gross revenue derived from improved property. Opponents of the Boylan Bill and other measures to restrict taxes on realty have contended that the landlords, by advancing rents, have more than made good any increase in taxes and incidentally other operating costs.

The Record and Guide presents elsewhere in this issue figures obtained from the most reliable sources, which show conclusively that landlords are not benefiting by the higher rents which are now being received. A comparison of the gross and net returns on ten office buildings for periods of eleven months ending March 31, 1917, and 1918, demonstrates that landlords are enjoying less net return on their investments now than a year ago because of the abnormal increase in operating expenses and the higher tax rate.

It has not been possible for the landlords to transfer the whole or even a large part of increased costs to the tenants because in many instances tenants are holding occupancy under leases made five or ten years ago at the then prevailing rates, and until the expiration of these leases landlords will not have an oppor-

tunity to bring their rentals up to the present-day schedule.

Study of the comparative statement will well repay tenants as well as owners of property. The real estate men have repeatedly urged that the relief from higher taxes for which they have asked, and will again ask, the Legislature is as important to the interests of tenants as landlords. If the renting class of citizens can be brought to realize the abnormal increase in the cost of maintaining government, as they surely will do when their rents go up year after year, then they will begin to take a greater interest in state and city expenditures, and will join hands with owners and managers of property in demanding a remedy.

An exceedingly interesting suggestion is made in the article printed in this issue, involving a new form of lease, which binds the tenant, in addition to his regular rent, to the payment of all taxes over and above a certain per cent., presumably 2 per cent. A clause of this character in leases generally would be effective in uniting the whole body of tenants into an organization for the proper control of expenditures by the city authorities.

A Far-Sighted View of a Big Problem.

It is a far-sighted view into the future of New York's waterfront that the broad-minded Commissioner of Docks, Hon. Murray Hulbert, takes in the authorized statement from him appearing in this issue of the Record and Guide.

Commissioner Hulbert believes that New York's waterways should be improved from a national viewpoint. He points out that while the United States has been a provincial nation the war undoubtedly will do much to eradicate this condition and to substitute in its place a new Americanism. The Commissioner holds that there is also metropolitan provincialism, and he is right in asserting that the broadening and quickening of this new Americanism ought to begin here in the greatest city of America.

It is highly interesting to note Commissioner Hulbert's declaration that "One great difficulty with respect to the development of the Port of New York is that in our provincialism we have confined our activities to particular localities, principally to the lower end of Manhattan and South Brooklyn. As the city has expanded and extended the development of our waterfront has not kept pace. We have permitted improvements that will be absolute necessities in the future, such as Staten Island, Jamaica Bay, Flushing Bay, the East River along the Bronx and even the east side of Manhattan, to lag both for want of policy and perspective."

Commissioner Hulbert makes timely reference to various phases of waterfront development, and calls for the exercise of a broad spirit in promoting enterprises hereabouts which will aid in the development of our national commerce, not as Manhattanites, Brooklynites, Bronxites or Long Islanders—not even as New Yorkers—but as Americans with a national viewpoint, in a national aspect, for a national purpose and a national advantage.

Let Those Who Ride Pay.

Each week develops new proof of the urgency of devising some method for meeting the Dual System deficit.

The Public Service Commission, in issuing a comparative statement showing the financial operation of the B. R. T. rapid transit lines for January, refers to

the fact that the pooling with the B. R. T. on the Dual contracts began when a portion of the Centre street loop was placed in operation in August, 1913. A recent report shows that from that date until the end of 1917 the combined company and city deficit amounted to about \$6,000,000.

The Public Service Commission statement then declares:

"The deficits at the present time are being added to the cost of construction, but beginning with 1919 the deficits will have to be met from taxes."

The Commission brings out the fact that the deficit for January, 1918, was nearly \$256,000, an amount greatly in excess of the deficit for the corresponding month of preceding years. This increase, the Commission finds, "is due very largely to the enormous in-

crease in operating expenses, including maintenance arising from war conditions."

In view of the accumulating evidence as to the size of the Dual System deficit, the Record and Guide is loath to believe that our public officials will insist on placing this added burden solely on the shoulders of the already over-taxed realty owners of the metropolis.

The proposal that the deficit should be met by those who ride is logical and timely. It should not be dismissed with a wave of the hand by the responsible city officials. On the contrary, they have no more important duty to perform than to consider with the utmost care the suggestion of higher fares.

There is a limit to the load which New York real estate can carry, and that limit has been reached.

Readers' Comment on Current Subjects.

Editor of the Record and Guide:

The value of the new banking quarters was recently made the object of a nation wide investigation. A questionnaire, touching on the following points, was sent to a list of financial institutions which had of late either erected new structures or materially improved their old banking quarters:

1. What, if any, is the advertising value of a new building or improved quarters?

2. Other things being equal, do you believe that the bank with the new building is the one most favored by depositors?

3. Have deposits increased or decreased since the occupancy of the new quarters?

4. Would you attribute all or any part of this increase, if any, to the attraction of the new quarters?

With but little variation, and only slight reservation, or exception, all of the banks from which an answer was received replied in the affirmative to each of the questions.

One bank considers its building as its "best advertisement for many years to come," and says that its value in this respect "cannot be estimated in dollars."

An officer of another institution says: "The advertising value of a new building or improved quarters is, in my opinion, very high. People like beauty, and an imposing bank room appeals to most for the reason that a bank is supposed to represent the accumulated wealth of its community. Cheap equipment indicates a poor or cheap bank in the eyes of many."

Deposits, as a matter of cold figures, have in most cases shown positive and important increases, judging from the answers to question three. While a number of those questioned merely replied that deposits had increased, others gave actual figures.

Deposits of one bank, for example, increased from \$6,500,000 to \$9,500,000 since the erection of a half-million dollar building. Another's deposits increased from \$6,000,000 to \$12,000,000. Still another reported an increase of \$1,500,000 and another an increase of forty per cent.

It would be a fallacy to state that all of these increases were due to the new buildings. There were undoubtedly other factors; but all things being equal, the bank with attractive quarters and up-to-date modern equipment secures the most business.

Of course, it must be borne in mind that, to be successful, the preliminary planning of a banking room must receive competent consideration. In order to insure the greatest facility and economy of operation, it is necessary that the designer and builder have thorough knowledge of the routine procedure of the bank-

ing business. A bank building may be most impressive in appearance, yet possess faults of arrangement which will cause permanent inconvenience and dissatisfaction to its occupants.

There is a real commercial value in properly housing a banking institution. Better facilities increase the loyalty of old customers and attract new accounts. They make for greater efficiency among employees and make pleasanter for customers their transactions with the bank. They increase public confidence in the soundness and strength of the institution. The obvious answer is: Build Now!

A. C. W.

Editor of the Record and Guide:

Landlords who attempted to put a stop to frequent removals from medium class apartments by requiring tenants to sign a year's lease often found this policy unsuccessful for the reason that those people who were the most likely to move were without financial responsibility. A lease like a judgment is only of material value if the money called for can be collected. In some sections of the city there is a class of apartment house tenants who will move to a clean apartment rather than clean house; who will move into a new apartment house erected in their neighborhood so as to have newly decorated rooms.

This is the class of people who made the renting of an apartment absolutely contingent upon free rent on going into it; demanded more free rent when they remained in it six months and not infrequently presented themselves with at least two weeks' free rent on leaving the premises. In this way some people by moving two or three times a year could save two or three months' rent.

The free rent proposition developed into so costly a one that landlords were compelled in self-defense to make a stand against the practice and, in most instances, the free rent was abolished and this removed one reason for frequent removals. The scarcity of new buildings has further discouraged the constantly removing tenant, but the class is still in sufficient numbers, in some sections of the Bronx, for example, to continue the lease question as a live one. Of what advantage to the landlord is a lease if the lessee is not a financially responsible party? And, if a lease is not an effective measure with this class of tenants what can the landlord do to protect himself against the losses incident to constant removals? With higher class residential property the lease is satisfactory, but with lower grade premises, just where protection is needed the most, it has not been found to meet the issue.

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REAL ESTATE NEWS OF THE WEEK

Numerous Pieces of Property Change Hands—Hotel Wellington Bought by Tenant—Other Realty Reports

SEVERAL important deals were consummated this week in what was a particularly active market. Paramount in the sales of the week was the sale by the Welham Company, composed of Charles F. Rogers and Henry Forster, of the Hotel Wellington at Seventh avenue and Fifty-fifth street to Miss Mina E. Fritts, who as lessee has been operating the hotel for the past four years. Title to the property will be taken by the Hotel Wellington Corporation which was incorporated at Albany this week with a capital of \$10,000.

Another sale of interest was that of the entire block front on the east side of Park avenue between 130th and 131st streets by the Keats Company to the J. M. Horton Ice Cream Company as the site for a factory building. This property was acquired by the selling company eleven years ago and a portion of it on Lexington avenue was sold off. A lease of the remaining property was made with the Wells, Fargo Express Company last month for a long term, but this lease has been canceled. Tenement property on the lower east side figured in the sales of the week. The Lawyers Mortgage Company sold to individuals a five-story building at 122 Chrystie street northeast of Broome street, and 422 East Fourteenth street, a five-story building with stores. Eugene A. Walsh sold for the Pescatore Realty Company to the Crane Company, of Chicago, the entire unimproved block front on the west side of Park avenue from 134th to 135th streets with a frontage of 200 feet on the avenue and 90 feet in each street. The use to which the site will be put has not been divulged, but it will undoubtedly be improved to meet the demands of the new owner.

Other sales involving important properties in various parts of the city were made by the Economy Realty Company, which sold to Directors' Realty Holding Company representing Randolph Jacobs and Everett Jacobs, the nine-story apartment house at 152 to 160 West 87th street on plot 82.8x100; by William B. May & Company for United States Trust Company of the modern six-story marble front residence at 824 Fifth avenue, between 63d and 64th streets on plot 25x120, and held at \$300,000; by William B. May Company for the Residence Realty Company to P. F. Rothermel, Jr., of the five-story English basement residence at 105 East Seventy-third street on lot 21x102.2.

Leasing has continued good and there is a great demand for lofts, offices and residential space in all parts of the city. Leases made this week in the mid-town Fifth avenue section attest the fact that new classes of tenants find this section particularly attractive. Brett & Goode leased entire floors in the new building at 6 and 8 West 48th street to the American Gem & Pearl Company and to Jacob Mehrlust, jewelers now downtown; other tenants for space in the same building are Paralta Players, Inc., motion picture producers; First National Exhibition Circuit and E. O'Donovan, retail dressmakers. Flintlock Realty Company, of which J. P. Morgan is president, leased through Henry Hof and Maclay & Davis the five-story fireproof garage comprising 12,000 square feet and the two five-story tenements at the northwest corner of 47th street and Second avenue covering a frontage of 2,276 feet in Forty-seventh street, 100 feet on Second avenue and running 300 feet deep to the Mayer, Daxe Company at an aggregate rental of \$534,000 for twenty-one years.

LEGAL NOTES AFFECTING REALTY

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

Change of Street Grade.

The New York Appellate Division holds, *Corning v. O'Neill*, 167 N. Y. Supp. 743, that though the right of access of an abutting owner to his premises is covered by Railroad Law (Consol. Laws, c. 49), §92, providing for the acquisition of lands and easements by condemnation to avoid and eliminate grade crossings, the mere change of grade of a street, or closing it altogether at some point not in front, but beyond the premises, does not entitle him to damages. Where a dangerous grade crossing of a railroad was eliminated, and an owner whose premises were south of and adjoining the right of way of the railroad was given an improved street in its place, though it was a little farther from the premises to the intersection of the improved street with another than formerly, the street facilities being better and safer, the owner was not entitled to damages for closing of the street beyond his premises.

Mortgages—Priorities.

A plaintiff in a foreclosure action cannot cut off a title or lien which is, in fact, prior to its mortgage by making the holder a party under the general allegation that the defendant has or claims some lien or interest in the mortgaged premises which is subsequent to the plaintiff's mortgage, and a judgment by default in such a case does not affect the lien or title which is, in fact, prior to the mortgage. But the question whether a mortgage was superior to a conveyance from the mortgagor to the defendant may properly be litigated in such an action. A mortgage made after, but recorded before, a deed given by the mortgagor to other parties, is su-

perior thereto, if the mortgagees were holders for a valuable consideration without notice. *Smith v. Pure Strain Farms Co.*, New York Appellate Division, 167 N. Y. Supp 877.

Earnest Money Contract.

In an action to recover sums due on an earnest money contract for the sale of real property, it appeared that the plaintiff contracted to sell to the defendant and the defendant agreed to purchase the property for a consideration of \$10,000, and as a part of the consideration agreed to assume a mortgage of \$5,200 recited as then being on the property. There was then upon the property a mortgage of \$5,500, and it was the only mortgage. Conceding that the plaintiff under a proper allegation might show his ability to reduce the mortgage to \$5,200 and give good title at the time of the decree subject to a mortgage indebtedness of \$5,200, and upon a proper offer of proof or tender might have specific performance, the Minnesota Supreme Court, *Lindstrom v. Helk*, 165 N. W. 873, held that he was not entitled to relief in the absence of an affirmative showing.

Residence District Ordinance.

The New York Court of Appeals holds, *Anderson v. Steinway*, 117 N. E. 575, affirming 178 Appl. Div. 507, 165 N. Y. Supp. 608, that specific performance will not be decreed as to a contract to purchase land on condition that it could be used for business purposes, where an ordinance was subsequently passed making the district in which it lay a residence district, even if the ordinance could be declared unconstitutional in an action for that purpose.

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. 319.—Can you give me any important reason relating to landlords' liability for heat, etc., growing out of the recent coal shortage.

Answer No. 319.—Perry-Freedman Co. vs. Murphy, 169 N. Y., Supp. 74, decided by the Appellate Division, March 8, 1917. The lease was an apartment, and it was proved that there was almost an entire want of heat during the tenancy. The rent was payable on the first of each month in advance. The tenant vacated on January 10th; it was held he had no defense to an action for the rental for January, and he had interposed no counterclaim; therefore, judgment for the tenant was reversed.

Question No. 320.—Can a landlord compel a tenant to vacate his property because of children, although the children were not born until after tenant leased the property?

Answer No. 320.—Not unless there is a clause in the lease giving such a right to the landlord.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 39 as against 26 last week and 22 a year ago.

The number of sales south of 59th street was 14 as compared with 13 last week and 10 a year ago.

The sales north of 59th street aggregate 25 as compared with 13 last week and 12 a year ago.

From the Bronx 7 sales at private contract were reported as against 13 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 555 of this issue.

Woman Buys Hotel Wellington.

Miss Mina E. Fritts, who as lessee has been operating the Hotel Wellington, at Seventh avenue and 55th street, for the past four years, has purchased the property, which is valued at \$700,000. Miss Fritts is also proprietress of the Iroquois in West 44th street, and will continue both places under her management. The seller of the hotel is the Welham Company, composed of Charles F. Rogers and Henry Forster. They had owned the property for a number of years and turned it over to the holding company six years ago. That year they leased the hotel to the J. F. Champ- lin Hotel Company for a period of fifteen years at a rental of \$46,000 per annum and taxes. Two years later this lease was surrendered, and subsequently the hotel came under the management of Miss Fritts. The Wellington is one of the best known groups of high-class hostleries put up many years ago just south of Central Park. It is known as 861 to 871 Seventh avenue, with an "L" to 151 West 55th street, surrounding the northeast corner of those thorough- fares. The structure is twelve stories high and stands on a plot fronting 75 feet on Seventh avenue and extending back 125 feet, the 55th street "L" being twenty-five feet wide. It is located on the block below Carnegie Hall, and ad- joins on the south the old Glenmore Hotel, while on the east is the Hotel Laurelton. Diagonally opposite, at the northwest corner of Broadway and 56th

street, is the old Grenoble Hotel site, which is to be improved by Joseph J. Lannin with a \$4,000,000, twenty-one story hotel, to be known as the Marne, to commemorate the great battle. Title to the Hotel Wellington will be taken by the Hotel Wellington Corporation, which was incorporated at Albany this week with a capital of \$10,000. Alfred Lockwood Brown, of the law firm of Fletcher, McCutcheon & Brown, represented Miss Fritts in the purchase of the property.

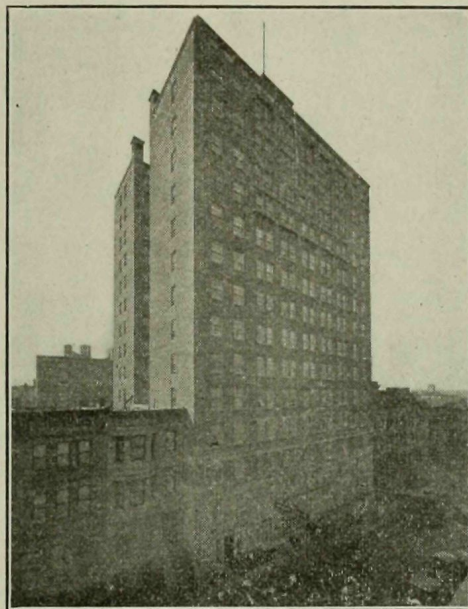
East Side Tenements Sold.

Tenement property on the lower East Side was involved in two deals made by the Lawyers' Mortgage Company this week. Individual investors rather than corporations or investors figured in the deals. Through S. Pasquale the com- pany sold 122 Chrystie street, northeast of Broome street, a five-story building with stores, on plot 75.4 x 26.6. This house and two adjoining ones on Broome street were taken over in fore-

closure last month. The Lawyers' Mort- gage Company also sold 422 East Four- teenth street, a five-story building with stores, on plot 25 x 103.3, located 294 feet east of First avenue. David Vogel was the broker.

Staten Island Waterfront Sold.

Harrison S. Colburn Company sold for the estate of the late John H. Starin the waterfront property at the foot of Jersey street, New Brighton, Staten Island, fronting 247 feet on the Kill Von Kull, close to upper New York Bay. It was held at \$70,000. The tract is located opposite the International Nickel Plant and the Standard Oil refinery at Bayonne, and has been owned by the Starin interests for over forty years. It was a landing place for the old Starin line of steamers plying between Man- hattan and Staten Island twenty-five years ago. The new owner is the Tanner-Gross Company, which is erect- ing a dock and warehouse on it. Resi- dents of New Brighton have formed a



Fourteen-story Apartment Hotel, 228-236 West 71st Street, Hartwood Holding Co., Inc., Owners; Emery Roth, Architect; Bing & Bing Construc- tion Co., Builders; Oberg, Blumberg & Bleyer, Electrical Contractors.

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committee, of which Monsignor Charles A. Cassidy, rector of St. Peter's Church, is chairman, protesting against the sale of the property on the ground that it forever closes Jersey street at this end and deprives residents of New Brighton who work in the various plants on the New Jersey shore of a landing place for the launches and other small craft used to convey them to and from their work. A petition has been passed by the local board of Richmond, that the city condemn the property and erect thereon a public dock for the use of the people of Staten Island generally and of New Brighton especially.

Ice Cream Co. Buys Site for Factory.

As a site for a factory building and garage the J. M. Horton Ice Cream Company has purchased the entire block front on the east side of Park avenue, between 130th and 131st streets, owned by the Keats Company, composed of interests identified with the old firms of Mandelbaum & Lewine and Lowenfeld & Prager. The property fronts 200 feet on Park avenue and 122 feet in 130th street. In 131st street it extends from Park avenue over to within 80 feet of Lexington avenue for a distance of 325 feet. The selling company purchased the entire block bounded by Lexington and Park avenues, 130th and 131st streets, eleven years ago and sold off the Lexington avenue end and most of the 130th street frontage, all of which has been improved with flat houses. Last month the Keats Company closed a deal with the Wells Fargo Express Company, whereby it arranged to build a garage on the Park avenue and 131st street corner, which was to be leased for a long term of years. That lease

has been cancelled. The Horton Company paid all cash for the property, which was held at \$175,000. Slawson & Hobbs negotiated the transaction.

Sale in Lenox Hill Section.

Continued activity in the sale of private dwellings in the Lenox Hill section was manifested in the sale on Monday to P. F. Rothermel, Jr., of the five-story English basement residence, on lot 21 x 102.2, at 105 East 73d street. The seller was the Residence Realty Company. William B. May & Company negotiated the sale of the property, which was held at \$100,000. The property adjoins the house built by Oakleigh Thorne at the northeast corner of Park avenue, which was sold last year to Frank Gray Griswold, who is now occupying it. Mr. Rothermel's neighbors on the Park avenue side are Arthur Ryle and Adele Q. Brown, while to the east are the homes of Norman Hapgood, Charles H. Russell, Ethel K. Crane and Alfred Jaretzki.

School Buys in Bronx.

A sale of forty-five city lots in the Riverdale section of the Bronx was consummated this week by the Newton Land Association with Riverdale Country School. This transaction was started considerably over a year ago, before the declaration of war by the United States, but closing of the title has just been effected.

By this purchase Riverdale Country School adds to the holdings upon which it has erected during the past year, at a cost of \$150,000, a beautiful, modern school building, designed by McKim, Mead & White. The property owned

by the school, through the Riverdale Country School Realty Company, Inc., now embraces over one hundred city lots overlooking Van Cortlandt Park and extending from Fieldston Road on the west to the Albany Post Road on the east, between West 252d street and West 253d street, one of the largest unbroken tracts occupied by any educational institution within the city. The value of the property is now placed at a quarter of a million dollars.

The sellers were represented by Joseph P. Day, City Judge George Simpson, president of the Newton Land Association, and George Taylor, counsel. The purchasers were represented by Seth Sprague Terry, vice-president of Wm. A. White & Sons, one of the directors of the Riverdale Country School Realty Company, and Frank S. Hackett, head master of Riverdale Country School.

Fifth Avenue Dwelling Deal.

United States Trust Company as trustee sold to a client of William B. May & Company the modern six-story, marble front residence at 824 Fifth avenue. There has been a considerable buying movement of costly private houses of late, and this transaction is but another evidence of the quiet but steady activity in this line of realty. The property just sold covers a plot 25 x 120 between 63d and 64th streets, and has been valued at \$300,000. The purchaser will occupy after extensive alterations are made.

Apartment Properties in Deal.

Directors' Realty Holding Company, representing I. Randolph Jacobs and Everett Jacobs, bought from the Economy Realty Company, of which Charles G. Phillips is president, the nine-story apartment house at 152 to 160 West 87th street, on a plot 82.8 x 100. N. A. Berwin and John L. Parish negotiated the deal. The property adjoins the apartment house known as the La Jacquetta, which was recently acquired by Mrs. Adelaide M. Megeath. From the same seller the Directors' Realty Holding Company also purchased the Avoca, an eight-story apartment house, at the northwest corner of Fort Washington avenue and 170th streets, covering a plot 101 x 95. About \$600,000 was involved in the deal.

Humanitarian Cult Buys.

As the result of a transaction closed on Monday the Humanitarian Cult, now at 1790 Broadway, is to have a fine new home. Mrs. Peter Doelger sold, through Pease & Elliman, to Cora B. Tinken the five-story American basement residence at 266 West End avenue, covering a plot 27.8 x 100, near 72d street. The property has been held at \$125,000. It is understood that the house will be turned over to the cult on easy selling terms by Miss Tinken.

Operator Buys and Sells Apartments.

Frederick Brown, the operator, figured in two apartment house deals on Thursday. The Kingdale Holding Corporation, Paul M. Gomberg president, bought from Mr. Brown the six-story elevator apartment house at 515 West 187th street on a plot 87.6x100. The structure houses twenty-four families and shows an annual rent roll of about \$16,000. It has been held at \$150,000. In another transaction Mr. Brown was the buyer. The property bought were the three apartment houses occupying the entire block front on the west side of Convent avenue, from 151st to 152d streets, and include 480 Convent avenue, a five-story structure on a plot 54x90 irregular at the northwest corner of 151st street, and arranged for fifteen families; 484 Convent avenue, adjoining, five stories, arranged for twenty families, on plot 54x106, and 492 Convent avenue, southwest corner of 152d street, six stories, 108 feet on Convent avenue and 77 feet on 152d street, having accommodations for twenty-four families. The houses are assessed by the City for \$210,000, and were held at \$225,000. Phelps & Damiane and H. J. Rogers were the brokers in the deal.

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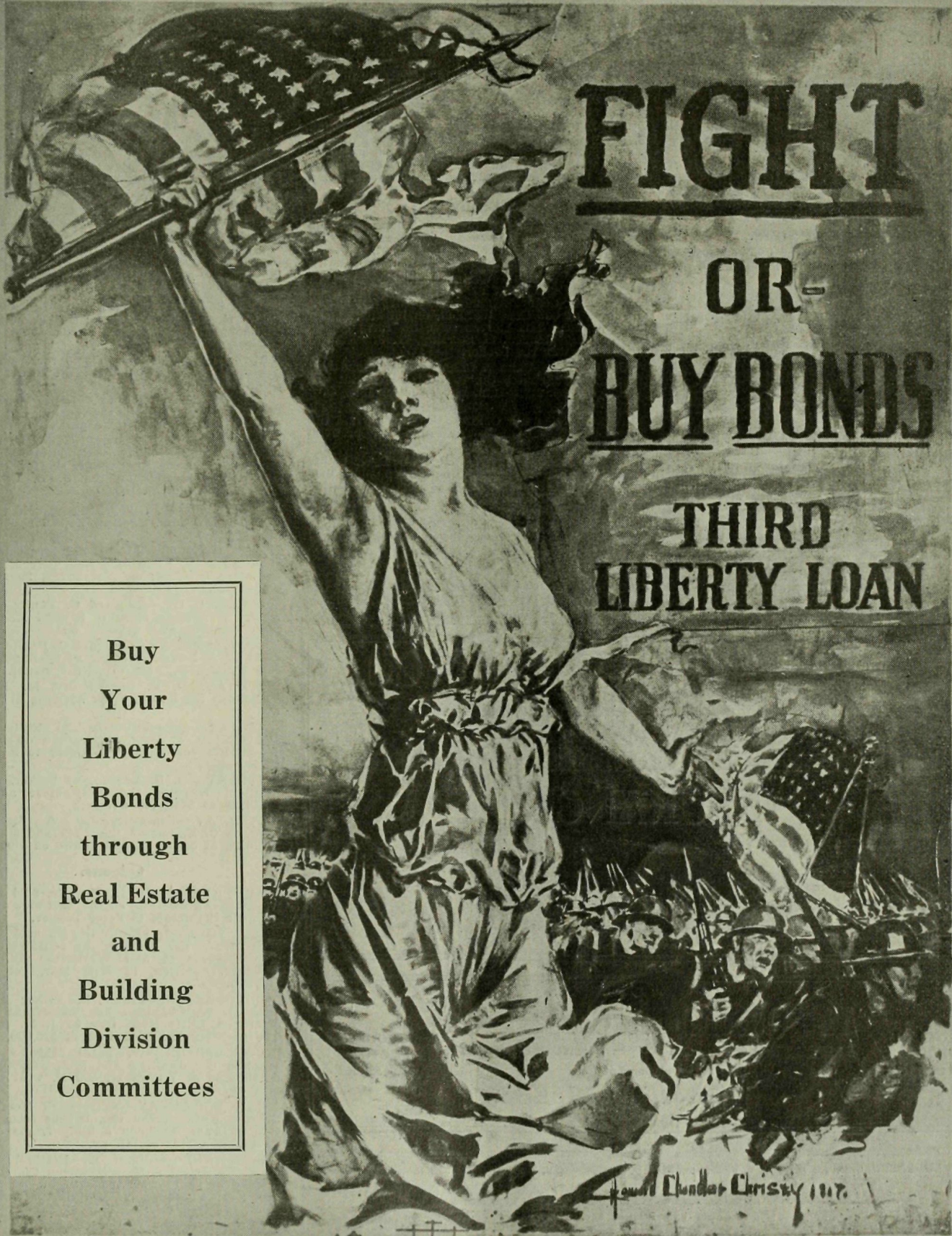
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Manhattan.**South of 59th Street.**

CANAL ST.—Kurz & Uren, Inc., resold for Rosie Klein the 5-sty loft building at 346 Canal st, southeast corner Church st, on plot 25.7x46.8, to William Schwegler.

GREENWICH ST.—Artemus B. Smith, as executor of the estate of Susan A. R. Moses, sold through Asbury Lester 400 Greenwich st, a 5-sty building, on plot 27x100.2, between Beach and Hubert sts.

PERRY ST.—Estate of James Fagan sold through Charles S. Goldsmith the 3-sty brick dwelling at 19 Perry st, on lot 19x75. This is the first sale of the property since 1890.

SOUTH ST.—Cammann, Voorhees & Floyd sold for Calvary Protestant Church 20 South st, near Broad st, a 5-sty building, on lot 28.6x125.

14TH ST.—Lawyers Mortgage Co. sold 422 East 14th st, a 5-sty tenement, 25x115, between Avenue A and 1st av.

45TH ST.—Varick D. Martin purchased from Trustee of the Presbytery of New York and George De Brackeleer the two old buildings at 240 and 242 East 45th st, forming a plot 50x100. A garage improvement is planned for the site, which is assessed at \$28,000. Harry E. Hayes was the broker in the deal.

47TH ST.—Estate of Gustav Schwab sold through William B. May & Co. 31 West 47th st, a 3-sty private dwelling, on lot 23.10x100.5. The property was assessed at \$78,000.

51ST ST.—The 4-sty private dwelling at 34 West 51st st, on lot 21x100, Columbia College leasehold, has been sold by Howard S. Corey to Ida M. Dalrymple.

54TH ST.—S. Reading Bertron sold to Benjamin Nicoll the 5-sty dwelling at 46 West 54th st, on plot 22x100.5.

AVENUE D.—Lawyers Mortgage Co. sold through M. Markowitz the 5-sty front and 4-sty rear tenements at 101 Avenue D, on lot 24.4x115, near 7th st.

PARK AV.—William A. Street sold the 4-sty dwelling, on plot 25x105, at 43 Park av to a client of the Douglas Robinson, Charles S. Brown Co.

North of 59th Street.

64TH ST.—Estate of William Amend sold 154 West 64th st, a 5-sty flat, on lot 20x100. A. W. Miller & Co. were the brokers.

85TH ST.—Congregation Zichron Jeduda is the buyer of the 3-sty building at 350 East 85th st. It will be remodeled into a synagogue.

103D ST.—Frank L. Fisher Co. sold 131 West 103d st, a 5-sty flat.

105TH ST.—Assunta Barretto bought for investment, through David Lion and S. Soraci, from Julian C. Rosenham the 6-sty tenement at 343 East 105th st, on lot 25x100.

109TH ST.—Mae Levy sold 72 East 109th st, a 4-sty single flat, on lot 17x100.11, between Madison and Park avs.

118TH ST.—James H. Cruikshank purchased from Anna Edgar Donald the 5-sty double flat at 31 West 118th st, between 5th and Lenox avs, on plot 25x100. Assessed at \$24,000. Harry Sugarman was the broker.

121ST ST.—Henry Morgenthau Co. sold the 5-sty tenement at 427 East 121st st, on plot 44x100.

127TH ST.—James H. Cruikshank sold to George Kerner the two 5-sty tenements at 208 and 210 East 127th st, between 2d and 3d avs, on plot 45x100. Morris Kerner was the broker.

129TH ST.—James H. Cruikshank purchased the 5-sty double flat at 107 West 129th st, on plot 25x100, between Lenox and 7th avs, assessed at \$21,000.

130TH ST.—John W. Simpson bought from Katherine L. Minifie the 3-sty dwelling at 133 West 130th st, on lot 16.8x100. A. G. Thompson & Co. were the brokers.

136TH ST.—B. W. Smith sold for Lavinia Henry to James Sessons the 3-sty dwelling at 222 West 136th st, on lot 17x99.11.

136TH ST.—A. G. Thompson & Co. sold for Harry Bowman 221 West 136th st, a 3-sty dwelling, on plot 17x99, to Beulah-Wesleyan Methodist Church.

141ST ST.—Louis Bloch sold to the recently organized Ivanhoe Holding Co., composed of W. A. and L. Landesman, the 6-sty tenement at 208 and 210 West 141st st, on plot 60x99.11, located 165 ft. west of 7th av.

LEXINGTON AV.—Joseph F. Seitz sold for Edward Hirsh and Edward Oppenheimer 777 Lexington av.

MADISON AV.—Kurz & Uren, Inc., sold for John Freiman the 5-sty apartment house at 1791 Madison av, between 117th and 118th sts, on plot 25x100, with store and two families on each floor, to Anthony Avenue Realty Co.

PARK AV.—Eugene A. Walsh sold for Pescatore Realty Corp. to Crane Co., of Chicago, the entire block front on the west side of Park av, running from 134th to 135th sts, being 200 ft. on the avenue and 90 ft. in each street.

RIVERSIDE DR.—Frederick Brown bought a strip 7x24 from Erastus B. Treat, of E. B. Treat & Co., publishers, to square out his plot at the southeast corner of Riverside dr and 146th st, which he recently acquired in exchange for the High Cliff, a 6-sty elevator apartment, southeast corner of Audubon av and 177th st.

7TH AV.—Kenway Realty Co., through Louis Bloch, resold to Newman & Alper 2480 and 2482 7th av, northwest corner 144th st, a 6-sty tenement, with stores, on plot 40x100. The sellers bought the property last month at auction in a foreclosure for \$50,100.

Bronx.

SIMPSON ST.—Frank H. Patterson and William Nelson Cromwell, as trustees of Henry B. Patterson, sold 1012 Simpson st, a 5-sty apartment, on plot 40x100, near Westchester av.

135TH ST.—Louis Wagner sold to Forest C. Horton the 4-sty flat at 313 East 135th st, on lot 25x100, near Alexander av; also the 2-sty dwelling at 656 East 165th st, on lot 20x120. In part payment Mr. Horton gave his farm of 100 acres, fully stocked, at Sterling, N. J. Eugene J. Busher was the broker.

UNION AV.—Cahn & Cahn sold for Bond and Mortgage Guarantee Co. to Gustav Schmidt 694 Union av, a 2-sty 2-fam. house, on lot 18.9x95.

BRADHURST AV.—James H. Cruikshank purchased from the Colored Orphan Asylum the 5-sty single flat at 8 Bradhurst av, between 142d and 143d sts, on plot 23x58.

FORT WASHINGTON AV.—Van Dyck estate sold the 5-sty apartment house, on plot 100x95, at the northwest corner of Fort Washington av and 171st st, to Max N. Natanson, through William S. Baker.

TELLER AV.—Schwab & Co. sold for John Holman a 3-sty 3-fam. brick house at 1356 Teller av, on plot 25x83, for cash.

Brooklyn.

BAINBRIDGE ST.—Realty Associates sold the 2-sty brick 1-fam. dwelling at 265 Bainbridge st, on plot 16.3x100.

DAHLGREN PL.—Frank A. Seaver & Co. sold the plot, 50x125, on the easterly side of Dahlgren pl, 150 ft. northerly from 90th st, for Mauray Realty Co.

HANCOCK ST.—Brooks & Momand sold for Bowery Savings Bank the dwelling at 333 Hancock st, recently acquired by the bank through foreclosure.

LAKE ST.—B. J. Sforza sold for Mary E. Roberts the two 2½-sty 1-fam. brick houses in east side of Lake st, from 1st pl to Village rd, on plot 83x140.

VAN SICLEN CT.—Eduoard C. Panitz sold for estate of Thomas Haggerty to Bruno Torn-north the 2-sty 1-fam. dwelling at 1 Van Siclen ct.

19TH ST.—J. D. Ranck & Samuel Galitzka, as brokers, sold for Mable Holmes 1951 East 19th st, a 1-fam. house, semi-detached, on plot 25x100.

50TH ST.—Realty Associates sold the 2-sty brick 2-fam. house at 1136 50th st, on plot 20x54x100.

55TH ST.—Agress Construction sold through O. E. Larson the 2-fam. brick building, with garage, at 920 55th st.

55TH ST.—Bessie Mayhew sold through O. E. Larson the 2-fam. brick building at 762 55th st.

55TH ST.—O. E. Larson sold for Grace Hayes the 2-fam. brick building at 771 55th st.

61ST ST.—O. E. Larson sold for Henry Wolf the 2-fam. brick building, with garage, at 578 61st st; also the 2-fam. building, with garage, at 584 61st st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached brick dwelling, with garage, at 2152 66th st, in the Mapleton district, to George Fox, of Manhattan.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 266 71st st for Georgi-anna Madigan.

73D ST.—Frank A. Seaver & Co. sold the dwelling at 73d st, Bay Ridge, for Catherine Scherer, who took in part payment a 20-acre farm at Pinelawn, L. I.

75TH ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 922 75th st for Mahoney estate.

77TH ST.—Frank H. Malone, as broker, sold the 1-fam. detached cottage, with garage, on plot 50x109, at 249 77th st for Henry T. Hilton. The property was held at \$13,500.

77TH ST.—Henry T. Hilton sold to a client of Frank H. Malone the 1-fam. cottage at 240 77th st, on plot 50x100. The house was held at \$13,500.

81ST ST.—O. E. Larson sold for Arthur Blot a plot, 29x100, at the northwest corner of 81st st and 4th av.

BAY RIDGE PARKWAY.—James Watters sold for Louise A. Kinkel the 1-fam. stone front dwelling at 436 Bay Ridge parkway (75th st).

COLUMBIA HEIGHTS.—Travis H. Whitney of the Public Service Commission, bought through Chauncey Real Estate Co. for his home, 212 Columbia Heights, the S. B. Chittenden mansion, on plot 25x100.

LEWIS AV.—Realty Associates sold the 2-sty brownstone 1-fam. dwelling at 385 Lewis av, on plot 20x40x90.

NEW UTRECHT AV.—I. Salzberg sold for D. Donagan to N. Klein 5324 New Utrecht av, a 3-sty store building, on plot 20x85, 29 ft. north of 54th st.

SCHENCK CT.—Eduoard C. Panitz sold for Albert W. Schede et al to Samuel McNeill the 2-sty dwelling at 6 Schenck ct.

SUNNYSIDE AV.—Eduoard C. Panitz sold the 2-sty brick 2-fam. dwelling at 98 Sunnyside av for William A. Abel to Alfred Bauer.

6TH AV.—O. E. Larson sold for Elizabeth Tomsuden the 3-fam. brick building at 5525 6th av.

6TH AV.—John Pullman Real Estate Co. sold 197 6th av, a 3-sty brownstone dwelling, on lot 20x100, for William J. Corry to Miss Carol C. Doepker.

7TH AV.—O. E. Larson, as broker, sold for William Wharton the 2-sty store and brick building at 5415 7th av.

7TH AV.—Himmelreicher & Stam sold through O. E. Larson the 2-sty and store brick building at corner of and known as 5402 7th av.

Queens.

ARVERNE.—Lewis H. May Co. sold for Morris Stadler a dwelling on the west side of Swann pl, near the ocean, to Peter Tessler.

BAY SIDE.—J. Wilson Dayton sold for Clifford Bruce the property at southwest corner of Chambers st and Warburton av, in the Bellecourt section, to Mrs. Margaret Watson Dobbyn.

DOUGLASTON.—Frank L. Fisher sold for Miss D. W. Chapman her waterfront country estate on Little Neck Bay to J. M. Rothwell. The property has been held at \$25,000.

DOUGLASTON.—W. Yates sold to N. McGlashan the dwelling and plot, 57x200, in the north side of Willow st, 500 ft. west of Prospect av.

FAR ROCKAWAY.—Adirondack Hotel Corp., through Hatch-Gazan Co., bought from the estate of Anna Shannon a 3-sty frame dwelling on the east side of 9th av.

FLUSHING.—William E. Mitchell sold to Clark Electrical & Manufacturing Co. the brick factory at 22 to 26 Vanderbilt av, on plot 75x100, near Flushing av. Bulkley & Horton Co. negotiated the sale.

FLUSHING.—L. I. Cooper sold to A. Conover the dwelling and plot, 60x113 ft., at the southwest corner of Osgood pl and Whitestone av.

FLUSHING.—Giuseppe Aquino and Antonia Gandio purchased from Michael Murtha the 2-fam. dwelling at 50 Pine st. J. Albert Johntra was the broker.

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HOLLIS.—J. Hrostoski sold to S. R. Hardy the dwelling and plot, 50x125, on the north side of Chicopee av, 75 ft. west of Carpenter av.

JAMAICA.—S. R. Gomersall sold to E. Sullivan the dwelling and plot, 30x100, on the south side of DeGrauw av, 355 ft. west of Victoria st.

JAMAICA.—Van Brunt Realty Corp. sold to A. Stiehl the dwelling, on plot 34x73, in the south side of Windom st, 75 ft. east of Lott av.

JAMAICA.—Mrs. Homer Wise sold to J. Noah H. Slee, president of the Three-in-One Oil Co., a dwelling with garage, on plot 100x200, on Doden la, 300 ft. west of Jamaica av.

JAMAICA.—C. J. L. Cords sold to M. Zeller the dwelling, on plot 40x100, in the north side of Shipley st, 140 ft. east of Forest Parkway.

JAMAICA.—M. P. Gregory sold to M. P. Gordon the dwelling and plot, 50x100, in the east side of Orchard st, 264 ft. north of Highland av.

JAMAICA.—J. Corcoran sold to E. Klausner the dwelling and plot, 40x100, on the west side of Woodland av, 80 ft. south of Brandon av.

LONG ISLAND CITY.—Roman-Callman Co. leased the property owned by the Corn Exchange Bank in Front st to H. C. Mallory, for the development of a new industrial enterprise.

MASPETH.—B. A. Gresser sold to A. E. E. Bohnhoff the dwelling and plot, 51x100, at 102 Fisk av.

MORRIS PARK.—Irving Holding Corp sold to L. A. Cox, who transferred it to F. Dold, the dwelling and plot, 30x92, on the east side of Johnson av, 210 ft. north of Belmont av.

RICHMOND HILL.—F. B. Magee sold to Arthur Hull a plot, 95x100, at the northeast corner of Orchard av and Elm st.

RIDGEWOOD.—Joseph Fallert Brewing Co. sold to R. Sihler the store and dwelling on the east side of Webster av, 358 ft. south of Central av.

ROCKAWAY BEACH.—A. Johannsen sold to R. Cohen a plot, 50x102, at the northwest corner of the Boulevard and Kneer av.

ROCKAWAY PARK.—Rockaway Park Realty Co. sold a house on North 9th av for E. C. Bingham to M. H. Hauser, and for B. Goldberg a house on North 10th av to Sol Frank and Joseph Gerson.

WOODHAVEN.—C. Hasenflug sold to M. Magerle the dwelling and plot, 40x100, on the west side of Vandevveer av, 358 ft. south of Jamaica av.

WOODHAVEN.—J. F. Reichard sold to V. H. Beadle the dwelling on the south side of Tower pl, 150 ft. east of Freedom av.

Richmond.

MARINERS HARBOR.—W. S. E. Hall sold for Frank G. Burger the cottages at 143 and 145 Simonson av, and in conjunction with M. J. Hughes 139 and 141 Simonson av.

Nassau.

GREAT NECK.—Baker Crowell, Inc., sold the Charles Laing estate, near the links of the Great Neck Golf Club, to Mrs. Margaret V. Thirtle.

Westchester.

PELHAM.—Fish & Marvin, through their Pelham office, sold for Mrs. C. C. Merritt of Larchmont her residence on Colonial av to Eugene Krustal.

YONKERS.—Hudson River Country Club purchased the 9½ acre tract, with a 3-sty dwelling, at 1039 North Broadway, formerly the home of the late Eugene C. Clark. The property has been held at \$100,000.

YONKERS.—James H. Cruikshank sold to Walter B. Dixon the plot of lots, 75x100, on Slater av, Colonial Heights.

YONKERS.—Thomas S. Burke sold for Elliott G. Kingsbury to Vance R. Dittman his dwelling at 98 Devoe av, in the Van Cortlandt Crest section.

SCARSDALE.—Fish & Marvin sold for Cornelius B. Fish property on "The Grange." The property consists of one acre of land on which there are a Dutch Colonial house and a two-car garage. The place was held at \$30,000.

Out of Town.

MONTCLAIR, N. J.—Louis Schlesinger, Inc., sold the Colonial residence at the corner of Beverly rd and Montclair av to Ruben Haas of New York, president of the R. L. Haas Lumber Co., factors in ship lumber.

NEWARK, N. J.—Louis Schlesinger, Inc., sold the property at 23 to 25 Sylvan av, consisting of a 3-fam. dwelling, on plot 35x105, containing 16 rooms and improvements, for Smith estate, and again resold by the same broker to John Gennari.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman sold for John S. Rice his residence in Kathawood Park to James Spence Wilson.

RECENT LEASES.

J. P. Morgan Company Leases.

Flintlock Realty Company, of which J. P. Morgan is president, leased, through Henry Hof and MacLay & Davis, the five-story, fireproof garage, comprising 120,000 square feet, and the two five-story tenements at the northwest corner of 47th street and Second avenue, covering a frontage of 2,276 feet in 47th street, 100 feet on Second avenue and running 300 feet deep. The lessees are Mayer, Daxe & Company, who are to pay an aggregate net rental of \$534,000 for a period of twenty-one years. This property was formerly used

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REAL ESTATE Manager or Collector for high-class apartment house or hotel; experienced and first-class references; offers his service to owners or real estate agents. **R. RICHTER**, Hotel Cecil, 118th St. and St. Nicholas Ave.

FOR SALE—109-acre farm on main State road, between Metuchen and New Brunswick, N. J., near Pennsylvania Station; express and local trolley. **H. BECKER**, 868 East Tremont Ave., Bronx.

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as a brewery, and was acquired through foreclosure by the selling company in 1911. Herman R. Elias represented the tenants, and Carter, Ledyard & Milburn the landlord, as attorneys.

Complex Leasing.

William Pierre Jockin, in conjunction with Harris & Vaughan, has just successfully concluded negotiations which will permit the fast growing Union Carbide Company to expand their quarters in the 42d Street Building by obtaining possession on May 1st of the sixteenth floor in this structure. The same brokers have leased for a long term of years to Crocker Brothers, who held a lease of these premises, expiring May, 1921, the entire seventeenth floor of the new building, at 21 East 40th street, at an annual rental of approximately \$10,000. In order to consummate the lease of this floor it was necessary to obtain a cancellation of C. I. Hudson's lease of part of it and induce the C. K. Comstock Company, who occupy two floors in the same building, to sublet offices to the Hudson Company.

Lease Second Avenue Garage.

Henry Hof has leased for the Flintlock Realty Company, J. P. Morgan, president, the entire five-story, fire-proof garage, comprising 120,000 square feet, and including the two five-story tenements at the northwest corner of 47th street and Second avenue, being in size 227 feet and 6 inches in 47th street and 100 feet on Second avenue, and running 300 feet deep on the interior portion of the lot. The lessees, Mayer, Daxe & Co., Inc., will operate same after extensive alterations are made. The aggregate net rental for a term of twenty-one years is \$534,000. This property was formerly used as a brewery, and was acquired through foreclosure by the Flintlock Realty Company in 1911. Herman R. Elias represented the tenant. MacLay & Davies and Carter, Ledyard & Milburn represented the landlord.

Jewelers Moving Uptown.

New classes of tenants are rapidly moving into the mid-town Fifth avenue, as attested by the leases this week by Brett & Goode of entire floors in the new building at 6 to 8 West 48th street to the American Gem and Pearl Company, now at 14 Church street, and to Jacob Mehrlust, also a jeweler, now at 12 John street. The same brokers also leased floors in the same building to the Paralta Plays, Inc., moving picture producers to the First National Exhibition Circuit, and to E. O'Donovan, retail dressmakers.

Lease Garage from Plans.

Ames & Company have leased from the plans the garage to be erected by Clarence S. Nathan at the southwest corner of Greenwich avenue and West 12th street. This garage, which fronts 67.5 feet on Greenwich avenue and 118.4 feet in West 12th street, is to be erected under the plans and personal supervision of George M. McCabe, architect. The main floor of the building is to be for the exclusive use of commercial cars, while the upper floor will be devoted to pleasure cars. The property has been in the Nathan family for 200 years, and comprised part of the country seat of Mr. Nathan's great grandfather. Work on the new construction will begin May 1st.

Manhattan.

AMES & CO. leased for Larkin Lumber Co. to Joseph Paolicelli the 3d loft at 630 to 632 1st av.

AMES & CO. leased from the plans to a client the garage to be erected by Clarence S. Nathan at the southwest corner of Greenwich av and West 12th st. This garage, which will front 67.5 ft. on Greenwich av and 118.4 ft. on West 12th st, is to be erected under the plans and supervision of George M. McCabe, architect. The property has been in the Nathan family for 200 years, and comprised part of the country seat of Mr. Nathan's great-grandfather.

JAMES S. ANDERSON & CO. rented a floor at 84 Nassau st to William A. Jensen.

BRETT & GOODE CO. leased for Milton Rosenberg the 11th floor at 150 to 156 Lafayette st, containing over 10,000 sq. ft., to H. E.

Boucher Mfg. Co., which is engaged in special work for the United States Navy.

THE BRETT & GOODE CO. leased space at 147 to 151 Lafayette st to Vincent Ciocia; at 51 West 45th st to Hubert and Victorine B. Santini; and at 39 Great Jones st to Collin Bros. and Sarna Co.

DANIEL BIRDSALL & CO. rented the store, basement and sub-basement at 369 Broadway to Salomon Stern, Ltd., of America, for an office and salesroom.

CUSHMAN & WAKEFIELD, INC., leased a suite of offices in the new Equitable Trust Building, 45th st and Madison av, to J. W. Black & Associates; also at 50 East 42d st a suite of offices to the Building Industries of New York; also a large suite of offices to American Steam Conveyor Corp. at 108 and 110 West 40th st; and space at 280 Madison av to Barnes & McNamara.

DUROSS CO. leased for B. F. Bloomfield, of Saratoga Springs, N. Y., the 6-sty warehouse at 250 to 252 West 27th st to Commonwealth Warehouse Co., Inc., for 10 years.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 19 rooms and 5 baths at 270 Park av, covering the entire block bounded by Park and Madison avs, 47th and 48th sts, to Dr. James C. Ayer.

DOUGLAS L. ELLIMAN & CO. leased a loft at 14 East 46th st for Livingston Phelps to Cortina School of Languages; and for Secretary of the Treasury William McAdoo his house at 13 West 48th st to Emma D. Hart.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for Dr. Charles V. Paterno to Mrs. Benjamin; also an apartment at 815 Park av, corner 76th st, for Trauts Realty Co. to E. J. Phillips; also an apartment at 157 East 81st st to Dr. Robert L. Hutton; and renewed the following leases from October 1: at 840 Park av for Frederick Johnson to Mrs. M. F. Rafferty; at 122 East 82d st to Howard Froelick; at 383 Park av to Miss Lavinia R. Graves; at 471 Park av to Miss Julia R. Tutwiler; and at 43 East 62d st to Joshua A. Hatfield.

J. B. ENGLISH leased for A. M. MacLay to Jacob Orgel the store at 747 7th av.

JAMES J. ETCHINGHAM leased the store and basement at 1916 Broadway to the Lincoln Lunch Room; also for estate of Louis Schlesinger the store and basement at 148 Amsterdam av to Joseph Regalo, and for Slawson & Hobbs the store at 3334 Broadway to Joseph McMahon.

FRANK L. FISHER CO. leased to Dr. Margaret P. Brewster an apartment at 524 Riverside dr.

FRANK L. FISHER CO. leased to Samuel Pollock a ground floor store at 707 East 156th st.

FRANK L. FISHER CO. sub-leased for Wray W. Allen his apartment at 749 West End av to Chas. G. Willoughby.

GOODWIN & GOODWIN rented for A. Moses to Sarah Sullivan the 3-sty private dwelling at 162 West 130th st.

HERALD LUNCH CO. leased from Stonemor Realty Co. the property at 12 South st for 10 years from May 1, 1919; also from Teresa R. O'Donohue the property at 190 West st for a similar term, from May 1, 1918.

M. & L. HESS, INC., leased the 16th floor at 902 to 906 Broadway, northeast corner of 20th st, containing 16,000 sq. ft., to the Anti-Saloon League, for executive offices.

M. & L. HESS, INC., leased the 10th floor at 257 to 265 West 17th st to Sweets Co. of America; also the 9th floor at 6 and 8 20th st to M. Feinberg.

M. & L. HESS, INC., leased for Graylock Realty Co. the 6-sty building at 8 1/2 to 12 Jones st, on plot 75x100, containing 52,500 sq. ft., to Lindeman & Sons Piano Co. The lease is at an aggregate rental of \$125,000.

HENRY HOF leased for Boylston Brothers for 15 years, with a 10-year renewal, the 5-sty garage at 142 East 41st st to the Kips Bay Garage Co., Inc.; also for P. Purcell the store at the southeast corner of 2d av and 40th st to Andrew Davey.

HOUGHTON CO. leased the 4-sty dwelling at 245 West 72d st, between Broadway and West End av, for 5 years to Georgena Smythe.

HOUGHTON CO. leased for Louise A. Hopf the 3-sty dwelling at 128 Manhattan av, between 105th and 106th sts, to Katherine Woodward.

HOUGHTON CO. leased to Mary E. Gavin the 4-sty dwelling at 59 West 96th st for James Henry Dowd, Thomas M. Dowd and Nellie Ferguson.

SAMUEL H. MARTIN sublet for Esta Water Auxiliator Co., Inc., the building at 248 West 60th st to Morris Greenspan.

PAYSON McL. MERRILL CO., INC., leased an apartment at 161 East 79th st to Hubert McDonnell, at 200 West 57th st to Puzant K. Costikyan, and with Douglas Robinson, Charles S. Brown Co., a large duplex apartment at 823 Park av to Thatcher M. Brown, of Brown Brothers & Co.

GEORGE V. McNALLY rented for Rev. George A. Branigan of Defiance, Ohio, to Patrick Parker the store and basement at 153 Amsterdam av.

CHARLES F. NOYES CO. leased offices at 42 Broadway to Dickerman & Englis; about one floor at 25 Pine st to Interstate Appraisal Co., Inc. and N. Y. Lignolithic Corp.; at 52 and 54 Maiden la offices to Hipp Diedesheim & Bros., R. E. Boyd and Manufacturing Jewelers' Export Co.

CHARLES F. NOYES CO. rented for Robert Kelley Prentice the building at 191 Front st. near Fulton, for 5 years from May 1 at an increase of 35 per cent. in the rental.

CHARLES F. NOYES CO. leased the 10th floor at 543 Broadway to Starling Hat Co.; the 7th floor at 257 and 259 William st to Engraved Products Co., Inc.; the 2d floor at 221 Pearl st to Aaron Abramson; the 2d floor at 253 and 255 Church st to Eclipse Supply Co.; and subleased for the estate of Samuel Rubin the 4th floor at 116 Duane st to Bernard Lebovitz.

CHARLES F. NOYES CO. leased offices in the Masonic Building, at 23d st and 6th av, to Lincoln & Parker Film Co.; also in the same building to Temple Dress Co.; and for Maclay & Davies, agents, leased a suite of offices at 140 Nassau st to International Alcohol Corp.

S. OSGOOD PELL & CO. leased for George Heinlein the fireproof garage now nearing completion at 303 to 307 West 128th st, between 8th and St. Nicholas avs. The building has five floors, and the lease runs for 21 years. The lessee, a corporation not yet formed, has not decided whether it will run the garage itself or sublease.

PEASE & ELLIMAN leased for estate of Amos F. Eno the 4-sty dwelling at 28 5th av, between 9th and 10th sts, to F. O. Roe, vice-president of the Mechanics and Metals National Bank.

PEASE & ELLIMAN leased for Mrs. E. A. Ashley to Mrs. C. C. Gaffney the 3-sty dwelling at 342 West 75th st, between Broadway and West End av.

PEPE & Bro. leased apartments at 123 to 125 Waverly pl for 123-125 Waverly Place Realty Co., Inc., to Miss N. N. Post, Mr. Corlis Giles, Mrs. Sam Rand, Miss Sarah H. Judson, Mrs. Flora Luter, Mrs. F. R. Day, Mr. Thomas F. Shields, Miss Evelyn Norden.

L. J. PHILLIPS & CO. rented a furnished apartment at 230 West 79th st to Captain J. Milton Hill for J. B. Scott.

L. J. PHILLIPS & CO. rented an apartment at 233 West 83d st to Henry Menge.

L. J. PHILLIPS & CO. leased an apartment at 135 Central Park West to J. L. Buttenwieser.

L. J. PHILLIPS & CO. leased stores in the Arcade Building, known as 3803-A Broadway and 3805-A Broadway, to Martin Bartos and Louis Schoen.

L. J. PHILLIPS & CO. leased apartments at 568 West 149th st to Dr. George Walters, and to J. L. Buttenwieser at 135 Central Park West.

QUEENS, OZONE PARK.—Wiggins & Cairns leased to C. F. Hayes through American Bureau of Real Estate a residence on Clinton st.

GEO. R. READ & CO., in conjunction with Charles Konheim, subleased to Schaefer's Studio, Inc., the store and basement at 122 East 14th st.

GEO. R. READ & CO. rented for John Jacob Astor offices at 52 Broadway to Samuel Fleischman.

GEO. R. READ & CO., in conjunction with Charles Konheim, subleased the store and basement at 122 East 14th st.

GEORGE ROSENFELD CO., INC., leased the rear portion of the 4th floor at 31st and Madison av.

ROWANTREE-SCHLEY CO. leased to Almax Manufacturing Co. loft at 103 5th av; at 21 East 17th st to Isaac and Abraham Korostoff, and with E. H. Ludlow & Co. loft at 401 Lafayette st to Seaman Hat Co., Inc.

SCHINDLER & LIEBLER leased for Hoguet estate the 4-sty private dwelling at 150 West 77th st to a client of Houghton Co.

LOUIS SCHRAG leased for Samuel Reigler the 3d loft at 210 East 23d st to Brew Coat & Apron Supply Co.; for Mary E. Jones the 1st loft at 506 6th av to Frank Tafuri; and with Carstein & Linnekin the 2d loft at 37 West 19th st to Belkar Dress Co.

JOSEPH T. SEITZ leased for J. Wendt the grade store at 1114 2d av to Harry Kreselstein; also for H. H. Smith 142 East 55th st to Otto Newbacker.

LOTON H. SLAWSON CO. leased for Albert B. Ashforth, Inc., a suite of offices at 105 West 40th st to Dioradin Co.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased to New York Waist House, Inc., space in the Einstein-Wolff Building, corner of Broadway and 25th st, at a rental aggregating \$50,000; also to Bird Fastener Co. space at 225 5th av, and to La France Novelty Co. the top floor of J. L. Mott Building, 5th av and 17th st.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for Louis Rubinstein the store and basement at 205 Canal st to Hardware & Supply Co.; also the 2d loft at 126 Maiden la to T. F. Gregg & Co., manufacturing stationers; also a suite of offices on the 14th floor at 277 Broadway to Miller & Houghton, ship brokers.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased, in conjunction with William C. Walker's Sons, store and basements, containing 20,000 sq. ft., at 14 and 16 Washington pl, corner of Greene st, to Mantle Lamp Co. of America; also a loft at 311 Broadway for the Astor estate to Water Supervision Co., and a loft for Frank P. Kruger to Argyle Co. at 80 and 82 Wooster st.

STEPHEN H. TYNG, JR., & CO. leased the following office space: 5,000 sq. ft. on 5th floor at 381 4th av to the National Assn. for Study and Prevention of Tuberculosis for a long term; office on the 6th floor to Harris Ulanoff and on 5th floor to The Adco, Inc.; at 50 Union sq to Dixie Fruit Products Corp., Hans Hinrichs and Mitchell-Reed Co.; at 31 Union sq to Exeloid Co., Emanuel Solomon, W. & H. Walker, Francis A. Deck, Bernard Katz, Lyons & Zeeman, Rogatz Bros., Cyrus Williams and Otto A. Grundmann, Lutheran Bureau and Francis W. Kurtz & Co.; at 41 Union sq to

Edwin D. Collins, Louis Maisner, Philip J. Lehman, Keystone Minerals Co., J. E. Delbourgo, and a large portion of 4th floor to Astra Sales Co., formerly located in Singer Bldg. at 149 Broadway.

STEPHEN H. TYNG, JR., & CO. leased at 25 Madison av, large space on 14th floor front to Arthur C. Meyer & Co.; also in conjunction with Daniel Birdsall & Co. at 100-2 Worth st the entire 8th floor to the Shaw-Walker Co.; in conjunction with Spear & Co. the entire 6th floor at 18 East 17th st to the Metropolitan Electric Lamp Co.; leased for A. D. Juilliard the store and basement at 32-36 West 18th st to the Globe Mds. Co.; large space at 45 East 17th st to Howard L. Curry; and in conjunction with H. J. Cutner leased the entire 2d floor at 9-11 East 18th st to A. J. Fondeville.

CHARLES B. WALKER, with Niewenhouse Brothers, leased to P. Lorillard Co., tobacco manufacturers, the former school at the southwest corner of Avenue A and 90th st, part of St. Joseph's Asylum property, for 10 years, at a total rental of \$80,000.

WELD & SUYDAM leased for 10 years the west half of the 2d floor at 52 Broadway for John J. Astor of London, England, to Scandinavian Trust Co. at an aggregate rental of approximately \$200,000.

MAURICE WERTHEIM leased for Neefar Realty Co. the northerly store at 423 and 425 Lexington av to the Service Machine Corp. of Chicago, manufacturers of postage stamp vending machines.

MAURICE WERTHEIM leased for Marie A. Mittendorf the 5-sty tenement at 159 East 97th st to Isaac Wagner and Louis Patterson.

WM. A. WHITE & SONS leased 5500 sq. ft. at 153 to 155 Hudson st to Denver Chemical Manufacturing Co., manufacturers of anti-phlogistine.

WM. A. WHITE & SONS leased the store and basement at 596 Park av, south of 64th st, to Daniel Reeves, Inc.

WM. A. WHITE & SONS leased offices at 43 Exchange pl to Alfred R. Whitman; at 48 West 27th st to P. F. Greenfield; at 10 Old slip to

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Andrew Ebsen & Co.; and at 21 Maiden la to Weinberg Ulrich.

WHITE-GOODMAN leased to Charles Weiland, Inc., the 5-sty building at 143 Chambers st at an aggregate rental of \$60,000.

WILLIAM H. WHITING & CO. leased the lofts and basement at 155 William st to Annin & Co., and the building at 220 Greenwich st to National Paper and Type Co.

WILLIAM H. WHITING & CO. leased for Paul Viane the entire building at 225 South st, running through to and including 441 and 443 Water st, to The New York American. After extensive alterations the building will be occupied as a paper warehouse.

Bronx.

FRANK L. FISHER CO. leased to Henry Mille a ground floor store at 707 East 156th st, corner of Jackson av.

Brooklyn.

FACTORY EXCHANGE leased the building at 319 and 321 Kosciusko st to Distead Fur Dyeing Co., Inc.

CHARLES F. NOYES CO. leased to Truly Warner, hatter, at an aggregate rental of about \$125,000, for John F. James & Sons, representing the Metropolitan Trust Co., the double store at 391 Fulton st, through to Adams st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the corner of Bryant and Clinton sts, consisting of about 25,000 sq. ft., for the estate of Jeremiah P. Robinson to Mutual Co. for use as a lumber yard.

Queens.

ARVERNE.—Lewis H. May Co. leased for Mrs. Lizzie Weiskopf the Elizabeth Hotel on Storm av to Max Rosoff.

Westchester.

PELHAM.—Fish & Marvin leased the residence of Mrs. Diana M. Schireson to Roland C. Bortle; also the property of Mrs. L. K. Davis, consisting of a large stucco residence, to Mrs. Alfred Goldsmith.

SCARSDALE.—Fish & Marvin rented for Benjamin Edwards his residence on Post rd, unfurnished, to Harry S. Neuman; also for Oliver A. Hyatt his residence on Post rd, unfurnished; also for Mrs. Matilda Hoykendorf her residence on Fox Meadow rd to Herbert J. Cohn; also for Mrs. Blanche W. Walton her property on Garden rd, furnished, for the summer to Joseph H. Wise; also for Mrs. Grace S. Smith her residence on Colvin pl, Greenacres, furnished, to Julius Raunheim; also for Mrs. Mary Stockton Pope her residence on Morris la, furnished, to Isaac Brandon.

Out of Town.

NEWARK, N. J.—Louis Schlesinger, Inc., leased the store at 74 Mulberry st for estate of Cecilia Schwartz to Great Atlantic and Pacific Tea Co. of Jersey City.

NEWARK, N. J.—Louis Schlesinger, Inc., rented for F. H. Tiplin the upper floors in the 2-fam. house at 113 Bloomfield av to E. M. Brooks.

NEWARK, N. J.—Louis Schlesinger, Inc., leased for A. A. Eisele & Sons a suite of rooms at 653-655 Broad st to Electro-Medical-Doctors, Inc., of Trenton, N. J.

NEWARK, N. J.—Feist & Feist, Inc., agents, leased for Third Presbyterian Congregation in Newark to Roson & Schotte the front portion of the second floor, located at 909 to 915 Broad st.

NEWARK, N. J.—Feist & Feist, Inc., of Newark, N. J., agents for estate of Amos H. Van Horn, leased to E. A. Kirch & Co. the 2d floor at 73 Market st.

NEWARK, N. J.—Feist & Feist, Inc., of Newark, N. J., leased for Third Presbyterian Congregation in Newark the store at 911 Broad st to Frank Herud.

SOMERVILLE, N. J.—Feist & Feist, Inc., of Newark, N. J., leased to Sloan Fur Dressing Co. the building located at the corner of Main st and Doughty av for Glen Rock Woolen Co.

REAL ESTATE NOTES.

PEPE & BRO. have been appointed agents for the 5-sty brick building at 50 Carmine st.

ENNIS & SINNOTT, operators, will move to larger quarters at 7 East 42d st on May 1.

AGNES SILLCOCK is the purchaser of 153 Mercer st, sold recently by Charles F. Noyes Co.

HARRY GOODSTEIN has removed his offices from 135 Broadway to 261 Broadway, room 1015.

MARK RAFALSKY & CO. has removed their offices to 21 East 40th st, northwest corner Madison av.

ENNIS & SINNOTT will move to larger offices in the Transit Building, at 7 East 42d st, on May 1st.

I. FEINBERG is the buyer of the 6-sty flat at 243 and 245 West 116th st, sold recently by Abram S. Jaffer.

ROBERT BARKS is the purchaser of 6 West 12th st, sold recently by William Cruikshank's Sons and E. H. Ludlow & Co.

GUSTAVE LINDENSCHMID is the buyer of the private dwelling at 327 East 57th st, sold last week by Lawyers Mortgage Co.

J. S. MAXWELL has been appointed managing agent of the High Cliff Apartments, at the southeast corner of Audubon av and 177th st.

J. S. MAXWELL was the broker in the sale of 3472 Broadway for Mrs. Elizabeth F. Sibbald, a 4-sty business building, between 141st and 142d sts.

MICHAEL T. WALSH bought the dwelling at 400 St. Nicholas av, corner of 130th st, sold recently through Porter & Co. and John R. Davidson.

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PATRICE D. WEBB, tenant, who bought the "Diamond Jim" Brady property at 7 West 88th st sold recently by Pease & Elliman, paid \$45,000 for it.

ALMA H. ANDERSON is the buyer of the 5-story dwelling at 110 East 73d st, sold recently by Stanley M. Isaacs, through Douglas L. Elliman & Co.

CHURCH OF ST. JOHN THE EVANGELIST is the buyer of the property at 19 Perry st recently sold by James Fagan estate through Charles S. Goldsmith.

BOARD OF APPEALS at its meeting Tuesday morning disposed of a calendar of 33 cases, as follows: withdrawn, 8; laid over, 7; granted, 11; dismissed, 3; denied, 4.

CAMMAN, VOORHEES & FLOYD were the brokers in the sale last week of the former home of Lily Langtry at 361 West 23d st to Ancient and Mystical Order of Rosae Crucis.

UNITED ELECTRIC LIGHT AND POWER CO. is the buyer of the three dwellings at 115, 117 and 119 West 97th st. A power station will be erected on the site, which has a frontage of 46.6 ft. and a depth of 100 ft.

PEASE & ELLIMAN have been appointed by McLean & Haywood, acting as attorneys for the estate of Louise W. Taylor, managing agents for the following dwellings and houses in Brooklyn: 213 Milford st, 215 Milford st, 842 Belmont av, 851 Belmont av, 627 Sheppard av, 526 Linwood st and 536 Linwood st.

AT THE ANNUAL MEETING of Pease & Elliman announcement was made that Francis S. Bancroft, for many years an officer of the company, has become a stockholder. The following officers and directors were elected for the ensuing year: Lawrence B. Elliman, president and treasurer; O. DeLancey Coster, vice-president; Robert A. Grannis, vice-president; Francis S. Bancroft, vice-president; C. Merritt Ives, secretary; Lee T. Smith, assistant secretary; Lansing P. Wood, assistant treasurer. Directors: Lawrence B. Elliman, O. DeLancey Coster, Robert A. Grannis, Francis S. Bancroft, C. Merritt Ives, Lee T. Smith, Lansing P. Wood, John P. Meagher, John Chase, Edward C. Ohl, Samuel T. Tankoos. With one exception, the year just passed showed the largest volume of commissions which the company has ever earned, the exception having been the year ending March 31, 1917. The departments showing their greatest increase during the past year were the management department and the insurance department, the former having shown a net increase of nearly 100 per cent.

BROOKLYN CHAMBER OF COMMERCE, reorganized, has started out in a creditable way for the development of a more interested community spirit. By the recent merger with the Civic Club, the Manufacturers' Association and the Advertising Club, there has been effected a large organization united in the purpose of furthering the civic, industrial and financial interests of the city.

The newly elected Board of Directors is composed of many of the best known men in Brooklyn. They are planning to have the Chamber accomplish what similar organizations have done for other cities.

The directors are now actively taking up the matter of procuring adequate accommodations for the enlarged organization.

The officers of the Chamber are as follows: President, James Sherlock Davis; vice-presidents, Edwin P. Maynard, J. Adolph Mollenhauer, Walter Hammit; secretary, Thomas J. Riley; treasurer, Charles L. Schenck; directors, John T. Barry, Edward C. Blum, Herbert B. Brush, Herbert L. Carpenter, William Hamlin Childs, Frank W. Conn, George Dressler, Guy Du Val, Charles Jerome Edwards, William H. English, Charles H. Fuller, Marshall W. Gleason, James S. Graham, Stanley E. Gunnison, William S. Hubbard, M. D., Darwin R. James, Jr., Ralph Jonas, Hans Von Kaltenborn, Jacob C. Klinck, Thomas L. Leeming, Victor A. Lersner, Frederick D. Mackay, Alexander Mackintosh, William McCarroll, Charles Coleman Miller, Hugh H. O'Beirne, Thomas V. Patterson, Louis H. Pink, Frederic B. Pratt, Charles G. Ross, Charles F. Tuttle, John W. Weber, Walter F. Wells, Edward H. Wilson; business manager, John B. Creighton.

Bronx Board of Trade.

That manufacturers of the Greater City generally are awakening to a realization of the great future that awaits the Bronx is shown in a report that has just been made by the Industrial Bureau of the Bronx Board of Trade.

According to the figures, which take into consideration only those industrial establishments that employ ten or more workers, an average of one new industry a week has located in The Bronx during the two years the Bureau has been in existence, giving an increase of thirty-five per cent. over the figures for 1915, a total of 118 new plants as against 337 previously located.

Moreover, the end of the demand for space in The Bronx is not in sight, the Bureau having on file at the present time demands for available space approximating nearly 300,000 square feet, few of which can be satisfied at the present time, due to the fact that practically all the available space in existing buildings is occupied.

The building depression general throughout the country left its mark on The Bronx as well as the other Boroughs of the city, otherwise The Bronx's industrial growth probably would have reached even a higher level.

With the loosening up of the building materials market, and the cost of labor at something approximating antebellum proportions, The Bronx should see the erection of many modern industrial buildings, to take care of the businesses desiring to locate, and for the housing of which builders have notified the Board of Trade of their intentions to prepare.

The following is a tabulation of the new industrial organizations that have located in The Bronx during the past two years, classified in accordance with the plan of the State Industrial Commission, and each employing ten or more:

Classification.	Previous establishments.	New establishments.	Increase, Per cent.
Stone, Clay and Glass products..	29	7	25
Sheet iron work.....	21	6	28
Hardware	7	5	70
Castings, forgings, etc.....	30	6	20
Machinery	9	8	89
Instruments & elec. apparatus....	6	2	33
Carriages and automobiles.....	11	5	45
Planing mill products.....	14	2	14
Furniture and cabinet work.....	15	3	20
Pianos, organs and other musical instruments	48	19	39
Furs, leather and rubber goods..	6	4	66
Chemicals, oils, paints, etc.....	7	8	114
Printing and paper goods.....	17	4	23
Curtains, embroideries and dress trimmings	41	6	14
Other textiles.....	15	7	46
Women's garments & furnishings..	11	14	127
Men's garments & furnishings... 10	2	20	
Miscellaneous sewing and clip sorting	4	2	50
Laundering, cleaning, dyeing, etc. 9	3	33	
Food, liquors and tobacco.....	27	5	18
Totals	337	118	35

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	147	169
Assessed Value.....	\$6,869,800	\$11,168,950
No. with consideration.....	31	28
Consideration.....	\$1,334,850	\$838,810
Assessed Value.....	\$1,550,500	\$1,066,250
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	1,994	2,624
Assessed Value.....	\$104,097,380	\$189,674,575
No. with Consideration	328	345
Consideration	\$15,613,301	\$17,197,900
Assessed Value.....	\$16,919,200	\$25,097,550

Mortgages.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	52	70
Amount	\$1,232,600	\$911,019
To Banks & Ins. Cos..	6	21
Amount	\$107,500	\$482,750
No. at 6%	21	16
Amount	\$786,500	\$47,460
No. at 5 1/2%	6	2
Amount	\$44,500	\$41,250
No. at 5%	15	12
Amount	\$236,750	\$161,500
No. at 4 1/2% .....	.....	5
Amount .....	.....	\$40,500
No. at 4% .....	.....	.....
Amount .....	.....	.....
Unusual Rates .....	.....	2
Amount .....	.....	\$16,500
Interest not given.....	10	33
Amount	\$164,850	\$603,809
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	756	1,262
Amount	\$21,651,806	\$41,585,027
To Banks & Ins. Cos..	138	275
Amount	\$11,327,043	\$20,595,500

Mortgage Extensions.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	29	38
Amount	\$2,341,100	\$1,187,700
To Banks & Ins. Cos..	11	20
Amount	\$2,021,250	\$600,500
Jan 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	441	736
Amount	\$37,548,283	\$50,679,850
To Banks & Ins. Cos..	156	363
Amount	\$19,696,600	\$37,550,875

Building Permits.

	1918 Apr. 21 to 26	1917 Apr. 21 to 27
New Buildings.....	9	5
Cost.....	\$144,900	\$238,000
Alterations.....	\$229,770	\$340,025

	Jan. 1 to Apr. 26	Jan. 1 to Apr. 27
New Buildings.....	62	135
Cost.....	\$4,455,900	\$19,540,300
Alterations.....	\$3,067,340	\$4,621,064

BRONX. Conveyances.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	85	98
No. with consideration.....	5	16
Consideration.....	\$39,600	\$320,660
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	1,471	1,819
No. with consideration.....	221	211
Consideration.....	\$2,174,789	\$2,404,896

Mortgages.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	29	53
Amount	\$88,024	\$387,498
To Banks & Ins Cos	2	4
Amount	\$15,992	\$31,000
No. at 6%	16	20
Amount	\$36,437	\$135,030
No. at 5 1/2%	2	6
Amount	\$10,750	\$30,900
No. at 5%	5	5
Amount	\$16,250	\$44,050
No. at 4 1/2% .....	.....	.....
Amount .....	.....	.....
Unusual rates.....	1	1
Amount	\$2,495	\$10,000
Interest not given.....	5	21
Amount	\$22,092	\$167,818
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	631	818
Amount	[\$3,563,583	\$6,097,686
To Banks & Ins. Cos..	25	71
Amount	\$511,692	\$1,117,500

Mortgage Extensions.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
Total No.....	4	15
Amount	\$107,500	\$341,500
To Banks & Ins. Cos..	1	3
Amount	\$5,500	\$87,000
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
Total No.....	110	267
Amount	\$2,586,837	\$5,306,799
To Banks & Ins. Cos..	33	74
Amount	\$990,500	\$1,869,100

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	8	32
Cost.....	\$92,000	\$451,250
Alterations.....	\$28,250	\$29,700
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
New Buildings.....	82	197
Cost.....	\$3,877,650	\$3,761,575
Alterations.....	\$943,621	\$499,650

BROOKLYN. Conveyances.

	1918 Apr. 18 to 24	1917 Apr. 19 to 25
Total No.....	449	423
No. with consideration.....	27	34
Consideration.....	\$148,116	\$240,135
Jan. 1 to Apr. 24	Jan. 1 to Apr. 25	
Total No.....	6,061	7,075
No. with consideration.....	461	679
Consideration.....	\$3,735,152	\$8,206,951

Mortgages.

	1918 Apr. 18 to 24	1917 Apr. 19 to 25
Total No.....	268	282
Amount	\$709,092	\$1,074,306
To Banks & Ins. Cos..	26	60
Amount	\$93,640	\$399,300
No. at 6%	172	166
Amount	\$386,242	\$411,264
No. at 5 1/2%	54	56
Amount	\$230,575	\$314,150
No. at 5%	15	28
Amount	\$33,350	\$180,900
Unusual rates.....	2	3
Amount	\$5,500	\$12,000
Interest not given.....	25	29
Amount	\$63,425	\$155,992
Jan. 1 to Apr. 24	Jan. 1 to Apr. 25	
Total No.....	3,303	4,783
Amount	\$12,099,355	\$21,303,050
To Banks & Ins. Cos..	427	943
Amount	\$2,208,140	\$7,458,689

Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	114	65
Cost.....	\$917,620	\$668,150
Alterations.....	\$117,250	\$53,305
Jan. 1 to Apr. 25	Jan. 1 to Apr. 26	
New Buildings.....	851	1,194
Cost.....	\$6,766,880	\$11,432,300
Alterations.....	\$1,310,785	\$1,786,839

QUEENS. Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 20 to 26
New Buildings.....	57	133
Cost.....	\$179,805	\$314,060
Alterations.....	\$36,770	\$38,840
Jan 1 to Apr. 25	Jan. 1 to Apr. 26	
New Buildings.....	652	1,323
Cost.....	\$2,077,644	\$4,917,313
Alterations.....	\$445,210	\$367,805

RICHMOND. Building Permits.

	1918 Apr. 19 to 25	1917 Apr. 19 to 25
New Buildings.....	33	15
Cost.....	\$50,310	\$57,065
Alterations.....	\$2,300	\$6,275
Jan. 1 to Apr. 25	Jan. 1 to Apr. 25	
New Buildings.....	166	176
Cost.....	\$403,601	\$663,689
Alterations.....	\$114,750	\$155,658

CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

BUILDING activity within the boundaries of the Metropolitan district has quite evidently taken on a new lease of life. Reports from a variety of sources during the past week indicate a marked improvement in the general building situation and much hope has been expressed that the condition will be more than a transient one. The mental tone of the building industry is considerably brighter than it has been, induced no doubt by the number of large contracts recently placed for Government work and the disposition on the part of private concerns to make preparations for an early start of contemplated building operations.

Not for many weeks past has there been the number of new projects presented to the industry for estimates as have come out during the last week and the new contracts awarded within the same period involve a large total expenditure. The work now coming out is greatly varied in character and includes structures of almost every type and material. Individual operations of more than slight importance have recently been planned, and it appears now as though the coming months might witness a return of activity to the building and allied interests.

From a number of near-by suburban districts reports have come in of a large increase in the volume of small house projects and also to the effect that many multi-family dwellings were either in process of construction or being planned for an early start. Another phase of construction work that indicates renewed activity is those operations planned by towns and villages for local improvement. This work includes the building of roads, sidewalks, sewers, bridges and culverts and, according to the plans now under way, this type of construction will be an important factor in the building situation for the balance of the year, involving as it does the utilization of large quantities of materials and labor. In a number of instances the plans for these projects have been completed for a long time, but work has been held off for a readjustment of building conditions. Now they have become imperative as the health and progress of communities are involved and the work will be started as soon as contracts can be let and materials and supplies mobilized.

Government building operations continue without cessation and each week witnesses the Federal construction program materially extended. During the past week a number of large contracts have been entered into by the Federal authorities, many of which projects are to be erected within close proximity to this city.

The markets for building materials and supplies are well stabilized with prices generally firm notwithstanding a relatively slow demand for most lines of materials. Although recently there has been a slight increase in the volume of material orders for private building work the business directly traceable to Government building activity continues to dominate the material markets. At the present writing there is no apparent tendency to reduce or even to shade prices to any degree. The market for Hudson river common brick has recovered from its recent price slump and current quotations are now ranging between \$9 and \$9.50 a thousand, to dealers, in cargo lots alongside dock. Lumber is firm with an advancing trend and other building essentials are likely to maintain their present levels for some time to come.

The strike of the plasterers and plaster laborers is still in force and there

is no indication at this time that the employers will accede to the demands being made by the strikers. There is no great amount of work being held up by the strike and it might be some time before matters are settled.

Common Brick.—Although the Hudson River common brick market is relatively quiet for this period of the year, the past week was an improvement over the previous one in both the number of arrivals and sales made. During the week nearly seven million brick have come into the wholesale market and the sales for the period were considered as being satisfactory in view of the general conditions governing building construction. At this writing there are more than five million brick unsold on barges in local waters, in addition to those now unloading at dealers' docks and other distributing points about the Metropolitan district. At up-river yards there is a total of more than three hundred and fifty million brick still under sheds and which will be available for any demand that occurs during this season. Owing to the curtailment of manufacturing both by Federal order and also that made essential by the scarcity of fuel, labor and the other difficulties, manufacturers have stiffened their prices and the ruling quotations at present are \$9 to \$9.50 a thousand. Manufacturers will undoubtedly endeavor to hold to this figure and unless it can be obtained will hesitate about sending more of their product into the market. There are a number of inquiries now coming from Federal sources for common brick to be used in the construction of both housing and shops and the manufacturers are looking to considerable business from the Government. There has been no change in the Raritan situation. Manufacturers have made no effort as yet to start production.

SUMMARY—Transactions in the North River brick market for the week ending April 26, 1918. Condition of market: Demand improved; prices higher. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 16. Distribution: Manhattan, 4; Brooklyn, 1; New Jersey points, 8; Astoria, 1; New Rochelle, 1; outside, 1.

Structural Steel.—Aside from the orders for fabricated material coming from Federal departments or from contractors having important Government contracts, the market for structural steel has been quiet during the past week. Private building, although indicating an increase of activity, is not the type of construction requiring structural steel in any great amount and the larger operations that have been recently planned are being held in abeyance until the general building conditions are more certain. Within the past few days there have been some fairly large tonnage contracts placed for Government building operations, but at points outside of the Metropolitan district. The railroads have come into the market for rails and bridge materials and orders for additional cars also have been recorded. The requirements of the Shipping Board for plates and shapes for shipbuilding purposes are rapidly growing and a large percentage of the present activity of the steel industry is devoted to business of this character. Mill shipments of fabricated materials are still being quoted at the Government control figure of 3.195c. New York.

Lumber.—During the past week there have been no marked developments in the lumber situation and the market conditions are practically the same as those which have maintained for the last two or three weeks. Prices for both hard and soft woods continue firm and with a steadily advancing tendency for those kinds and grades in which

the stocks in the hands of the dealers are low. The demands for lumber, particularly Southern pine, are brisk and increasing with each week. Almost the entire volume of this business is coming from Government sources and the end of the demand is not in sight. From certain sections reports are current that the transportation situation has somewhat improved, but they are yet a long way from being entirely satisfactory. There is considerable congestion in the local freight yards and there is a scarcity of available cars to handle the shipments that the mills are ready to make. Coastwise shipments are also slow, owing to the difficulty of obtaining bottoms for this traffic. At the present writing there is no outlook for materially changed conditions in the market for some time to come. Federal requirements remain the dominating feature of trade and will undoubtedly continue so for the balance of the war. Requirements for building operations, aside from Government work, while improving somewhat, are not up to expectations, but manufacturing consumers are still in the market with considerable strength.

Wire Products.—During the past week the orders placed by the Government completely overshadowed all other forms of activity in this market. The Pittsburgh Steel Co. obtained a single order for 40,000 kegs of wire nails. Another large order of prime importance was the one for 60,000 tons of barbed wire for shipment to Italy, the deliveries to extend throughout the balance of the current year. This order was divided, the American Steel & Wire Co. taking 25,000 tons, the Pittsburgh Steel Co., 18,000 tons, the Jones & Laughlin Steel Co., \$9,000 tons; the Youngstown Sheet & Tube Co., 4,000 tons, the Gulf States Steel Co., 2,000 tons and the Kokoma Steel & Wire Co., 2,000 tons. Reports from the mills indicate that the domestic demand for wire and wire products as being fairly heavy with the mills sold up to July 1. Prices are firm at the Government control figure.

Window Glass.—Business in this line continues to fall off with the passing of each week and the prospects for the balance of the season are not of the brightest. But a small volume of business is coming from new building projects, although orders for glass to be used in alteration jobs are fair. At the monthly meeting of the Eastern Glass Association, held Wednesday, there was considerable discussion in regard to the shortage of labor at production points, and also the difficulty of obtaining raw materials. Men are constantly shifting to other kinds of work at better wages and supplies needed by the manufacturers are being commandeered for Government use. As a consequence the glass production for this year will be very small. There have been no changes in the schedule of manufacturers' discounts for window glass, but plate glass prices have been advanced ten per cent.

Cast Iron Pipe.—Although there is only a small volume of new business coming into this market from municipalities at the present time, there are large orders in prospect. Numerous plans have been made within the past two weeks for extensive municipal operations requiring a large total tonnage of cast iron pipe and it is expected that bids will be asked within a short time. Private buying has improved somewhat, but is still below normal in volume. There is a continuation of buying by the Government for supplies needed in extensions to training camps and cantonments throughout the country. Cast iron prices are unchanged.

CURRENT WHOLESALE PRICES.

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

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

BRICK (Cargo lots, at the wharf, to dealers only), per M.:
 For retail prices, New York, add cartage plus 10 per cent.
 North River common.....**\$9.00@****\$9.50**
 Raritation common.....No quotation
 Second hand common, per load
 of 1,500.....\$6.00@ —
 Red face brick, rough or
 smooth, car lots.....21.00@ —
 Buff brick for light courts.....21.00@ —
 Light colored for fronts.....25.00@ —

CEMENT (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):
 Domestic Portland, Spot.....\$2.55@ —
 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. alongside dock N. Y., wholesale):
 1 1/2 in. (nominal).....**\$2.00@** —
 3/4 in.No quotation
 Paving gravel.....No quotation
 P. S. C. gravel.....No quotation
 Paving stone.....No quotation

LUMBER (wholesale prices, N. Y.):
 Yellow pine (merchantable 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 cargo,
 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, return-
 able 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, 3/4 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@ —

TURENTINE:
 Spot in yard, N. Y., per gal...\$0.42@ \$0.42 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%

TESTIMONIAL DINNER TO JOHN P. LEO

New Chairman, Board of Standards and Appeals,
 Guest of Honor of New York Society of Architects

Chairman of the Board of Standards and Appeals, John P. Leo, was the guest of honor at a dinner tendered him last night at the Aldine Club, 200 Fifth avenue, by the New York Society of Architects. John P. Everett, Esq., legal adviser to the society was the toastmaster, and about one hundred members and guests of the society were present. The dinner was all that could be desired and a particularly interesting feature of the affair was the presence at the board of Hon. Rudolph P. Miller, for many years chairman of the Board of Standards and Appeals. In his address Mr. Leo said:

"Since assuming office I have tried to systematize methods and expedite the matters coming before the board. I am convinced that the board is a court of equity rather than one of law and that common sense and good judgment should be the keynote of all rulings.

The result of this is that attorneys and others cite legal opinions and quote the law only as it applies to the case at issue.

"When I took hold there were 1,255 resolutions that had never been published as required by law, and of this number 1,197 had never been even written. Up to April 22 we have succeeded in cleaning up 58, all of which have been written and printed, in addition to 113 back cases written but not printed. Every resolution adopted since I took hold has been written and printed and we are clearing up the zoning law cases and will have every one of them out of the way in two weeks.

"Instead of putting the minutes of the Thursday meeting in the Bulletin every two weeks or two weeks after the meeting, we have been printing them the same week, thus gaining one week on the resolutions and minutes instead of losing time as in the past."

PERSONAL AND TRADE NOTES.

Herbert Reeves, architect, has moved his offices from 331 Madison avenue to 103 Park avenue.

Waddell & Son, Inc., consulting engineers, have recently moved their offices from 165 Broadway to 35 Nassau street.

Marshall N. Shoemaker, architect and engineer, has moved his offices from 810 Broad street to 207 Market street, Newark, N. J.

Clarence Luce, architect, has moved his offices from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 1452 Broadway.

C. W. Hunt Company, Inc., has recently moved its New York offices from 45 Broadway to the Astor Trust Building, 501 Fifth avenue.

Charles Money, general contractor, has moved his offices from the Vanderbilt Concourse Building, 52 Vanderbilt avenue, to 228 West 36th street.

Lieutenant-Colonel R. J. Marshall, Jr., Washington, D. C., succeeds Lieutenant-Colonel I. W. Littel, in charge of the cantonment construction for the United States Army.

Society for Electrical Development, Inc., will hold its annual meeting Tuesday, May 14, at 11 a. m., at the offices in the Engineering Societies' Building, 29 West 39th street.

Bryant Fleming, architect, 1318 Prudential Building, Buffalo, N. Y., will move his office about May 1 to Wyoming, N. Y., and will eventually open offices in New York City.

American Concrete Institute will hold its fourteenth annual convention at the Hotel Traymore, Atlantic City, N. J., June 27 to 29. Secretary, Henry B. Alvord, 27 School street, Boston, Mass.

Heyl & Patterson, Inc., Pittsburgh, Pa., announce the opening of a sales office at 90 West street, New York, in charge of Raymond E. Brown, contracting engineer, who will devote particular attention to wharf, shipbuilding and other special cranes.

Clough-Bourne Corporation, 101 Park avenue, Manhattan, has obtained a contract for the construction of two hangars and the other necessary equipment for the Aero Mail Service of the U. S. Treasury Department, at Belmont Park, L. I., recently designated by the authorities as an aero mail station.

Nathaniel Dane, C. E., treasurer of the United Fireproofing Company, 8 West 40th street, has recently been commissioned captain in the Quartermaster Department, U. S. A., and has been assigned to construction work on the new hospital buildings on Staten Island, for which the Thompson-Starrett Company has the general contract.

George A. Fuller Co. recently obtained the general contract for the construction of the First National Bank Building at Tulsa, Okla., to cost about \$400,000, and also a contract to build the wood alcohol plant at Lyles Station, Tenn., for the Bon Air Coal & Iron Co. This operation will involve approximately \$750,000.

J. Waldo Smith was recently awarded the John Fritz Medal for his achievement as engineer in the construction of the Catskill Aqueduct for New York City. The medal is awarded annually for distinguished work in engineering fields, and was established in 1902 in honor of John Fritz of Bethlehem, Pa. The jury of award consisted of representatives of the four national societies of civil, mining, mechanical and electrical engineers.

G. V. P. Lansing, 508 West 112th street, has been appointed New York representative for the F. S. Payne Co., elevator manufacturer, Cambridge, Mass. This concern has manufactured elevators for the past fifteen years and has been closely identified with the standardization of the electrically operated elevators. The engineering department of this concern developed the low-speed direct current motor and also the application of the counter electro-motive force control now known as the car-switch control and used on practically all elevators of standard make.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

BROOKLYN, N. Y.—Brooklyn Line Improvement Corp., 1607 45th st, has the general contract for a 1-sty frame isolation hospital, 26x59, at City Park Camp, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards and Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$6,000.

BROOKLYN, N. Y.—U. S. Government, Navy Dept., Dept. of Public Works, C. W. Parks, officer, Navy Yard, Brooklyn, lessee, contemplates erecting frame barracks, mess halls and dispensary bldgs on ground two miles long and 100x400 ft wide, on Shore rd, from 65th st to Fort Hamilton av, from privately prepared plans. The Park Dept., Brooklyn Borough, William F. Grell, pres., Municipal Bldg, Manhattan, is the owner of the land. An appropriation of \$1,400,000 has been asked for and details will be available later.

TOMPKINSVILLE, S. I.—U. S. Government, Joseph T. Yates, Light House Inspector, Tompkinsville, S. I., owner, is taking bids on the general contract, to close 2 p. m., May 7, for a 3-sty brick office and laboratory bldg, 55x30, from privately prepared plans. Pershing Construction Co., 309 Broadway, Manhattan, is figuring the general contract and desires bids on all subs. Cost, \$21,000.

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Manhattan.

APARTMENTS, FLATS & TENEMENTS.

47TH ST.—Lewis Colt Albro, 2 West 44th st, is preparing plans for alterations to the 4-sty brick and stone apartment house, 20x67, with two stores, at 44 West 47th st. Owner's name will be announced later.

57TH ST.—Lewis Colt Albro, 2 West 47th st, has plans in progress for alterations to the 4-sty brick and stone apartment, two stores and offices, 25x75, at 38 West 57th st, for the Estate of George Arents, 511 5th av, owner.

CENTRAL PARK WEST.—Frederick G. Frost, 19 West 44th st, completed plans for alterations to the 7-sty brick apartment house, 50x100, at 478-480 Central Park West, for the Albany Savings Bank, 20 North Pearl st, Albany, owner. The general contract will be awarded without competition when plans have been approved by the Dept. of Buildings. Cost, \$25,000.

DWELLINGS.

54TH ST.—Benjamin W. Morris, 101 Park av, completed plans for alterations and addition to the 5-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, 6 Hanover st, owner. Cost, \$30,000.

MADISON AV.—James W. O'Connor, 3 West 29th st, completed plans for alterations to the 4-sty brick dwelling, 29x72, at 813 Madison av, for Jennie H. Ladew, on premises, owner. Cost, \$3,000.

70TH ST.—William J. Rogers, 50 East 42d st, completed plans for a 5-sty brick dwelling, 22x70, at 21 East 70th st, for Gustav Pagenstecher, 30 East 42d st, owner. Cost, \$50,000.

FACTORIES AND WAREHOUSES.

GRAND ST.—Marshall Shoemaker, 207 Market st, Newark, completed plans for alterations to the 6-sty brick storage bldg, 74x83, at 10-14 Grand st, for the Box Board & Lining Co., on premises, owner. Cost, \$5,000.

25TH ST.—Robert Rahmann, 95 Liberty st, completed plans for alterations to the 4 and 5-sty brick factory, 98x112, at 516-524 West 25th st, for Emil Fickenger, 211 Park Hill av, Yonkers, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

57TH ST.—B. H. & C. N. Whinston, 509 Willis av, have plans in progress for the alterations of the 4-sty brick and stone dwelling, 23x100, at 46 West 57th st, into a business bldg, for James C. Colgate, 36 Wall st, owner, and Helena Rubinstein, 15 East 49th st, lessee. Cost, \$17,000.

BROADWAY.—Franklin Engineering Co., 346 Broadway, completed plans for the alteration of the 17-sty office bldg, 89 x210, at 1129-1137 Broadway, for St. James Building Co., 165 Broadway, owner. Cost, \$25,000.

207TH ST.—Moore & Landsiedel, 509 Willis av, completed plans for two 1-sty brick stores, 50x50, at the northwest cor of 207th st and Vermilyea av, for Clarence Davies, owner. Patrick Murphy, 371 East 144th st, Bronx, has the general contract.

44TH ST.—B. H. & C. N. Whinston, 509 Willis av, will draw plans for the alteration of the 4-sty brick dwelling, on lot 24x100, at 158 West 44th st, into a restaurant, for the Estate of John and Michael J. O'Connor, owner, c/o James A. Lynch, 51 Chambers st, owner, and St. Regis Pure Food, Inc., 298 5th av, lessee.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

BRYANT AV.—Charles Kreyborg, 2240 Quimby av, completed plans for a 5-sty brick tenement, 75x86, on the east side of Bryant av, 105 ft north of 174th st, for the Eckman Building Co., 2134 Daly av, owner and builder. Cost, \$65,000.

CHURCHES.

179TH ST.—Beth Hamerdrash Sabaarey Zion, owner, c/o Nathaniel H. Kramer, 51 Chambers st, contemplates erecting a synagogue at 811-813 East 179th st, for which architect's name will be announced later.

MINFORD PL.—Nathan Langer, 81 East 125th st, has plans nearing completion for a 2-sty brick, limestone and terra cotta synagogue, 42x94, at 1424-6 Minford pl. Architect will take bids on the general contract about May 15. Cost, \$25,000.

DWELLINGS.

BARNES AV.—De Rose & Cavalleri, 509 Willis av, completed plans for a 2½-sty brick dwelling, 21x30, at Barnes av and

Boston Post rd (lots Nos. 455 to 457), for Mrs. P. Neverette, owner. Architect is taking bids on general contract. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

RIDER AV.—George Haiss Mfg. Co., George Haiss, pres., in charge, 141st st and Rider av, owner, has had plans completed privately for a 1-sty brick storage bldg, 66x52, on the west side of Rider av, 159 ft north of 141st st. Owner builds and is taking bids on subs and materials. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

DECATUR AV.—Joseph E. Dobbs, 767 East 220th st, completed plans for 1-sty brick stores, 50x60, at the southeast cor of Decatur av and Gun Hill rd, for John O'Brien, 3700 Olinville av, owner. Cost, \$9,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

STATE ST.—P. Kaplan, 16 Court st, completed plans for interior alterations to the 4-sty tenement in the north side of State st, 44 ft west of Nevins st, for the Realty Associates, 162 Remsen st, owner. Cost, \$5,000.

CHURCHES.

BELMONT AV.—E. M. Adelson, 1776 Pitkin av, has plans in progress for a 3-sty brick synagogue and school, 50x80, on the north side of Belmont av, 25 ft west of Jerome st, for Porah Chain of East New York, Morris Bionkowitz, 446 Linwood st, owner. Cost, \$40,000.

DWELLINGS.

14TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 2-sty brick dwelling and store, 20x55, on the east side of 14th av, 100 ft south of 67th st, for Joseph Basila, 6005 14th av, owner. Cost, \$8,000.

53D ST.—Charles A. Olsen, 1649 69th st, completed plans for a brick dwelling, 17x36, in the south side of 53d st, east of 16th av, for which owner's name will be announced later.

80TH ST.—Charles A. Olsen, 1649 69th st, completed plans for four wood and stucco dwellings, 16x44, in the south side of 80th st, 100 ft west of 10th av, for Andsten Bldg Corp., 860 53d st, owner and builder.

DEBEVOISE ST.—Otto Thomas, 354 Fulton st, Jamaica, completed plans for an extension to the 3-sty frame dwelling and garage in the west side of Debevoise st, 150 ft west of Humboldt st, for John Schildmacher, on premises, owner. Cost, \$4,500.

53D ST.—Charles A. Olsen, 1649 69th st, has plans in progress for a 2½-sty frame and stucco dwelling, 17x35, in 53d st, for Salvator Ghesari, 1548 9th st, owner and builder. Cost, \$4,000.

STERLING PL.—Koch & Wagner, 26 Court st, completed plans for an extension to the brick dwelling, stable and garage on the south side of Sterling pl, 100 ft east of Washington av, for Frederick Ochse, 208 Hester st, Manhattan, and 419 Sterling pl, Brooklyn, owner. Cost, \$14,000.

81ST ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty brick dwellings, 17x46, in the north side of 81st st, 80 ft east of 6th av, for James Meekes, 7118 3d av, Brooklyn, owner and builder. Total cost, \$20,000.

BAY 50TH ST.—Charles A. Olsen, 1649 69th st, has plans in progress for a brick dwelling, 20x55, in the south side of Bay 50th st, 292 ft west of Hanavy av, for Guiseppi Grasse, owner. Architect will take estimates on general contract immediately.

WEST 17TH ST.—Joseph Calivia, 2845 West 22d st, completed plans for a 1-sty frame dwelling, 17x30, in the east side of West 17th st, 140 ft south of Bay 50th st, for Barinenpi Vario, 2158 2d av, Manhattan, owner. Cost, \$3,500.

EAST 51ST ST.—Christian Stechler, 1052 60th st, owner and builder, has had plans completed privately for a 2-sty frame dwelling, 20x47, in the east side of East 51st st, 140 ft north of Snyder av. Cost, \$6,000.

83D ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for nine 2-sty brick dwellings, 20x60, in the south side of 83d st, 199 ft west of 6th av, for the D. & A. Realty Corp., 5204 5th av, owner and builder. Total cost, \$45,000.

PARK AV.—Shampan & Shampan, 772 Broadway, have plans in progress for a 3-sty brick dwelling and store at 870 Park av, for the Seiles Waist Co., 878 Park av, owner and builder. Cost, \$5,000.

WEST 32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for two 2-sty frame dwellings, 16x45, in the east side of West 32d st, 100

ft south of Mermaid av, for Y. Smith, 1818A Fulton st, owner and builder. Total cost, \$9,000.

WEST 30TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for a 1 and 1½-sty brick dwelling, 30x20, and a 1-sty garage, 16x20, in the west side of West 30th st, 100 ft south of Neptune av, for Charles Martino, 2911 West 30th st, owner and builder. Cost, \$4,500.

78TH ST.—F. W. Eisenla, 571 77th st, completed plans for nine 2-sty brick dwellings, 17x46, in the south side of 78th st, 229 ft east of 5th av, for Patrick J. Carley, 418 72d st, owner and builder. Total cost, \$45,000.

81ST ST.—F. W. Eisenla, 571 77th st, completed plans for four 2-sty brick dwellings, 17x46, at the northeast cor of 81st st and 6th av, for James Meekes, 7118 3d av, owner and builder. Cost, \$65,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Frank Ebeling, 21 Park Row, Manhattan, completed plans for alterations to the 4-sty brick factory on the south side of Atlantic av, 45 ft east of Clinton av, for Isaac H. Cary, 200 Fulton st, owner. Cost, \$15,000.

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the 1-sty brick factory, 25x100, at 1470 Gates av, for George J. Amann, 1356 Greene av, owner.

IRVING AV.—Mott B. Schmidt, 15 East 40th st, Manhattan, has plans nearing completion for a 1-sty brick factory and offices, 100x70, at the northwest cor of Irving av and Troutman st, for Dessart Bros., 503 Metropolitan av, owners. Architect will take bids from following selected list of bidders: Miller-Reed Co., 103 Park av, Manhattan, and Peter Cleary, 115 Marion st; Warwick & Collins, 108 South 8th st, and Meyer & Sweeny, 384 Crown st, all of Brooklyn. Cost, \$20,000.

KENT AV.—Walter B. Willis, 1181 Myrtle av, completed plans for an extension to the 4-sty brick factory at the northeast cor of Kent av and South 8th st for the Improved Appliances Co., 455 Kent av, owner. Cost, \$15,000.

HOSPITALS AND ASYLUMS.

HOWARD AV.—Conn Bros., 303 Stone av, are revising plans for a 3-sty brick hospital, 50x50, at the southwest cor of Howard and Dumont avs for the Maternity Hospital Society, 1540 Union st, owner. Architects will be ready for estimates on revised plans about April 29. Cost, \$75,000.

STABLES AND GARAGES.

CHURCH AV.—Benjamin Dreisler, 153 Remsen st, completed plans for extension to the 1-sty stable on the south side of Church av, 71 ft east of Bedford av, for Henry W. Bishoff, 2203 Bedford av, owner. Cost, \$6,000.

16TH AV.—Ferdinand Savignano, 6005 14th av, completed plans for a 1-sty brick garage, 30x20, on the west side of 16th av, 240 ft south of Benson av, for Benjamin Tuercamo, 121 Bay 11th st, owner. Cost, \$14,000.

16TH ST.—George W. Bellway, 1550 8th av, owner, has had plans completed privately for an extension to the 1-sty brick garage in the north side of 16th st, 147 ft east of 7th av. Cost, \$6,500.

STEWART AV.—F. W. Eisenla, 571 77th st, completed plans for a 1-sty brick garage, 50x20, at the northwest cor of Stewart av and 71st st, for Nellie Hankin, on premises, owner. Cost, \$2,000.

EAST 28TH ST.—Robert T. Schaefer, 1526 Flatbush av, completed plans for a 1-sty brick garage, 18x102, in the west side of East 28th st, 420 ft west of Farragut rd, for William J. Tienken, 1424 Flatbush av, owner. Cost, \$2,500.

MYRTLE AV.—Henry J. Nurick, 957 Broadway, has plans in progress for alterations to the 2-sty brick public garage, 50 x100, on Myrtle av, near Sumner av, for Max Reichelson, 220 Vernon av, owner and builder. Cost, \$5,000.

AV Q.—F. J. Dassau, 1373 Broadway, completed plans for a 1-sty brick garage, 60x100, at the northwest cor of Av Q and Coney Island av, for Grande Assn, 26 Court st, owner. Cost, \$15,000.

HANCOCK ST.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1-sty brick garage, 100x100, in the north side of Hancock st, 150 ft west of Myrtle av, for Stephen Morris, 1808 Myrtle av, owner. Project will not go ahead until decision has been rendered by Court of Appeals. Cost, \$15,000.

MONTROSE AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 50x100, on the north side of Montrose av, 175 ft east of Union av, for the Montrose Garage Co., 64 McKibben st,

owner and builder. Owner will do mason work. Cost, \$12,000.

47TH ST.—Philipp Caplan, 16 Court st, completed plans for a 1-sty brick garage, 20x100, in the north side of 47th st, 200 ft east of 2d av, for the Lancuf Realty Co., 215 Montague st, owner and builder. Cost, \$50,000.

HANCOCK ST.—L. Allmendinger, 20 Palmetto st, completed plans for a 1-sty brick side extension, 100x100, to the garage in the north side of Hancock st, 176 ft west of Myrtle av, for Stephen Morris, 1808 Myrtle av, owner. Owner will take bids on general contract. Cost, \$10,000.

WEST 28TH ST.—George H. Suess, 2966 West 29th st, will draw plans for a brick garage in the east side of West 28th st, 204 ft and 232 ft north of Surf av, for Miss Alice Ward, Railroad av and West 28th st, owner.

BEADEL ST.—E. J. Meisinger, 394 Graham av, completed plans for a 1-sty brick garage, 51x102, at the southeast cor of Beadel st and Kingsland av, for Frank Mason, on premises, owner. Cost, \$9,000.

37TH ST.—George A. Springstein, Jr., 1344 Jefferson av, completed plans for a

1-sty brick garage, 185x100, in the south side of 37th st, 100 ft west of 4th av, for the Willoughby Garage Co., 260 Broadway, Brooklyn, owner and builder. Cost, \$35,000.

MISCELLANEOUS.

WEST 23D ST.—Victor Mechken, 1430 59th st, completed plans for a 1-sty brick bath house, 63x100, in the west side of West 23d st, 300 ft north of Surf av, for the Halperin Realty Co., 1430 59th st, owner and builder. Cost, \$4,000.

Queens.

DWELLINGS.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 18x35, in the east side of Foley st, 225 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for a 2½-sty frame dwelling, 18x35, in the east side of Foley st, 250 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$4,500.

FLUSHING, L. I.—C. L. Varrone, Corona av, Corona, L. I., completed plans for a

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2½-sty frame dwelling, 20x40, at the northeast cor of Burling av and Kalmia st, for John Ingrassia, 10 Highland av, Corona, owner. Cost, \$4,000.

ELMHURST, L. I.—George P. Johnston, 75 Kingsland av, Elmhurst, owner, has had plans completed privately for three 2½-sty frame dwellings, 17x52, in the east side of Elbertson st, 175 ft south of Lamont av. Total cost, \$10,500.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for two 2½-sty frame dwellings, 19x41, in the east side of Foley st, 250 ft south of Lamont av, for George C. Johnston, Elmhurst, owner and builder. Cost, \$9,000.

LITTLE NECK HILL, L. I.—George Sinkin, 51 East Grand av, Corona, L. I., completed plans for a 2½-sty frame dwelling, 27x25, on the west side of Abington rd, 128 ft south of Browvale dr, for Frederick Peters, 442 East 57th st, Manhattan, owner. Cost, \$6,500.

QUEENS, L. I.—Otto Thomas, 354 Fulton st, Jamaica, L. I., completed plans for a 2½-sty brick dwelling, 28x52, on the east side of Creed av, 140 ft south of Walnut st, for George Krick, 1720 Linden st, Brooklyn, owner. Owner and architect will take bids shortly. Cost, \$6,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, completed plans for two 2½-sty frame dwellings, 19x35, at the northwest cor of Lamont av and Elbertson st, for George P. Johnston, Elmhurst, owner and builder. Cost, \$9,000.

BEECHURST, L. I.—Shore Acres Realty Co., 243 West 34th st, Manhattan, owner, has had plans completed privately for a 2-sty frame dwelling, 32x36, at the southwest cor of 27th st and 16th av. Cost, \$6,000.

RICHMOND HILL, L. I.—Richmond Hill Security Co., 73 Dennington av, Woodhaven, L. I., owner, has had plans completed privately for a 2½-sty frame dwelling, 16x38, on the west side of Waterbury av, 180 ft north of Emerson st. Cost, \$4,000.

SOUTH OZONE PARK, L. I.—Thomas F. Malone, South Ozone Park, owner and builder, has had plans completed privately for two 2-sty frame dwellings, 14x34, in the east side of 142d pl, 240 ft north of Baldwin av. Cost, \$4,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—R. Holstein, 480 Hancock st, L. I. City, has plans in progress for a 1-sty brick and concrete foundry, 75x100, in Hancock st, for the John Palacheck Bronze & Iron Co., 480 Hancock st, L. I. City, owner. Cost, \$35,000.

STABLES AND GARAGES.

WOODHAVEN, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for the alteration of the 2-sty brick dwelling, 33x25, on the south side of Jamaica av, 20 ft north of Woodhaven av, into a garage and assembly rooms, for Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn, owners. Owners will take bids. Cost, \$20,000.

QUEENS, L. I.—Max Hirsch, 215 Montague st, Brooklyn, has plans in progress for a 1-sty brick garage, 37x40, at 11 Glasser st, for Edward Hayden, on premises, owner and builder. Cost, \$2,000.

GLENDALE, L. I.—Anthony W. Sulzbach, 20 Williams av, Brooklyn, completed plans for a 2-sty brick stable and garage, 32x99, in the east side of Sandol st, 100 ft south of Glasser st, for Phillip Dietz, 25 Sandel st, Glendale, owner. Architect will take bids on general contract at once. Cost, \$12,000.

LONG ISLAND CITY.—Henry J. Nurick, 957 Broadway, Brooklyn, has plans in progress for a 1-sty brick public garage, 100x100, irreg., for Louis Gold, 44 Court st, Brooklyn, owner and builder. Exact location will be announced later. Cost, \$20,000.

COLLEGE POINT, L. I.—John Tinnay, College Point, L. I., completed plans for interior alterations and a 1-sty brick side extension, 25x40, to the garage in the west side of 13th st, 175 ft south of 6th av, for the College Point Garage, on premises, owner. Cost, \$5,000.

FOREST HILLS, L. I.—Sage Foundation Homes Co., 27 Greenway ter, Forest Hills, owner, has had plans completed privately for four 1-sty brick garages, 20x38, on the south side of Archway pl, 120 ft east of Continental av. Cost, \$20,000.

QUEENS, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have plans in progress for two 1-sty brick garages, 38x100, and 40x100, on Jamaica av, near Woodlawn st. Owner's name will be announced later. Total cost, \$20,000.

MISCELLANEOUS.

LONG ISLAND CITY.—Shampan & Shampan, 772 Broadway, have plans in progress for a 2-sty brick storage and residence, 40x100, on the south side of Pierce av, 68

ft west of 7th av, for the Globe Thread Co., 7th and Pierce avs, L. I. City, owner. Owner will soon take bids on general contract. Cost, \$20,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Adam Mihal-sky, 180 Hatfield pl, Port Richmond, S. I., owner, has had plans completed privately for a 2-sty frame dwelling, 25x100, on the south side of Hatfield pl, 228 ft east of Nicholas av. G. Odegard, 1583 Castleton av, Port Richmond, has the general contract. Cost, \$3,500.

WEST NEW BRIGHTON, S. I.—Church of the Blessed Sacrament, Manor rd, New Brighton, owner, has had plans completed privately for a 2-sty frame dwelling, 36x40, on the west side of Manor rd, 100 ft south of Delafield pl. William H. Curry, 1119 Castleton av, West New Brighton, has the general contract, and N. Archer, 29 Bodine st, West New Brighton, has the mason contract. Cost, \$7,000.

PORT RICHMOND, S. I.—Andrew Frohlin, 63 Av B, Port Richmond, owner, has had plans completed privately for a 2-sty frame dwelling, 20x26, at the southwest cor of Decker av and Hazeman pl, for which Ole T. Koenvik, 91 DuBois av, Port Richmond, has the general contract. Cost, \$3,000.

Nassau.

HALLS AND CLUBS.

MINEOLA, L. I.—War Work Council National Board, Y. W. C. A., of U. S., Mrs. James S. Cushman, pres., 600 Lexington av, Manhattan, owner, contemplates erecting a 2-sty frame and stucco hostess house, about 60x50, at Camp Mills, from plans by K. C. Budd, 527 5th av, Manhattan, architect.

SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—W. F. McCullough, Cruikshank av, and Edward Hahn, 35 Richardson pl, both of Hempstead, L. I., have plans in progress for an addition to the brick primary school in Prospect st for the Board of Education, Main st, Hempstead, Dr. C. H. Ludlum, pres., owner. Addition will contain eight rooms. Cost, \$40,000.

MISCELLANEOUS.

PORT WASHINGTON, L. I.—Charles W. Leavitt, 220 Broadway, Manhattan, completed plans for landscape work for A. Hermanson, Port Washington, owner. Consists of shrubbery gardens, landscape work and area of grounds (2 acres).

GREAT NECK, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has plans nearing completion for frame and stucco farm bldgs and superintendent's cottage, for L. H. Shearman, owner.

Suffolk.

HOSPITALS AND ASYLUMS.

KINGS PARK, L. I.—New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., owner, contemplates erecting a tuberculosis hospital, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Details will be available later.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—W. Stanley Wetmore, Liberty sq, Portchester, is revising plans for a 2½-sty frame and shingle dwelling, 24x45, at Colonial Ridge, for Ernest Parker, Irving av, Portchester, owner.

RYE, N. Y.—H. L. Magill, Ryegate, Rye, N. Y., completed plans for a 1½-sty frame bungalow, 25x40, on Meadow Beach, for Benjamin F. Gedney, Centre st, Rye, owner and builder. Owner is taking bids on all subs. Cost, \$3,500.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, completed plans for a 2½-sty frame semi-detached superintendent's cottage, 35x27, on Lincoln av, for George Arents, Jr., Brookside av, Rye, owner. Owner builds by day's work. Cost, \$6,000.

YONKERS, N. Y.—David Main, 128 Bellevue av, Yonkers, owner and builder, has had plans completed privately for a 1½-sty frame dwelling, 13x24, at 120 Bellevue av.

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, and Kendall Taylor & Co., 93 Federal st, Boston, Mass., associate architects, have plans in progress for a 3-sty brick nurses' home, 95x40, for the Yonkers Homeopathic Hospital and Maternity, 127 Ashburton av, Yonkers, owner.

FACTORIES AND WAREHOUSES.

CITY ISLAND, N. Y.—Robert Jacob, on premises, owner, has had plans completed privately for a 1-sty reinforced concrete

factory, 60x200, in the south side of Pilot st, 97 ft east of City Island av. Lewis P. Fluhrer Co., 220 West 42d st, Manhattan, has the general contract and is ready for bids on material. Cost, \$20,000.

STABLES AND GARAGES.

YONKERS, N. Y.—J. Edward Birmingham, 136 Ashburton av, Yonkers, completed plans for a 1-sty brick garage, 23x40, at 184 Warburton av, for Jacob Smith, 184 Warburton av, Yonkers, owner and builder.

WHITE PLAINS, N. Y.—John C. Moore, Realty Bldg, White Plains, has revised plans in progress for a 1-sty brick garage and service station, 60x125, at Port rd and Grawaunp st, for E. S. Hessels, White Plains, owner. Architect is taking new bids on general contract, plumbing and heating, to close April 30.

MISCELLANEOUS.

RYE, N. Y.—Lewis Colt Albro, 2 West 47th st, Manhattan, completed plans for 1-sty frame farm buildings on Lincoln av for George Arents, Jr., Brookside av, Rye, owner and builder. Consists of cow barns, chicken houses, stables, pig pens and a 1-sty brick cold storage house, 20x25. Cost, \$30,000.

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 Uslan, 122 West 28th st, Bayonne, N. J., owner. Cost, \$60,000.

BAYONNE, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, will draw plans for two brick and stone model tenements for the Bayonne Housing Co. (now forming), c/o Bayonne Chamber of Commerce, 19 West 8th st, Bayonne, owner. Cost, \$100,000 each. Architect has recommended the erection of 1-family houses instead of tenements and project will be taken up at the next meeting of directors. Details will be available later.

MADISON, N. J.—Conklin & Convery, 28 Central av, Newark, have plans in progress for two 2-sty brick apartments and stores, 30x45, for Nicholas Marinario, 12 Anderson av, Morristown, N. J., owner and builder. Owner will award subs. Cost, \$9,000.

DWELLINGS.

PATERSON, N. J.—Joseph De Rose, 119 Ellison st, Paterson, completed plans for a 2½-sty frame dwelling, 24x56, in East 31st st, for J. & S. Kuchinsky, 55 Central av, Clifton, N. J., owners and builders. Cost, \$7,500.

ELIZABETH, N. J.—John Reid, 222 Westfield av, Elizabeth, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 27x28, at 34 Salem st. Cost, \$4,000.

SOUTH ORANGE, N. J.—William Garabrants, 564 Main st, East Orange, completed plans for five 2½-sty frame and shingle dwellings, 25x30, on Montrose av, for the Granite Realty Co., Firemen's Bldg, Newark, owner and builder. Total cost, \$25,000.

BLOOMFIELD, N. J.—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for five 2½-sty frame and shingle dwellings, 22x30, on Florence av, for Harry Hendricks, 71 Florence av, Bloomfield, owner. Owner is taking bids on subs. Total cost, \$15,500.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—George Butler, 62 West 45th st, Manhattan, has plans in progress for a wooden express depot in Monmouth st, near Pavonia av, for Wells Fargo Co., 51 Broadway, Manhattan, owner. Cost, \$7,500.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Story & Flickinger, 5 Great Jones st, have the general contract for alterations to the 2-sty brick tenement and store, 26x irreg., at 19 East 56th st, for Noah C. Rogers, 100 Broadway, owner, from plans by O. B. Smith, Jr., 25 Madison av, architect. Cost, \$5,000.

MANHATTAN.—John Batstone, 641 East 224th st, has the general contract for remodeling the 4-sty brick and stone dwelling, 25x55, at 60 West 94th st, into an apartment house, for the Sixty West 94th St. Co., James M. Eder, pres., 251 West 95th st, owner, from plans by Arthur Lobo, 105 West 40th st, architect. Consists of installing ten new bathrooms, shaft and partitions, etc. Cost, \$8,000.

DWELLINGS.

MANHATTAN.—John K. Turton, Inc., 101 Park av, has the general contract for alterations and a rear addition to the 5-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, vice-pres., G. Amsinck & Co., 6 Hanover

st, owner, from plans by Benjamin W. Morris, 101 Park av, architect. Cost, \$30,000.

BROOKLYN, N. Y.—Grant Contracting Co., 7 East 42d st, Manhattan, has the general contract for alterations and addition to the brick dwelling, 17x28, at 179 Ocean Parkway, for Frank F. Boulton, on premises, owner, from plans by Beverly S. King and Shiras Campbell, 103 Park av, Manhattan, architects. Cost, \$10,000.

BRONXVILLE, N. Y.—F. Bajusz, Front av, Bronxville, has the general contract for a 2½-sty frame dwelling, 32x50, for F. Gates, Avon rd, Bronxville, owner, from plans by George A. Licht, 126 East 38th st, Manhattan, architect. Cost, \$12,000.

TOWN OF BLOOMING GROVE, N. Y.—Mead & Taft, Cornwall-on-Hudson, N. Y., have the general contract for alterations and addition to the 2-sty dwelling, 20x40, for Ernest M. Bull, on premises, owner, from plans by William J. Cherry, Grand Central Terminal, Manhattan, architect. Project also includes erection of two herdsman houses, garage and supt.'s residence. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Stone & Reydel, 1370 Dean st, Brooklyn, have the general contract for a 7-sty reinforced concrete fac-

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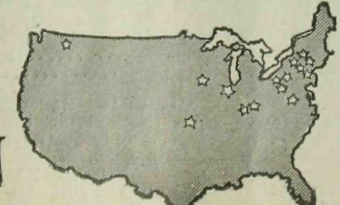
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tory on the east side of Park av, from 130th to 131st sts, for J. M. Horton Ice Cream Co., 205 East 24th st, owner, from privately prepared plans.

BRONX.—R. Warren Lawrence, 350 East 140th st, has the general contract for a 3-sty addition to the 2-sty brick factory, 25x50, at the northwest cor of Walton av and 138th st, for Jacob Brothers Co., 539 West 39th st, owner, and W. P. Harris & Co., 113 East 138th st, lessee, from plans by F. G. C. Smith, Smith Bldg., Greenwich, Conn., architect.

BROOKLYN, N. Y.—John C. Hegeman & Harris, 33 West 42d st, Manhattan, has the general contract for a 1-sty brick storage warehouse, 100x300, in Smith st, for S. W. Bowne, 611 Smith st, owner, from plans by J. Edwin Meek, 470 4th av, Manhattan, architect. Cost, \$30,000.

BROOKLYN, N. Y. (SUBS.).—W. H. & F. W. Cane, Woolworth Bldg, Manhattan, have the contract for superstructure and also foundations, and the Hedden Construction Co., 52 Vanderbilt av, Manhattan, has the contract for grillage, for the 7-sty brick and steel manufacturing plant, 200x300, which includes a 575-ft pier, 60 ft wide, in the south side of 53d st, 550 ft west of 1st av, for E. W. Bliss & Co., Adams and Plymouth sts, Brooklyn, and 312 East 23d st, Manhattan, owner, from plans by Walter Pfaendler, Ordnance Dept., foot of 3d st, Brooklyn, architect.

BROOKLYN, N. Y.—C. Curtis Woodruff & Co., 1213 10th st, L. I. City, has the general contract for a 1-sty brick storage bldg, 190x75, in the west side of Franklin st, from Greenpoint av to Kent st, for the

Faber-Eberhard Pencil Co., 39 Greenpoint av, owner, from plans by John M. Baker, 9 Jackson av, L. I. City, architect. Cost, \$18,000.

LONG ISLAND CITY.—MacGobar Construction Co., 1178 Broadway, Manhattan, has the general contract for a 1½-sty brick or concrete smelting plant, 75x180, at Borden av, Haywood and 3d sts, for the Central Smelting & Refining Co., 220 Rider av, owner, from plans by Louis Allen Abramson, 220 5th av, Manhattan, architect. Cost, \$25,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL LIME MANUFACTURERS' ASSOCIATION, Fred. K. Irvine, secretary, has postponed its annual convention until July. The date and details of this meeting will be announced later.

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

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

BUILDING TRADES EMPLOYERS CREDIT ASSOCIATION will hold its annual dinner at the Hotel McAlpin, Saturday evening, April 27. A number of prominent men have been secured to deliver addresses.

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.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

Week Ending April 20.

MANHATTAN ORDERS SERVED. Broadway, 1177—Theo C Marceau...GE-FA-EI Cortlandt st, 78-80—Josephine S Del Drago, 2 W 55...FE(R) 18 st, 123 E—Anna M Pender...A-FD 20 st, 200 E—Henry C Glaser, GE-FE(R)-ExS-WSS(R) Great Jones st, 55—Etagloc Holding Co, 59 William...ExS-FP(R)-Ex(R) 9 av, 276-80—G A Novak & Sons, GE-D&R-FA-Rec-O Pier 15, East River—United Fruit Co, 17 Battery pl...Spr-Stp

Pier 28, East River—New England S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec Pier 45, East River—N Y Central R Co, FA-FP(R)-FD-TD-Ex(R)-Tel-Spr-Stp Pier 63, North River—U S Steel Products Co, Spr-FP(R)-Ex(R)-Stp(R) Pier 1 (old), North River—Penn R R Co, Spr-FD-Rec-Stp(R)-FP(R)-Ex(R) Pier 9, North River—United Fruit Co, FP(R)-Spr-FD-Stp(R)-Rec-Ex(R) Pier 13, North River—Delaware, Lackawanna & Western R R Co, Spr-FP(R)-Ex(R)-FD-DC Piers 16 and 17, North River—N Y Central R R Co, Spr-FP(R)-Ex(R)-FD-Stp(R)-FA-Rec Pier 24, North River—Central Hudson Steamboat Co, Spr-Stp-FP(R)-Ex(R)-FD-TD-Rec Pier 27, North River—Penn R R Co, Spr-FP(R)-Ex(R)-Stp-TD-Rub Pier 30, North River—Central R R of N J, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec Pier 42, North River—Royal Mall Steam Packet Co—Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec Pier 45, North River—Mallory S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD Pier 22, East River—Burns Bros, Spr-FP(R)-Ex(R)-FD-FA-A Piers 58, 59, 60, 61 and 62, North River—Internat'l Mercantile Marine Co, Spr-FP(R)-Rec-O-Stp(R)-DC Pier 66, North River—Lehigh Valley R R Co, Stp(R)-FD-Ex(R)-TD-Rec Pier 72, North River—N Y Central R R Co, Spr-FP(R)-Ex(R)-FD-Stp(R) Pier 77, North River—Penn R R Co, Spr-FP(R)-Stp(R)-Ex(R) Pier 103-D, North River—N Y Central R R Co, Spr-Ex(R)-FD-A Rose st, 35-7—George Welderman, Ex(R)-ExS-WSS(R)-FE(R) 7 av, 138—Midtown Const Co...GE-FE(R)-ExS 7 av, 138—Rotto & Rabinowitz...FA-DC 7 av, 161—Samuel Goldberg...O 7 av, 161—Kuker & Felxbrd...O 6 av, 176—Est Mary A Chisolm & William, FE-FE(R)-St(R)-Ex(R)-ExS-WSS(R) 6 av, 186—John Hayes...St(R)-FE-ExS-Ex(R) 34 st, 25-7 W—Charles E Johnson, ExS-WSS(R)-Ex(R)-St(R)-FP(R)-FE 13 st, 47-53 W—Rhineland R E Co, 31 Nassau...A-FD 182 st, 555-7 W—Washington Hts Universalist Ch...FP(R)-FA(R) Broadway, 1887—Colonial Operating Co, Spr(R) Broadway, 1947—Humanova Producing Co, Stp(R) 23 st and 8 av—Reck Amuse Co, Stp(R)-Rub-FA(R)-FA-Spr(R) 51 st and Lexington av—Chicago Opera Assn, Rub-Spr(R)

BROOKLYN ORDERS SERVED.

Atlantic av, 1241-3—Charles J Potbury...CF Atlantic av, 2851—Erhart Bros...OS-CF Central av, 19—S & D Express Co...NoS-Rec-FA Christopher st, 315—L J Fried...Rec-El Classon av, 118—Fahlberg Sacharine Co, CF-FP Columbia Hts, 7—Eagle Warehouse & Storage Co...CF-NoS Cypress av and Hancock st—M C K Contracting Co...Rec-OS-NoS Cypress av and Hancock st—Julius Cohen...Rec Cypress av and Hancock st—Feglo Margolly...Rec Cypress av and Hancock st—Hyman Kaplan...Rec Cypress av and Hancock st—A Margollin...Rec Dean st, 1549—V A Reed...CF Flushing av, 459-61—Meurer Bros Co, FA-CF-Rec 47 st, 1216—S Horowitz...Rec

CALENDAR.

BOARD OF APPEALS.

Room 919, Municipal Building, Manhattan, Tuesday, April 30, 10 A. M. Under Building Zone Resolution. 109-18—592 Howard avenue, Brooklyn. 2449-17—East side Broadway, 64 ft. 5½ in. north of West 158th street, Manhattan. 2450-17—West side West End avenue, 40 ft. south of Shore boulevard, Brooklyn. 2305-17—West side Madison avenue, between 35th and 36th streets, Manhattan. 854-18—West side Sedgwick avenue, opposite 105th street, The Bronx. 855-18—Southeast corner Fourth avenue and 6th street, Brooklyn. 856-18—24-26 Coles street, Brooklyn. 857-18—121-6 East 121th street, Manhattan. 858-18—South side Powers street, 94 ft. 1½ in. east of Union avenue, Brooklyn. 860-18—314-22 Herkimer street and 1-11 St. Andrews place, Brooklyn. 863-18—253-7 8th street, Brooklyn. 87-18—2410-2414 Church avenue, rear, Brooklyn. 618-18—South side Robinson street, 76 ft. 3½ in. west of Nostrand avenue, Brooklyn. 483-18—555 West 161st street, Manhattan.

Appeals from Administrative Orders.

984-17—42-47 West 33d street, Manhattan. 1302-17—Northwest corner Wycoff and Greene avenues, Brooklyn. 1332-17—510 Broadway, Manhattan. 1733-17—23-29 Elizabeth street, Manhattan. 1884-17—50 Wall street, Manhattan. 2156-17—41-45 East 11th street, Manhattan. 2404-17—58-60 Walton street, Brooklyn. 2465-17—West side West End avenue, south of Shore boulevard, Brooklyn. 2466-17—East side Broadway, 64 ft. 5½ in. north of 185th street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Thursday, May 2, 10 A. M.

Petitions for Variations.

949-17-S—568-578 Broadway, Manhattan. 1514-17-S—200-210 East 125th street and 2293-2297 Third avenue, Manhattan. 2476-17-S—65 West 48th street, Manhattan. 868-18-S—Public Hearing on Proposed Amendment to Rule 25, Rules for Fire Extinguishing Appliances. 870-18-S—Public Hearing on Proposed Amendment to Rule 26, Rules for Fire Extinguishing Appliances. 871-18-S—Public Hearing on Proposed Amendment to Rule 30, Rules for Construction, Operation and Maintenance of Elevators. JOHN P. LEO, Chairman

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