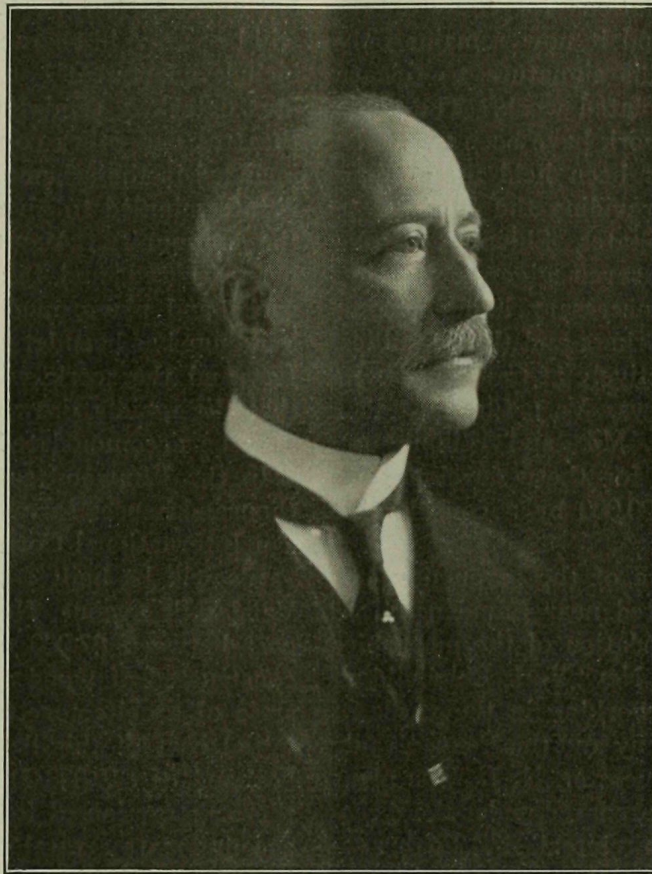


New York Realty Leader Highly Honored

Alfred E. Marling Elected President of the Chamber of Commerce—His Many Activities in Business and Philanthropic Work.

ALFRED E. MARLING, president of the real estate corporation of Horace S. Ely & Company, was on last Thursday afternoon elected president of the Chamber of Commerce of the State of New York at its 150th annual meeting. This is one of the most distinguished offices that can come to any resident of this state. Mr. Marling has been vice-president of the Chamber for two years, and in elevating him to the presidency the organization honored a man held in high esteem in commercial circles of this city and in the real estate business, in which he is an active and conspicuous figure. Mr. Marling succeeds Eugenius H. Outerbridge, and assumes the duties of an office occupied during the many years of the existence of the Chamber by distinguished men. The term of office is two years.



ALFRED E. MARLING,
Of the Real Estate Firm of Horace S. Ely & Co., President of the Chamber of Commerce.

International Committee of the Y. M. C. A. Of the latter Mr. Marling has been chairman since 1911, succeeding Dr. Lucien C. Warren, who held the office for fifteen years. It is an established rule in the organization that the tenure of office of the chairman of this committee depends upon the activity of the occupant, and the members of the committee expect to have Mr. Marling as their chairman for many years to come.

He has served as a member of nearly every important committee, and has given his time and money unstintedly in consultation and for service. His father was a pastor and association leader in Canada, having been chairman of the first meeting called to organize the Montreal Y. M. C. A. in 1851.

This was the first association in North America. A

few years later his father removed to Toronto, where he was intimately connected with the early work of the association. It is said of Mr. Marling that he was cradled with the association movement. He was a boy member, an adult member, a director and has been in close sympathy with the State Committee, and for twenty years he has been a member of the International Committee.

The International Committee of the Y. M. C. A. is an elective body, chosen by delegates from all parts of North America gathered in convention. It is composed of one hundred Christian laymen working all over the country.

Notwithstanding the great demands of his real estate business on his time Mr. Marling never fails to visit his office at national headquarters daily, where he spends about one hour. During this brief period he frequently attends half a dozen committee meetings.

Mr. Marling is a leader in the Laymen's Missionary Movement and active as an elder of the "Brick Presbyterian Church," New York. He is in touch with the world movement and is an active member of the Y. M. C. A. World's Committee in Europe.

He is a trustee of the Mutual Life Insurance Company, a director of the Fulton Trust Company, Hanover Fire Insurance Company, Plate Glass Insurance Company of New York, City of New York Insurance Company, a trustee of the United States Savings Bank, vice-president of the New York Juvenile Aylum, trustee of the Fifth Avenue Bank, a director of the Bond & Mortgage Guarantee Company, Columbia Trust Company, Bankers' Club and is a member of the following clubs: Union League, Metropolitan, Downtown, City, Republican. In politics he is a Republican.

The Chamber of Commerce of the State of New York was founded April 5, 1768, and is therefore one of the oldest organizations in the city. It comprises in its membership representatives of the government, commerce, industry, military and the press. Its object as set forth in its charter is "to carry into execution, encourage and promote by just and lawful ways and means such measures as will tend to promote and extend just and lawful enterprises." It has a membership limited by its charter to 1,500 resident members, which includes the most distinguished business men of New York. It has also 250 non-resident members, and owns the fine building at 65 Liberty street.

Mr. Marling entered upon his new duties at once. His introduction into office came at the close of a very strenuous month as chairman of the Real Estate Division of the Liberty Loan Committee.

Alfred E. Marling was born in Toronto, Canada, in 1858, the son of Rev. Francis H. and Marina C. Marling. He was educated at the Collegiate Institute, Toronto. On January 10, 1884, he married Harriett W. Phillips, and resides at 35 West 47th street. He began his career in the real estate business with Mr. Horace S. Ely on October 1, 1877, and in 1894 formed a partnership with Mr. Ely under the firm name of Horace S. Ely & Company. Upon the death of Mr. Ely Mr. Marling became president of the corporation.

Mr. Marling has for many years been active in the affairs of the Y. M. C. A., and was chairman of the 23d street branch for a long period. He became a member of the main organization and at once took a leading part in its business. It has been said that the three most active organizations in the world are the Catholic Church, the Standard Oil Company and the

Housing For Shipyard and Munition Workers

Government's Extensive Plans Rapidly Reaching Completion—
Applications for Contracts Will Now Be Considered

CONGRESS has passed, without a dissenting vote, the bill carrying an appropriation of \$60,000,000 to provide housing accommodations for the workers employed in war industries, and it now remains only for the President to attach his signature to release this vast sum for the contemplated work. The plans for the major portion of this work have been perfected for some time, but work has been held up pending the passing of the measure providing the funds.

Last week the United States Shipping Board announced definite plans for seven gigantic housing projects, designed to supply necessary living accommodations for the shipyard workers and their families. These are to be located respectively at Camden, N. J.; Elmwood, Pa.; Newport News, Va.; Chester, Pa.; Bristol, Pa.; Sparrows Point, Md., and Wilmington, N. C. The total expenditure for these developments will exceed the sum of \$10,000,000 by a considerable amount.

Probably the most extensive of the seven developments scheduled will be located near Camden, N. J., and designed for the accommodation of the mechanics employed in the plant of the New York Shipbuilding Company and also for those working in the yards of the Jersey Shipbuilding Company and the Pennsylvania Shipbuilding Company, at Gloucester, N. J. The plans for these dwellings have been prepared under the direction of Electus D. Litchfield, architect, 477 Fifth avenue, New York. The site for these houses is now being cleared, and the schedule of construction calls for the completion of the buildings within a period of ninety days from the time of starting actual structural operations.

This development will be known as Haddon Township, and about \$2,500,000 will be expended for the building operations. In addition a vast sum will be spent for the erection of community buildings and sanitary appurtenances. The city of Camden, with which this new township will be incorporated, will expend a substantial amount of money for the construction of schools, fire houses, sewers and water supply lines. The Shipping Board will arrange separately for the construction of street improvements, sidewalks, playgrounds, parks and other modern city features, and will also plan for the extension of transportation lines to facilitate the traveling of the workmen between their homes and the shipyards.

A general contract for the erection of nearly a thousand dwellings at this location has been awarded to the Tidewater Building Company, of New York, at a cost averaging \$3,000 each. These houses will be two stories in height, of various dimensions, according to the number of rooms each contains, and will be constructed for the greater part of brick. About three thousand workmen will be accommodated in this new community.

The project at Camden will be largely used as the model for a number of other extensive housing developments to be undertaken by the federal authorities and erected under the jurisdiction of the Shipping Board and the Emergency Housing Committee of the War Industries Board.

One of these—already started at Hilton, Va.—will cost approximately \$1,250,000, and will include the construction of five hundred houses, costing about \$3,000 each. This project is to house the workers in the plant of the Newport News Shipbuilding & Dry-

dock Company, and is progressing according to plans prepared by Francis Y. Joannes, architect, 52 Vanderbilt avenue, New York. At this location the buildings will be varied in character and construction. They will include apartment houses, one and two family dwellings detached, semi-detached and in groups. Schools, theatres and other community structures will also be included in the scheme. Frame and brick construction is intermingled to give diversity to the appearance of the community. About one hundred acres of land has been secured, and this has been laid out in streets, parks and playgrounds. A general contract for the buildings has been let to Mellen & Stewart, Pittsburgh, Pa., and the work will be pushed to the utmost so that the rapidly growing number of shipyard workers may be accommodated.

In the Elmwood section of Philadelphia about one thousand houses for workmen employed by the American International Corporation at the Hog Island shipyards will be built from plans by Owen Brainerd, 52 Vanderbilt avenue, New York. These dwellings will cost between \$2,000 and \$3,000 each. They will be constructed of wood and brick and will vary, both in style of architecture and the number of rooms. The initial cost of this development will be in the neighborhood of \$10,000,000. This operation also includes the construction of four hotels for single workmen, to accommodate a total of 2,000 men, and a contract has been let to William Crawford, 7 East 42d street, New York, for this work.

At Bristol, Pa., the construction of a model village for workmen in the shipyards is progressing under the direction of the Fred T. Ley Company, builders, 19 West 44th street, New York. The plans were prepared privately. It has been announced that the cost of the building operations at this location will exceed \$2,500,000.

The Builders' Exchange of Newburgh, N. Y., recently resumed the discussion of the housing problem in that city. This subject received considerable attention last autumn, but a satisfactory solution did not present itself at that time. There is, however, an increasing need for the construction of houses for workmen in the new shipbuilding plants and other industries that are engaged in the manufacture of munitions for the Government. Although it is anticipated that the federal appropriations will assist in the furtherance of this plan, there is no doubt but that local capital will be called upon to subscribe heavily to the scheme, as the Government, where it undertakes housing for shipyard and munition workers, loans only a percentage of the amount required.

At Port Jefferson, L. I., another workmen's housing project is in process of formation. The Bayles Shipyard Company, Inc., H. M. Williams, president, 115 Broadway, New York, is having the preliminary plans prepared for providing about 1,800 workmen with modern homes. In the neighborhood of five hundred dwellings will be required for this development. This plan is wholly contingent, however, upon the receipt of financial aid from the Government, through the Shipping Board.

The Bureau of Industrial Housing and Transportation, 613 G street, Washington, D. C., is now ready to receive applications from builders and contractors for future consideration in connection with anticipated housing developments throughout the country.

Lexington Ave. Subway Will Be Opened in June

Lockwood Bill, Approved by the Mayor, Will Hasten Work on Other Sections of the Dual System

MAYOR HYLAN has approved the Lockwood bill, authorizing the Public Service Commission and the Board of Estimate and Apportionment to modify rapid transit contracts, and it is expected that Governor Whitman will sign the bill. This will pave the way for the completion of rapid transit lines which it is vital to the city to have in operation at the earliest moment.

As chairman of the Committee on Operation of the new Lexington avenue subway route, Public Service Commissioner Travis H. Whitney has expressed the expectation that the line will be ready for operation in June. This is the first line which will be opened, but it is expected, now that relief is possible under the provisions of the Ottinger bill, that contractors for other sections of the dual subway who have been delayed in their work will be able to complete other portions of the system this year.

The Commission has outlined the 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 question of the constitutional prohibition against extra compensation to a contractor has been given careful consideration by the attorney general and by counsel to the Commission, and it is believed that no difficulties on this phase of the case will arise.

This bill is meant to give the Public Service Commission and the city supplementary powers over the dual subway system construction contracts and provides that the Public Service Commission and the Board of Estimate may relieve the contractors building the new subways from the burdens placed upon them by the high costs of labor and materials, and to do whatever is best to complete the work as speedily

That arrangements will be made with the present contractors to complete the work at cost, with the understanding that the contractors will forego all profits, is probable. It is believed that this will be the cheapest and most expeditious way of getting the much needed lines in operation.

Survey of Housing and Industrial Facilities

BUILDING industries of New York, composed of various organizations representing building and real estate interests in New York City and vicinity, and organized a few months ago to keep track of the building, material and labor situation and their relation to the war, is arranging for a survey of warehousing, industrial housing and available workmen's housing in Greater New York. This survey will be made with the co-operation of a number of organizations affiliated with Building Industries.

The proposed survey is to determine just what available warehousing there is in New York City and what accommodations in tenements and apartments, at reasonable rentals, are available for workers in the industrial plants which are doing work for the Government in and about New York City.

This information, when ascertained, will be forwarded to the Federal Government and should serve as a guide to the authorities at Washington in their plans for various phases of war work. It will serve to determine what new housing of these two types is necessary, where it should be located and what structures, if any, are available for alteration so that time may be saved from constructing unnecessary new housing. The survey will be made in the various boroughs by the following organizations:

Manhattan—Real Estate Board of New York.

Brooklyn—Real Estate Board of Brooklyn, Chamber of Commerce of Brooklyn.

Queens—Chamber of Commerce of the Borough of Queens.

Richmond—Staten Island Chamber of Commerce.

The Bronx will probably be taken care of by the Bronx Board of Trade, but it is not yet definitely determined.

In the case of Manhattan, the island has been laid out in a number of districts, to be taken care of by members of the Real Estate Board of New York, and a similar procedure will probably be followed in the other boroughs by other organizations.

Those requested to make a canvass will be furnished with cards, showing precisely what information is required as to warehousing and tenements and designed to facilitate as much as possible the work to be done and the tabulation which will be subsequently necessary. These cards will be in the hands of the canvassers in a day or two, and it is hoped that the canvass will be completed by May 15.

In view of the importance of this work, both as a means of assisting the Government and of determining the resources and needs of New York City, it is hoped that those who receive the cards will be willing to provide the information in the shortest possible time.

Text of Bill Relating to Monthly Tenancy of Real Estate.

THE Ottinger bill, providing that an agreement for the occupation of real estate in New York City shall create a monthly tenancy unless the duration of the occupation shall be specified in writing and subscribed by the parties or their agents, has been signed by the governor. The bill was approved by the Real Estate Board. The text of the bill follows:

Section 1. Section two hundred and thirty-two of chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," is hereby amended to read as follows:

§232. Duration of certain agreements in New York. An agreement for the occupation of real estate in the city of New York, [which shall not particularly specify the duration of the occupation, shall be deemed to continue until the first day of May next after the possession commences under the agreement; and rent thereunder is payable at the usual quarter days, for the payment of rent in that city, unless otherwise expressed in the agreement.] shall create a tenancy from month to month unless the duration of the occupation shall be specified in writing by the parties thereto or by their lawful agents.

§2. This act shall take effect immediately.

Real Estate Bills Signed By Governor Whitman

Laws Affecting Mortgages, Cemetery Lands, Acts of Trustees of Estates Are Changed—Direct State Tax Bill Approved.

(Special to the Record and Guide.)

ALBANY, May 3.—Governor Whitman has signed Senator Sheridan's bill amending the Real Property Law by providing that a petition for the discharge of a mortgage which cannot be produced or upon which the signatures are wholly obliterated need not show the name of the mortgagor or assignor.

The Governor also signed the Foley bill, another Real Property Law amendment, which provides that cemetery lands in which no interments have been made may be sold under execution for the satisfaction of a judgment, notwithstanding the prohibition against the sale or mortgage of cemetery lands.

The Nicoll bill, providing that a trustee under a will or deed of trust may convey or exchange trust property when the lands owned by the trustee or subject to the power of sale under the will and the adjacent lands to be acquired, have the same buildings or physically connected buildings located upon them, subject to the approval of the Supreme Court.

The direct state tax bill, carrying a levy of 1.06 and designed to raise \$13,342,000, of which about 70 per cent. must be borne by New York City, also has been signed. The proceeds of this direct levy will meet interest requirements on state bonds and will form the contributions to the state sinking funds for the next fiscal year, commencing July 1 next.

Governor Whitman has set a hearing for Wednesday, May 8, upon the Mohansic State Hospital site bill. This measure, the upshot of the investigation made by a commission, headed by Senator George A. Slater of Westchester, to ascertain the effect of a state hospital on the Croton watershed upon the New York City water supply, provides for the establishment of a state reservation at Lake Mohansic, in the town of Yorktown. New York City property owners, through the Real Estate Board, the Merchants' Association and other agencies, for years have opposed the erection of a state hospital on this site, and in 1917 Senator Elon R. Brown caused an investigation to be made to ascertain the merit of such opposition. The Slater bill, recommending the abandonment of the hospital site and the substitution of a reservation, was the outcome of this investigation.

Savings bank representatives declared at a hearing before Governor Whitman on Tuesday that the approval of the Gibbs bill, which gives labor and material men a lien preference on buildings under construction, would impose a burden upon up-state banks, trust companies and building and loan associations and would discriminate in favor of similar institutions in New York City, to which the bill does not apply. C. A. Miller, representing the Savings Bank Association of New York State, said the savings banks and building and loan associations would be forced to retire from the building loan field if this bill were approved. The particular provisions of the bill to which the opposition of the banks was directed were those requiring a constant check upon moneys loaned in order to protect labor and material supply men.

Material furnishers and representatives of labor, the State Federation and its allied agencies gave their approval and support to the measure.

Among those who appeared in opposition to the bill were: Fenton M. Park, president of the New York Real Estate Association; Walter Lináner, of the Title Guarantee and Trust Company; Walter Stabler, of the Metropolitan Life Insurance Company; Harry N. French, of the New York State Association of Builders.

Among those who favored the bill were: Henry W. Hill, former State Senator, of Buffalo; J. A. Mahlstedt, president of the Westchester Building Material Men's Association; Edward Schmidt, of Mineola; C. C. Harper, president of the Lumber Dealers' Association, of Rochester, and a group representing the State Federation of Labor.

Mayor Hylan has returned to Governor Whitman with his approval the Wagner war debt limit bill,

which authorizes New York City, during the present war, to issue, not exceeding \$15,000,000 a year, serial bonds and corporate stock in excess of the city debt limit. Such bonds and stock must mature within the period not exceeding the minimum usefulness of the public improvement for which issued.

The Mayor disapproved the Walker bill, authorizing the Board of Estimate of New York City, in its discretion, to direct that all or any part of the cost of opening, widening or extending a street to be used for rapid transit subway purposes shall be borne by the city at large. The bill also provided for the issuance of corporate stock to pay the cost of such improvements.

Among a large batch of bills which Mayor Hylan approved and sent to the governor was the Gilchrist bill, which provides that the board of revision and assessments may review awards for damages made by the board of assessors, and its confirmation of such awards is final; and requiring the comptroller to certify to the board of assessors the registration of contracts for street improvement work and authorizing the revision board to confirm the assessment at any time after the registration of contract.

Several bills providing pensions for city court employees, general sessions court employees, Queens street cleaning bureau employees, municipal court employees, municipal ferry and other municipally-owned utilities' employees were disapproved by the Mayor. The Nicoll bill, providing for a 10 per cent. increase for administrative employees in the New York County district attorney's office, was also vetoed by the Mayor.

A state commission to investigate the subject of retirement pensions, allowances and annuities to state and municipal officers and employees and to report to the next Legislature is created under the Lockwood bill, signed by Governor Whitman on Thursday. This commission, to be composed of the state superintendent of insurance, four members to be appointed by the Governor, and one member each by the temporary President of the Senate and the Speaker of the Assembly, is given an appropriation of \$5,000 with which to prosecute its work.

The Governor also signed the Emerson bill, exempting from the manufacturing and mercantile corporations tax law corporations engaged wholly in the holding, purchase or sale of real estate for themselves, holding corporations whose principal income is derived from holding stocks and bonds of other corporations, and corporations liable to tax under Sections 184 to 189 of the Tax Law, inclusive as well as banks, savings banks, title guaranty, insurance and surety corporations. This bill also provides that all other corporations, including foreign corporations doing business in this State, shall be subject to a minimum tax of not less than \$10 and not less than one mill on each dollar of apportionment of face value of issued capital stock apportioned to this State.

Honor Flag for Contractors.

PROBABLY no better example of the enthusiasm engendered in industrial concerns and the individuals connected with them for the success of the Third Liberty Loan can be found than that displayed by the T. A. Gillespie Company, general contractors, and its affiliated organizations. A total of 10,254 men are employed by this concern and its subsidiaries and the amount subscribed to date is \$632,300. Of the entire number of men on the payrolls, 9,180 individuals, or about ninety per cent., have bought Liberty Bonds.

Four of the affiliated companies, including the New York office of the T. A. Gillespie Company, have reached the 100 per cent. class in obtaining subscriptions from all of their employees. By the time the drive finally closes it is predicted that the total of bond subscriptions will be considerably increased and others of the affiliated organizations will have reported 100 per cent. of their employees subscribed.

Chairman Leo Says Zoning Law Will Be Upheld

Decision in Favor of Baron Astor on Madison Avenue Property Not a General Reversal of Policy Respecting Building Restrictions.

INTEREST in the decision of the Board of Appeals rendered last Tuesday to allow Baron William Waldorf Astor to build a seven-story business building on the west side of Madison avenue between Thirty-fifth and Thirty-sixth streets centered in the question whether this disposition of the old controversy indicated a reversal of the policy of the former city administration by the authorities now in office with respect to the enforcement of the provisions of the Zoning Resolution.

Two appeals were made to the Board of Estimate during the Mitchel administration for action similar to that asked for in the petition passed on this week. Both were denied, and the matter was then taken up with the former Board of Appeals, but without securing any decision.

In view of these facts and the influence the decision

decision by the courts unless an injunction was granted stopping the work. The courts do not look with favor on such litigation where vested rights are concerned and where hardship is likely to result pending final adjudication."

Edmund L. Baylies, Esq., representing J. P. Morgan, the Murray Hill Association and the Flintrock Realty Company, of which Mr. Morgan is the president and largest stockholder, claimed that the Board had no jurisdiction, and further that the matter was before the Board of Estimate, a superior body. Baron Astor was represented by Henry W. Taft, a brother of former President Taft, and member of the law firm of Cadwalader, Wickersham & Taft.

Mr. Taft said: "Property on the west side of Madison avenue has deteriorated because of the restrictions imposed. Many houses are idle and down at the heel,



Peabody, Wilson & Brown, Architects.

BUILDING TO BE ERECTED BY BARON WILLIAM WALDORF ASTOR AT MADISON AVENUE, BETWEEN 35TH AND 36TH STREETS.

might have on future building operations within restricted areas, Chairman Leo was asked after the meeting if the action taken in this case was to be construed as the policy of the Board in future cases affecting the Zoning Law.

"On the contrary it is the intention of this Board to be more strict in these cases than ever," said Mr. Leo. "We will decide every case coming before us absolutely on its merits. If we think an injustice has been done to a property owner in a restricted section we will grant him the relief demanded. But we will have to be positively convinced that the relief sought is reasonable and that no injustice will accrue to those who oppose it."

As to the effect on the decision of the Board of an adverse report of the Board of Estimate, Mr. Leo said: "If the Board of Estimate holds that the property in question is within the restricted area, as we concede it is, and refuse to exempt it from the restrictions, our decision overrules the report. If, on the other hand, the report consents to a modification of the Zoning Law and removes the restrictions from the section in which the property is located, then it merely affirms our decision. In any case our decision stands. Nothing remains to be done but to present to the Superintendent of Buildings an official copy of the decision of the Board of Appeals and without further detail a building permit must be issued.

"The whole question is subject to review by a court of law, but building operations could go ahead pending

and the owners are compelled to accept temporary leases for their property since they cannot get permanent tenants, and all this is done to please some individual or group of individuals.

"I have filed with this Board the consents of property owners in the neighborhood, with the exception of Mr. Morgan and the Flintrock Realty Company, of which he is the head. This opposition is a movement to retard the improvement of New York real estate. On one side we have an owner who will not improve and the other side the largest owner of real estate in the City of New York, who wants to make improvements. The improvement of this property will mean an income to the city of \$33,000 in taxes. Because of the restrictions placed on our property Mr. Astor has been able to swear off \$284,000. At the present time the city is only receiving from this property \$7,000. The improvement will cost about one million and the taxes will be increased by \$26,000."

Mr. Baylies said: "This is a case of dollars against the home, not a fight between Lord Astor on one side and Mr. Morgan on the other. Astor wants the last farthing out of his property. I would respectfully suggest to this Board that it withhold its decision until the Board of Estimate report, now ready and awaiting only the signature of Comptroller Craig, is filed. I have a petition containing the names of 150 residents of Murray Hill who oppose the petition."

(Continued on page 577)

Real Estate Liberty Loan Drive Near \$3,000,000

Mark Aimed at by Committee Will Probably Be Passed Tonight—
Brooklyn Makes Creditable Showing.

By ALFRED E. MARLING, Chairman.

TO one who has been privileged to take an active part in the Third Liberty Loan drive there have been certain clear-cut impressions made on the mind.

The first impression is that of the splendid *unity* and *devoted spirit* of all the teams. There is no room for a "slacker" in such a drive. I do not know that we had such on any of our teams. If we did they must have died by the way, for all those who were working under me to make this drive a success were what are popularly called "live wires."

The second impression is that the teams were not easily discouraged. They stuck steadily to the job through all the ups and downs of success and disappointment. If they found a man out they went again and again, illustrating the adage: "If at first you don't succeed try, try again."

The third impression is that of the friendly fellow-

THE Real Estate Division of the Liberty Loan Committee tendered a luncheon on last Tuesday to the captains and members of the ten teams comprising the Division. There was a full attendance when Chairman Alfred E. Marling called the meeting to order. Mr. Marling said:

"We have had nineteen days of the campaign. We were put in the baby class, the limit of which is two millions. At 12.30 today the total amount of subscriptions actually received amounted to \$2,299,700. We are out of our minimum limit in Class C. The Liberty Loan Committee says we were second in our class on Saturday and today we stand first. The third day of the campaign, April 10, was our worst day, when we received but \$9,300, and our best day was April 29, when the total amounted to \$549,000.

"Out of a total of 1,021 subscriptions we have received 409 for fifty dollar bonds, and 251 for one hundred dollar bonds, a total of 660. More than fifty per cent. of the whole is represented by small investors, just as the Government requested. We must not stop now, however, until we reach the three million mark and go over it if possible."

Mr. Marling introduced Charles E. Mitchell, President of the National City Company, who said:

"A dollar taken from your pocket and transferred into an interest-bearing bond, backed by every resource of the National Government, is not a sacrifice. It is really only an act of self-interest. All the gold in the world piled up 'over there' behind our boys and our Allies would not win the war. But the money turned into things will win the war. In comparison to the sacrifices being made by our soldiers our sacrifices of a few dollars are very insignificant.

"Today civilization is with her back to the wall. We have neglected the warning, and the words of wisdom, and today we are behind in this great conflict. We must set our jaws to give up certain things and give those things to our Government."

Mr. Marling then suggested that an effort be made by those present to make the total subscriptions \$2,500,000, and Albert Ashforth announced that as a result of Mr. Mitchell's address he would subscribe for an additional \$75,000 of bonds. Other subscriptions were forthcoming and it was announced that the grand total was \$2,573,000.

Laurence McGuire, President of the Real Estate Board, whose activity and enthusiasm throughout the campaign has encouraged the other members greatly, said:

"I am proud of the work this Committee has done. Mr. Marling has worked very hard. Let us try for five millions, instead of three millions. We saw the mothers in the big parade last Saturday and were touched by the Spartan-like courage they displayed as they marched along, some of them with their service flags carrying five, and six stars, and some of them with the silver star,

ship which was engendered by the campaign. There was a pleasant spirit of rivalry among the different teams, and yet no jealousies were aroused. Every man looked to doing the best he could for his own team; but, far more, for the success of the entire drive for the Real Estate Division. With such men, dominated by such a spirit, it is no wonder that our Real Estate Division went over the \$1,800,000, which was set as our quota, and at the time of this writing we have reached the splendid figures of \$2,600,000. We hope and we will strive to reach \$3,000,000 before this article is printed in the Record and Guide.

It is fitting to say, in this little sketch of a month's work, that we received hearty support from the daily newspapers and from the organ of the real estate business—the Record and Guide. Without such support I do not believe it would have been possible to have secured the happy results.

denoting a sacrifice supreme. Yesterday we saw an even more pathetic parade. 'Pershing's Veterans,' boys of our own 69th, and we could see with our own eyes what they had to suffer and sacrifice. The more sacrifice we make now the less we will have to make later. I am proud of Mr. Marling and the work of this Committee."

There is not the slightest doubt on the part of the members of the ten teams that before the campaign ends today the sum aimed at will be reached and even exceeded. With a view to making certain that the maximum amount be subscribed, the captains and their teams are today going back over the same ground they have been covering for the past month, recanvassing the same friends, clients and others, endeavoring to persuade them to buy more bonds and to get those who did not subscribe to do so before the drive ends.

The subscriptions entered by firms represented on the several teams is highly commendable. A spirit of friendly rivalry prevailed throughout the campaign and in many instances captains and even team members personally subscribed large amounts so that their teams would make a good showing. Considering the very apathetic and dormant condition of the real estate business today, due to war conditions, the result of this first big undertaking in which the realty men worked as an individual unit, has been productive of greater results than the reaching of the maximum quota. It has resulted in bringing together in close intimacy the leaders of the real estate business in this city, cementing old friendships and the making of new ones; brought about a more close personal relationship between the men and, of paramount importance, has formed the nucleus for a similar organization when other loan campaigns are inaugurated. The experience gained in this campaign will be of great advantage in those to follow. There was some little disappointment up to last Monday in the showing made by the Brooklyn team, of which William P. Rae is the captain. Up to that day the Brooklyn team had only turned in subscriptions to the amount of \$12,000, and Chairman Marling was very much disappointed.

Mr. Marling did not know at that time that the Brooklyn team was working just as hard and just as patriotically as their brothers in the big Borough. But when on Monday afternoon Captain Rae brought in his subscription list showing a total of \$549,000, including a subscription of \$200,000 from the Title Guaranty and Trust Company, the feeling of unrest was soon dispelled. Captain Rae and his team mates came in for a goodly round of applause from those present in the rooms of the Real Estate Board, when the Brooklyn figures were announced.

Up to 5 o'clock yesterday afternoon the grand total was \$2,843,000, and there will be no let up until the campaign ends tonight.

Oversubscription to Loan by Building Trades

Quota of \$5,000,000 Exceeded—Otto M. Eidlitz, Chairman, Congratulates Workers in Drive

By OTTO M. EIDLITZ, Chairman.

By telegraph to Francis H. Shinn.—The result of the Third Liberty Loan drive made by the Building and Allied Trades of New York City is far beyond my expectations when you consider the unfortunate situation existing in the Building Industry due to the war. I hope you will give my warmest congratulations to all the chairmen of each trade division and to each committee member for the remarkable showing that they have made, which was possible only through unremitting energy and great personal sacrifice. The result is especially gratifying in that it

exceeds the previous Liberty Loan canvass by nearly twenty-five per cent., thus proving that even under adverse conditions if there is a real patriotic desire to do, a surprising answer can be obtained. Will you also express to Mr. Landale and Mr. Sears and accept for yourself my keen appreciation of the efforts put forth to bring about this result, which has enabled the Building Industry once more to take its rightful stand in the foremost rank of those who regard their country as entitled to their first consideration.

SPLENDID and inspiring results have been achieved by the Building and Allied Trades Committee for the Third Liberty Loan, under the chairmanship of Mr. Otto M. Eidlitz, during the final week of the campaign. All of the lines affiliated with the building trades, through their respective Liberty Loan Committees, have graciously co-operated with the general committee in its effort to place the industry in the front rank in the records of the Advisory Trades Committee, and to prove that it can always be depended upon to support the Government when called upon. The results have been far beyond the hopes of even the most optimistic.

The building industry as a unit has experienced difficult times during the past year. Construction of a private nature, while not altogether stopped, has fallen far below the normal of past years. Practically the entire energy of the building trades has been devoted to the new phases of Government building. Notwithstanding the numerous deterrents to a high degree of general trade prosperity the structural trades have come to the fore with subscriptions to the third bond issue in a manner that unquestionably proclaims the patriotism of the industry.

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.. | \$865,500 |
| Marble Industry: Tile, Grate & Mantle Association and the Mosaic Employers..... | 151,000 |
| Cut Stone Association and the Stone Setters.. | 72,500 |
| House Movers' & Shorers' Association and the Hoisting Association | 9,000 |
| Architectural Iron Workers..... | 72,050 |
| Ornamental Bronze & Iron Masters and the Wire Work Manufacturers..... | 101,750 |
| Cement Workers | 226,950 |
| Composition Roofers and Waterproofers; Metal Ceiling Association; Roofers & Sheet Metal Workers; and the Metal Covered Door & Window Manufacturers | 435,300 |
| Iron League Erectors..... | 289,150 |
| Plasterers | 37,200 |
| Master Carpenters' Association; Local No. 1, and the Parquet Flooring Association..... | 343,500 |
| Lighting Fixture Association..... | 785,700 |
| Steam & Hot Water Fitters' Association..... | 241,200 |
| Painters and Decorators..... | 151,700 |
| Association of Metal Furring and Lathing Contractors | 15,000 |
| Plumbers | 384,150 |
| Elevator Manufacturers' Association..... | 288,400 |
| Investing Builders' Association..... | 126,350 |
| Mason Material Dealers' Association..... | 225,500 |
| H. W. Johns-Manville Co..... | 300,000 |
| Heat and Cold Insulation..... | 21,250 |
| Refrigeration | 1,500 |
| Total..... | \$5,144,650 |

By almost superhuman efforts during the past week

the General Committee has turned in or has in hand subscriptions to the Third Liberty Loan totalling \$5,144,650. At the commencement of the campaign the building and allied trades took as their quota the amount subscribed by the industry to the Second Liberty Loan, plus 22 per cent. additional. This brought the quota for the present drive to \$5,000,000. By Thursday of this week the full quota had been attained, and the General Committee spurred the sub-committees to further efforts in order that the oversubscription might be as large as possible.

Many of the sub-committees have exceeded the amount of the quota assigned to them at the start of the drive. These have not stopped work, however, but have pushed on in their efforts to pile up important oversubscriptions for the credit of their organizations. Many have high percentages of oversubscriptions. Among the committees that have exceeded the allotment originally assigned are included: The Iron League Erectors, headed by Mr. Andrew J. Post; the Composition Roofers & Waterproofing, Metal Covered Doors and allied organizations, under the leadership of Mr. M. F. Westergren; the Association of Master Plumbers, Mr. Joseph H. Jasper, chairman; Mason Material Dealers, Mr. Frank E. Wise, chairman, and Elevator Manufacturers' Association, Mr. William G. McCune, chairman.

Neither in the first nor second Liberty Loan drives were the building trades combed so thoroughly as they have been during the campaign now rapidly drawing to a close, and it is extremely doubtful if at any time in the past history of building has the industry been so thoroughly solicited for any purpose. The results are apparent in the excellent total that has been rolled up by the various branches of the trade represented by the General Committee.

The trade unions affiliated with the building industry have responded to the call for subscriptions in a manner both heartening and assuring. Officials connected with these bodies claim that every building mechanic and laborer that has invested to the extent of at least \$50 or subscribed to buy one bond has increased his patriotism 100 per cent. In the past labor unions have not generally been given credit for a high degree of patriotic virtue, but the history of the present campaign, in so far as the unions affiliated with building construction are concerned, will assure to the future a stronger attitude of patriotism than heretofore displayed. Bricklayers' local unions Nos. 37, 41, ... and ... have been effectually working in support of the drive for the Third Liberty Loan. Their leaders have co-operated with the General Committee, and the net results in actual subscriptions by union members have been most satisfactory. The unions connected with the tile and marble industry have also come to the fore in a gratifying manner, and important sales have been made to their membership. The meetings have been well attended and the enthusiasm reached a high pitch.

The meeting conducted by Post & McCord at the new shipyard under construction at Kearney, N. J., on the Hackensack Meadows, was well attended, and important sales were recorded. Many bonds were sold for cash and delivered as sold, the company having the certificates at the meeting. About \$22,000 was obtained.

Department Rules for Making Tax Assessments

Instructions for the Information and Guidance of Deputy Tax Commissioners Issued by President Jacob A. Cantor.

FOR the information and guidance of the deputy tax commissioners in making assessments of real estate the Department of Taxes and Assessments has issued the following communication:

To the Deputy Tax Commissioners:

You should go about your work influenced by the sole desire to be just, both to the taxpayer and to the City.

It is true that the bonded debt is governed by real estate valuations and thus great care should be exercised in making reductions and also in raising valuations. In fact true values should be ascertained as nearly as possible and equality of taxation should be the leading feature. There should be no discrimination. The burden of taxation must be equally distributed. It may be difficult at times to determine values and in many cases it may be impossible to assess at what is termed "market value."

Section 889 of the Charter provides that it shall be the duty of the deputy tax commissioners to assess all the taxable property in the several districts that may be assigned to them and they shall furnish to the Board, under oath, a detailed statement of all such property, showing that said deputies have personally examined each and every house, building, lot, pier, or other assessable property, giving the street, lot, ward, block and map number of such real estate embraced within said districts, together with the name of the owner or occupant, if known; also the sum for which, in their judgment, each separately assessed parcel of real estate under ordinary circumstances would sell if it were wholly unimproved; and separately stated, the sum for which under ordinary circumstances, the same parcel of real estate would sell with the improvements, if any, thereon.

The value of any piece of property should never exceed the value of the land plus the cost of reproduction of the building.

In arriving at the value of property adequately improved the gross income and operating expenses should be taken into consideration and the net return should be capitalized at a fair rate of interest.

It is important and imperative for deputies to confer with each other in adjoining districts as to land values in order that there may be uniformity of assessment. In all cases where difficulty arises in making or changing valuations the deputy in charge should be freely consulted.

Careful consideration should be given to plottage, location, character of improvements, size of plot, adequate improvement, and, in certain sections, consideration should be given to the difficulty or ease in assembling plots.

When a parcel of land is too small to be improved with a suitable structure and is shut off from possible improvement with adjoining property due allowance should be made.

Great care should be given to added value for corner influence. No hard or fast rule should be applied in that it varies in accordance with location, adaptability to certain class of business and transit facilities.

Consideration expressed in conveyances is an important consideration in determining value if they are the result of private sale. Cases of foreclosures, sales to close estates or to apportion interests in estates cannot be deemed to be a fair criterion of value. Neither is one sale in a section a sufficient evidence of established values.

The average consideration expressed in a number of sales does not wholly determine value because there may be speculative conditions attached.

Mortgages and the rate of interest provided are important factors in computing values but not in every case, as sometimes mortgagees are compelled to add other securities in order to prevent mortgages being called.

Moneys loaned by savings banks and other financial institutions should be given careful consideration as evidence of value, as the law limits their loans to percentage of values.

Leases also are a very good indication of value and in such cases renewal clauses and terms are essential factors where the lessor pays the taxes; in fact, all the terms of a lease ought to be inquired into, but the better plan would

be if possible to examine the leases themselves, and where the property is leased to one tenant that is also to be considered in connection with the value.

Under the Emerson Law, which authorizes certain machinery to be assessed as realty, you are hereby instructed to make a list of the machinery with value of each piece and how attached to the building or otherwise. Also to procure from the owner a list of the machinery which he claims is personalty and of that which he admits is realty. This is very important.

Consideration should also be given to the obsolescence of buildings.

The improved methods of buildings are such that an appropriate structure may now often be erected on modern plans for much less than it formerly cost for a building to serve the same purpose less efficiently. Under these circumstances an old style building in good repair can be worth no more than a modern building costing much less which serves the same purpose equally well.

It should be borne in mind that this very reduction in cost of construction often tends strongly to enhance the value of land.

When in doubt as to the assessment of costly buildings, or any buildings, or land, consult freely with the deputy in charge, who will obtain the advice of the chief deputy when necessary.

In assessing property which is exempt from taxation care should be taken to appraise both land and buildings as accurately as though they were taxable.

When there is reason to believe that any taxed property is entitled to exemption, the owner should be notified by the deputy directly or through the deputy in charge in order that a proper application for exemption may be made and the property exempted by the commissioners if the owner be entitled to such exemption. The law imposes the duty on assessors to refrain from taxing property entitled to exemption. A tax on such property is void. Uncollectible taxes are a nightmare to an administration.

Deputies in charge are instructed to give every possible opportunity throughout the year for deputies to spend their time in the field in order that they may be fully acquainted with land values and conditions in their districts. In order that deputies may have proper time for field study, deputies in charge are directed to instruct clerks to do all the clerical work that the time permits.

Consideration should be given to signs upon buildings which are used for advertising purposes. In all cases the value of same should be reflected in the valuation on land.

One of the difficult problems is the assessment of lots sold on the installment plan. A percentage of the price obtained for lots thus sold is regarded as the cost of making the sale. The market value of such lots is not the price paid to the developing company but the sum for which it could sell the lots within a reasonable time upon ordinary terms of payment. When lands of this character adjoin developed land, and streets have not been run through it, it should be assessed as much as the developed lots after deducting the expense of streets, sidewalks and other improvements. It is important also to consider as evidence of value the number of lots sold in proportion to the number of lots upon which buildings have been erected and occupied, the price of the unsold lots being proportionately higher than the first sold. Where part of the tract of land has been improved with streets, sidewalks, curbs and sewers the rest of the tract is improved in value.

The law provides that the assessment shall be made between the first day of April and the first day of October.

(Signed) JACOB A. CANTOR, President,
RICHARD H. WILLIAMS,
ARTHUR H. MURPHY,
GEORGE HENRY PAYNE,
JOSEPH F. O'GRADY,
JAMES P. SINNOTT,
LEWIS M. SWASEY,

Commissioners.

C. ROCKLAND TYNG,
Secretary.

Architects Making Plans for Peace Time Work

Annual Meeting of American Institute at Philadelphia Emphasizes Need of Organization to Meet Demands of the Future

By C. H. WHITAKER

Editor of the Journal of the American Institute of Architects.

The fifty-first annual convention of the American Institute of Architects was held at Philadelphia on April 24, 25 and 26, the hall in the Art Club having been graciously tendered for the use of the Institute.

It was the first convention to be held since the date was changed from December to spring, the old officers elected at the last convention in Minneapolis having held office until their successors were chosen at this convention. Also there had been effected a voluntary agreement on the part of the chapters of the Institute whereby the usual number of delegates was reduced, each chapter having at least one, with additional delegates based upon their regular representation. That this facilitated the conduct of convention business may well be imagined, but it in no way appeared to detract from the interest of the meeting; in fact, no convention has ever had a more complete representation of chapters, only one being missed in this instance.

But while these aspects of the convention are interesting they shrink into nothingness when compared with the general character of the meeting itself. Routine business was disposed of in shorter time than ever before, and the convention settled down to the consideration of matters, which reflected the spirit of those changes which have come and are still on the way; in a word, this was above and beyond all other things a war convention, where men met upon high ground and with a new spirit.

In his opening address President Mauran reviewed the history of the relations of the architectural profession with the Government since the outbreak of war, and while he expressed regret at the slowness with which the Government had made use of the architect in its war-time planning and construction, he also pointed out the fact that a mobilization of resources cannot be made over night in a country such as ours, and that England had not perhaps done as well as we have done, since architects are daily finding increasing avenues of employment under the various branches of present-day governmental activities. It is perhaps well that the profession should come to a realizing sense of what has been done in this direction and remember that no government could possibly take over the whole of the architectural profession within a month after the beginning of war. On the whole, it may well prove that in the United States the Government was quicker to utilize the architect than was the case in either France or England, where the professions are more highly organized and more generally recognized by governmental authorities.

The report of the Board of Directors, read to the convention by Mr. William Stanley Parker of Boston, secretary of the Institute, followed the fine precedent set by Mr. Fenner last year. It presented to the convention, in a simple and concise manner, the results of the board's studies of the various Institute activities during the past sixteen months. In many cases a certain action by the board was suggested, and in every case, we believe, the convention accepted the board's suggestions. But there was no limitation placed upon discussion, and the president was careful to urge a full and free consideration of the reports of the several committees.

The treasurer's report indicated that the Institute's finances, although visibly affected by the war, were still in a healthy condition. It seemed very significant that even though a decline in membership might well have been looked for or expected the Institute, on the contrary, made a net gain of sixty-three members during the year.

How refreshing it was, as one looks back, to have been spared the usual tedious hours devoted to competitions, schedules of charges and kindred matters. It seemed as though every delegate welcomed the new order and eagerly awaited the disposition of the necessary routine, determined that all possible time should

be saved for vital things. The first evening meeting given over to a discussion of registration developed into a hearty endorsement of the work done by the Committee on Registration during the previous year. The standard form of registration law was read and discussed and the subject referred to the Board of Directors, with authority to consider the standard suggested and to issue it as an advisory suggestion when it was ready so to do. It may be remembered that the Institute has never officially committed itself on this subject, holding the view that it was a case for local jurisdiction, each state being left to decide its own methods. But while the Institute as a whole still retains this point of view, it has now taken upon itself the task of promulgating a suggested form of law such as will not only serve to accomplish the primary result of safeguarding the public against incompetence, but will also offer a basis by which each state can bring its own law into harmony with those passed in other states, thus avoiding a condition where different standards might work a great hardship to both the public and the architect.

The great object, which should be sought through registration, is a higher standard of education for the architect. No one can for a moment dispute the desirability of this, or even its necessity, if the profession is to survive and play its part. Our whole educational system is a hodge-podge of bungling and juggling, in which the architect has fared no better than his brothers in other lines. We now see that this system must be revised to bring it into line with democratic tendencies, and that through some such revision there may come a method of education which will relate the student to the actual life going on about him in our democracy rather than cramming his trunk with a lot of archaic baggage which bears the labels of autocracy, aristocracy and plutocracy. The danger in registration laws lies in the possibility that while useful as safeguarding structural safety they may be pushed so far as to lay a restriction upon design; that they may fall into the hands of men who will proceed in their judgments upon the established order of things as expressed in styles and periods, and that they may thus be made to serve the disastrous purpose of stifling growth. Without any laws we have had enough of that, and let us thus be careful in such a registration law as we may recommend and in the administration thereof that we give every latitude to genius and ability to discover.

According to at least one of the newspapers of Philadelphia the most noteworthy act of the convention was its disposal of the great question of advertising. For several years this matter has been coming to the fore, and while one may well understand the importance which would be attached to the Institute's action in convention when looked at through the eyes of the press, the fact is that the real significance of what was done lies in another direction.

At the last convention there was appointed a special committee to consider and report to the board upon the specific aspect of advertising as covered in the Canons of Ethics, published by the Institute, and which contained the following: "It is unprofessional to advertise."

The report of the committee, which consisted of Mr. Thomas R. Kimball and Mr. John Galen Howard, was in every way a masterly summing up of the question at issue, which had resolved itself into a frank recommendation, on the part of the committee, that the canon above quoted be eliminated. In preparing its report the committee sent out a questionnaire to the other professional societies of the United States, from which it may be interesting to quote the following:

From the Canons of Ethics of the American Bar Association:

"The publication or circulation of ordinary simple business cards being a matter of personal taste or local

custom and sometimes of convenience is not *per se* improper." The same authority calls it unprofessional to solicit business by circulars or advertisements or personal communications or interviews not warranted by personal relations, or to procure business through touters of any kind, such as allied real estate firms. The canon ends by saying "that such self-laudation defies the traditions and lowers the tone of this high calling and is intolerable."

In a special circular on ethics published by the American Medical Association appears this announcement: "The refraining from or the employment of advertising is the clearly defined difference between a reputable physician and a quack."

The code of ethics of the American Society of Civil Engineers reads: "To advertise in self-laudatory language or in any other manner derogatory to the dignity of the profession shall be considered unprofessional."

Based upon the answers received to its questionnaire, and upon the clear and logical deductions which resulted, the report of this committee may well stand as a notable contribution to the theory of the professional relation as well as to the subject of advertising. In urging the repeal of the canon the committee said this: "From the rulings governing other so-called professions and their apparent practices, may we not conclude that our own position on advertising is at least the most inelastic, if not the narrowest, of them all? And may we not fairly ascribe to this fact at least a part of the explanation which must account for the relatively bad showing in the proportion our membership bears to the profession at large, and possibly for the present average of Institute intelligence compared to what it might be if our doors were more widely opened and our angle of vision somewhat extended?"

All of which will perhaps be read by many to be a hearty endorsement of advertising by architects. On the contrary it is nothing of the kind. It is an abandonment by the Institute of a principle which came down through the traditions of the earlier days, and which had later developed into an impossible attempt to bring about taste and morality through legislation. The Institute does not urge its members to advertise, but it no longer says that it will punish them if they do. In that there lies the opportunity for the quack, the man who lacks taste, the architect who is determined to get work by no matter what means; but there also comes a recognition of the fact that punishment by law is not the best method of dealing with these practices. On the whole a long step forward has been taken by the Institute, much as it will be misconstrued by those who will think slyly to make a new opportunity for themselves.

On the afternoon of the second day the convention was given up to papers on the service and opportunities of the architect. These were delivered by Mr. Milton B. Medary, Jr., Mr. R. Clipston Sturgis, Mr. Elmer C. Jensen, and concluded with a brief survey of the building situation by Mr. E. J. Russell. Perhaps the impression created by these addresses could best be symbolized in a paragraph from the remarks by Mr. Medary, who said: "Let the little children born in airless and sunless rooms, growing up in congested surroundings, where every fine instinct must wither and die, be a challenge to the architects of communities where such things exist, and let us look for our reward in the hearts of the mothers of healthy children and in the appreciation of those who have been allowed to grow to manhood and womanhood in surroundings which permitted them to retain their self-respect and to preserve that dignity which belongs to them by right and not by patronage. From these we may expect a new point of view, and in them we may one day find that 'educated public' which we have so long talked about."

On the following day Mr. Frederick L. Ackerman of New York City emphasized this attitude of the architect toward his surroundings and the life of his day in an address, which he pointed out, in no uncertain terms, the real truth about the unpreparedness of this country as measured in social terms.

"Were our old pre-war methods really efficient?" said Mr. Ackerman. "Were we really organized for peace? We were not. We have developed an industrial system which, in the light of reason, has very

little justification; and the root of the trouble is that we have become obsessed with the idea that the producing of things was in itself a complete justification of effort. * * * There is one tremendously important element missing in our program of preparation, and that element is the hope of labor for a better condition of peace. Make such a hope vivid to the men who work and American labor will become stable; ignore it and the restlessness will increase.

"Within our field of interest a vivid hope would be expressed in decent homes, in slumless cities—in a word, in an adequate environment. It is our problem; it is our obligation to make such a hope a reality. But to make this hope a reality we must extend our field of vision; the problem of housing and town planning must be conceived in broader terms; the mere ability to design pleasing cottages will not serve the purpose. Our narrowly conceived personal efforts or much heralded private enterprise will not serve, for we shall be confronted with a national problem involving international values.

"But what does this mean in definite terms of action? It means that we must establish totally new standards in the framing of legislation; that we must establish a complete new system of mobilizing credit. What is the sense of limiting the use of state funds to such fields of collective action as provision for the erection of poor-houses, houses of correction, jails and hospitals for the insane while we permit loaning corporations to use our collective capital in such a way as to develop the social, moral and physical diseases which fill these public-institutions to overflowing? It means that we must so organize the state that wealth, that capital, that credit shall also be used for the purpose of preventing those diseases."

In another address one of the speakers developed the relation of the Institute, as well as of all other professional bodies, to the democratic tendencies of the day. He pointed out the fact that the Institute must continually strive for a more democratic organization of the profession in the United States since no autocratic or aristocratic body can fit itself harmoniously into a system of life which is essentially democratic. He also drew attention to the tremendous development of the idea of the professional relation in war, since the Government is today making use not only of professional men of all callings, but has also called into its services all forms of industry and commerce, either through individuals or through associated groups, all of whom bear a professional relation to the Government. They are serving as advisors and not primarily as business men in pursuit of profits.

The same speaker also discussed the profession of architecture from the point of view of those who contend that in order to make architecture a commercial success it must be converted into a business. "I think the hope of democracy," said he, "lies not in the conversion of the professions into businesses, but in making business a profession."

These were the dominant notes of the convention. These were the ways in which architects were asked to survey themselves and their services—not in the light of pride and satisfaction, but rather in the light of humility and a wider look abroad upon the newer fields of opportunity which are arising all about them, and as well upon the long neglected fields which have cried out in their vain protest against a system of life which denied them any benefit of the very architecture which they were expected to admire and praise and clamor for in order that the architect might have his vanity satisfied and his income increased. It was a convention of self-searching, of consideration of the things which are fundamental to life and not transitory. It was a convention upon which war had also laid its hand, as one could discover who listened to the discussions and the papers and who valued the applause by the newer standard of values.

It concluded with a dinner at the Germantown Cricket Club, where the guests were addressed by Colonel Starrett, of the Council of National Defense; by Mr. Thomas Adams, of the Commission on Conservation of Canada; by Mr. Albert Kahn, of Detroit, and by the new president of the Institute, Mr. Thomas R. Kimball, who accepted his task with a few words of deep appreciation. Colonel Starrett narrated, in con-

(Continued on page 577)

Sales and Conveyances for the Last Three Months

FOLLOWING its usual custom, the Record and Guide prints herewith a table showing, by weeks, the number of sales reported in Manhattan and the Bronx prior to passing of title. The total number of conveyances in Manhattan and the Bronx is also given. These figures are arranged in such a manner that, at a glance, the statistics for the corresponding

period last year may be seen. The totals show a decided recession in business closed, but this is in a measure accounted for by the fact that building is stagnated. Many sales predicated upon the erection of new structures are being held in abeyance, and this also holds true of leases which would, in the aggregate, involve large sums. The table follows.

COMPARATIVE SALES TABLE.

| 1918. | | | | | | | 1917 | | | | | | |
|--------------------|------------------|----------------|----------------|------------------------|--------------------|-------------|--------------------|------------------|----------------|----------------|------------------------|--------------------|-------------|
| Week Ending. | Manhattan Total. | Below 59th St. | Above 59th St. | Manhattan Conveyances. | Bronx Conveyances. | | Week Ending. | Manhattan Total. | Below 59th St. | Above 59th St. | Manhattan Conveyances. | Bronx Conveyances. | |
| Jan. 5..... | 23 | 7 | 16 | 7 | 123 | 63 | Jan. 6..... | 37 | 16 | 21 | 12 | 148 | 94 |
| Jan. 12..... | 18 | 5 | 13 | 7 | 109 | 103 | Jan. 13..... | 36 | 8 | 28 | 7 | 164 | 122 |
| Jan. 19..... | 30 | 15 | 15 | 7 | 134 | 90 | Jan. 20..... | 41 | 14 | 27 | 6 | 148 | 97 |
| Jan. 26..... | 15 | 7 | 8 | 5 | 97 | 85 | Jan. 27..... | 27 | 10 | 17 | 11 | 135 | 107 |
| Total | 86 | 34 | 52 | 26 | 463 | 341 | Total | 141 | 48 | 93 | 36 | 595 | 420 |
| Feb. 2..... | 25 | 12 | 13 | 5 | 104 | 75 | Feb. 3..... | 28 | 14 | 14 | 4 | 166 | 118 |
| Feb. 9..... | 21 | 7 | 14 | 10 | 130 | 91 | Feb. 10..... | 28 | 14 | 14 | 8 | 182 | 119 |
| Feb. 16..... | 22 | 7 | 15 | 5 | 91 | 63 | Feb. 17..... | 34 | 15 | 19 | 13 | 140 | 85 |
| Feb. 23..... | 21 | 6 | 15 | 8 | 93 | 77 | Feb. 24..... | 30 | 15 | 15 | 14 | 132 | 95 |
| Total | 89 | 32 | 57 | 28 | 418 | 306 | Total | 120 | 58 | 62 | 39 | 620 | 417 |
| Mar. 2..... | 32 | 18 | 14 | 17 | 138 | 86 | Mar. 3..... | 48 | 15 | 33 | 7 | 181 | 133 |
| Mar. 9..... | 32 | 12 | 20 | 10 | 160 | 116 | Mar. 10..... | 47 | 19 | 28 | 19 | 159 | 108 |
| Mar. 16..... | 35 | 17 | 18 | 12 | 95 | 68 | Mar. 17..... | 38 | 15 | 23 | 11 | 126 | 84 |
| Mar. 23..... | 30 | 13 | 17 | 14 | 104 | 92 | Mar. 24..... | 30 | 10 | 20 | 15 | 143 | 116 |
| Mar. 30..... | 27 | 12 | 15 | 11 | 136 | 90 | Mar. 31..... | 34 | 9 | 25 | 16 | 147 | 119 |
| Total | 156 | 72 | 84 | 64 | 633 | 452 | Total | 197 | 68 | 129 | 68 | 756 | 560 |
| Grand Total | 331 | 138 | 193 | 118 | 1514 | 1099 | Grand Total | 458 | 174 | 284 | 143 | 1971 | 1397 |

Architects Plan Peace Time Work.

(Continued from page 576)

siderable detail, the various constructional activities of the Government in war time. Mr. Adams devoted himself to the question of housing as affected by social values and as a measure of war emergency, while Mr. Kahn dealt with the question of organization as affecting the successful practice of architecture.

The Philadelphia chapter of the Institute provided for the entertainment of delegates in a most hospitable manner. There were various delightful excursions about the historic city, a reception at Independence Hall, a visit to Hog Island and a journey to the home of Mr. Widener, where the visitors were permitted to see his pictures. In the room where the informal luncheons were provided each day the chapter had thoughtfully arranged for an exhibition of the work of Mr. Wilson Eyre, and this unique idea, which ought to be perpetuated at other succeeding conventions, was a source of continuous pleasure.

Altogether it was a successful convention in every way, and out of it many new shoots will reach upward and many roots grow stronger that the profession of architecture in this country shall be raised to higher levels of accomplishment and service.

The officers elected were as follows:

President, Thomas R. Kimball, Omaha, Neb.; 1st Vice-President, Charles A. Favrot, New Orleans, La.; 2d Vice-President, George S. Mills, Toledo, O.; Secretary, William Stanley Parker, Boston, Mass.; Treasurer, D. Everett Waid, New York City. Directors to serve three years: Richard Schmidt, Chicago; E. W. Donn, Jr., Washington; Robert D. Kohn, New York City. Director to serve two years: Ellis F. Lawrence, Portland, Ore.

Those advanced to Fellowship were: Louis Ayres, Charles Butler, New York City; James E. Allison, Los Angeles; E. E. Dougherty, Atlanta; A. C. Eschweiler, Milwaukee; Albert Kahn, Detroit; John P. B. Sinkler, Philadelphia; William L. Steele, Sioux City, Ia.

Zoning Law Will Be Upheld.

(Continued from page 571)

Mr. Taft exhibited the architects' drawing, showing the building as it will appear when completed. "The plans," said Mr. Taft, "call for a handsome seven-story modern structure, 120 feet high, which has been approved by the Superintendent of Buildings, and will be used for high-class business purposes.

"My client owns eighteen lots, ten of which are in the business district and eight forming the Madison avenue frontage, in the residential district. Under the Zoning Law we could erect an apartment house or hotel which are classed as residential buildings and might prove more obnoxious than a business building."

Fire Chief Kenlon, who is a member of the Board by virtue of his office, asked Mr. Taft if Lord Astor would be within the law if he erected a business structure one hundred feet back from Madison avenue and extending from Thirty-fifth to Thirty-sixth streets. He was answered in the affirmative.

Chief Kenlon then suggested that the Board proceed to vote on the appeal rather than go into executive session to confer on the several arguments.

Chairman Leo, in announcing the decision, said: "The parties concerned in this case are not to be considered. It is purely a case of what is the duty and the power of the Board. I hold that the Board has full jurisdiction under Section 20, but before taking a vote I recommend that the structure be erected in accordance with the following specifications: The building is to be not more than seven stories nor more than 120 feet high; it shall be faced with limestone or marble; that there shall be but one entrance on Madison avenue; that the balcony over the second story shall be in the same style of architecture as the rest of the front; that the parapet wall over the main cornice be finished in the same style, and that during occupancy only the windows on the ground floor shall be used as show windows."

These suggestions met with the unanimous approval of the other members of the Board, and a vote being taken the motion to grant the appeal was carried without a dissenting vote.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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SECTION II.

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

Overlooking a Vital Point

For several weeks newspaper readers have been surfeited with reports about Mayor Hylan's investigation of the Department of Health in this city. The Mayor has been severely criticised for what many regard as an attempt to inject more politics into the department, and numerous learned authorities on health problems have been aroused over the possible breaking down of desirable departments for the protection of health.

A great deal of interest to the people of the metropolis has been brought out in this connection. But one point which in many respects overshadows all others seems to have been lost sight of. That is the matter of the cost of the department. The taxpayers of the city have to foot the bills, but in none of the recent discussions does any one seem to have given a thought to them.

No intelligent, public-spirited citizen would have the Department of Health managed in any other way than to safeguard the health of the people. These citizens properly resent any attempt to break down the protection against disease which has been established by capable officials; but a vast number of them also object to the breaking down of the taxpayers into the bargain.

Federating the Building Interests.

Among the many important matters considered at the annual convention of the American Institute of Architects, held at Philadelphia last week, the national movement for the federation of the building interests is doubtless of the greatest general interest. The movement in this direction, which, as our readers

will recall, was started last fall, was taken up by various Chambers of Commerce and builders' exchanges throughout the country, and was given added impetus by resolutions of various national organizations, including the National Builders' Supply Association, National Association of Builders' Exchanges, National Wholesale Lumber Dealers' Association, National Retail Lumber Dealers' Association, Indiana Limestone Quarrymen's Association, National Building Granite Quarrymen's Association, National Marble Association, National Association of Ornamental Iron and Bronze Manufacturers, and others.

A point having been reached where the desire for a comprehensive organization called for early expression, the logical leadership devolved upon the American Institute of Architects, at least to the extent of the initial operations. They are trained correlators and co-ordinators, familiar with every phase and factor of the industry. Their action in the present emergency will be looked forward to with high hope.

When it was suggested that the Institute would consider taking the lead in affiliating the various elements, letters and telegrams came to its officials, promising the active and hearty support of scores of large national organizations of material manufacturers and distributors, representing a large measure of business ability and financial strength.

A wonderful opportunity is here presented to the architectural profession, through its representatives, to construct something of lasting and very great value to the building industry and to the nation. The rough sketch and the materials are at hand, and willing workers stand ready to co-operate.

Putting It Up to New York as Usual

As the third Liberty Loan campaign comes to a close the usual disposition of some sections of the United States to "put it up to New York" is reflected in the press dispatches from Washington and other important cities.

There has been wailing and lamentation in certain quarters for the last ten days, based on the fear of critics that the great American metropolis would not "do its bit" in the matter of the third Liberty Loan. Early in the week there was sent out from Washington a semi-official statement, in which it was declared that "New York to date has proved one of the biggest disappointments of the campaign."

Every time any big undertaking confronts the United States there is a disposition, particularly in the South and West, to put New York in the "George" class and for leaders of thought in those sections to use early and often the expression "Let George Do It!" This disposition was much in evidence in both the first and second Liberty Loan campaigns, as it was in the Red Cross drive, the Y. M. C. A. drive, and other worthy and patriotic undertakings. Most New Yorkers have become accustomed to this disposition of other sections to put big tasks up to the metropolis.

Never heretofore, however, have other sections of the United States been quite so blunt in expressing their disappointment about the metropolis. Their criticism of what New York City has been doing is no more justified in the present instance than it has been on preceding occasions. The great metropolis has never yet failed the national Government in time of need, nor is it to fail in its duty now. When the records of the third Liberty Loan are closed there is every reason to believe New York City will have proven once again its right to hold its head high.

The current reports from various other sections of

the country indicate that the western states especially are making a very fine record in the third Liberty Loan drive. This should be gratifying to the people of those sections just as it is gratifying to the people of the metropolis. It indicates that while from other sections there still comes the cry, "Let George Do It!" the people of those other sections of the nation are themselves waking up and showing a proper disposi-

tion to help New York City in carrying the burden.

There is glory enough for all sections of the country in participating in the Liberty Loan drive. New York City has shown no disposition to put the responsibility upon other sections of the country. But if other sections of the country have been aroused to their own duty through fear that New York City was lagging it is well.

Readers' Comment on Current Subjects.

Editor of the Record and Guide:

The value of real estate as it sways from the dominion of one nation to another with the tide of battle is one of the interesting war-time questions of appraising. A farm, a lot, a building or dock is not valueless because it is threatened with capture or demolition, although a structure, of course, has little value if and while it is within the range of present or prospective firing. An owner has no claim for compensation for damage by the firing, either of the enemy or friendly military forces; such losses lying where they fall, although governments often rebuild or restore such losses out of the indemnity money, if any is received. When buildings or other property are deliberately taken for military purposes by either friendly or hostile authorities the owner or occupant is usually given a receipt, which is the basis for the compensation claim. Whether the receipt or claim has value depends upon a variety of things. If the receipt was given by the friendly army the claim is collectable if the country has funds, provided the officer who authorized or gave the receipt acted within the bounds of his authority. If he did not then the claim is good as against such officer personally unless he is relieved of it by laws transferring the burden to the government.

In this country, in the absence of a special act of Congress on the subject, a military officer may not seize private property unless there is immediate, existing, impending and urgent reasons for seizure. The United States Supreme Court held, in the leading case of Mitchell against Colonel Harmony, which grew out of the campaign against Chihuahua in the Mexican War, that it was not sufficient to show that the officer used "honest judgment and took the property to promote the public service. He must show by proof the nature and character of the emergency." The court, by Chief Justice Tanney, cites the parallel case of Captain Gambier, who was ordered by Admiral Boscawan of the British navy to pull down a number of houses at Nova Scotia, where liquor was being sold to sailors. The owners of the houses sued Captain Gambier for the loss of their buildings, and the English courts decided that, though his act was for the good of the public service, it was an invasion of private rights without authority of law, and judgment was rendered against Captain Gambier for the value of the property destroyed.

When receipts are given by an enemy army their collection depends, so far as territory returned or relinquished is concerned, upon the terms of peace. Where the enemy buys or otherwise keeps the invaded territory such receipts are usually honored by the enemy country which issued them chiefly as evidence of their proposed good-will towards their newly adopted citizens. After our Civil War this Government sent agents through the South, locating and redeeming the receipts given by federal army officers for property taken and needed for military purposes.

In the present war large areas of farm land has been taken by the contending armies for line, feeder, support,

supply, reserve and defense trenches and drill purposes, and large numbers of buildings of all kinds and docks and forests and swamps have been taken for various other military purposes. Much of the land within the area of actual fighting has been turned up to such a depth that it is unlikely that it can again be cultivated, at least not until some new method of reclaiming it has been found, or nature has again made it fit for vegetation. Some of this land is said to be so full of metal, fired into it or left on it, that it has value for salvage purposes, but a considerable portion of it will have no utility value for some time. The value of undamaged houses in towns near the front has materially changed because of the shifting of occupation and travel which will follow the end of the war. Any change in the position of the frontier line immediately changes or alters the condition of all frontier towns on both sides of the line, since it changes the means, or the location of means, of the population's livelihood.

Good sized towns in many cases have been reduced by battle until practically nothing remains of them. The lots in such towns, or rather former town sites, have value in proportion to the reasons which formerly existed for the preference of those sites for towns, and the certainty with which those preferences or others in their place will exist after the war regarded at the time of the appraisal. Not every town would be where it is or as it is if the town were entirely demolished and had to be rebuilt new, even if the source of its income and every other factor of town value remained unchanged. Another element is the complexity of re-determining property lines, many old towns having no records sufficiently detailed to be of much help.

A property is not necessarily valueless because it goes under the dominion of an enemy country. On the contrary, the loser is often so heavily penalized by indemnities that the owner sometimes profits by having his property fall into the hands of the victor who is to receive the indemnities. So strong is the force of habit and association that residents of a town curiously enough are as likely as not to continue to live in it notwithstanding many hardships and the change involved in becoming citizens of another country. Alsace and Lorraine are conspicuous in that the French nationality at heart of the inhabitants continues intense and unswervable after generations of separation, oppression and aggression. A. W. WARNER.

THE citizens and taxpayers living on Bismarck avenue and adjacent streets, New Brighton, have sent the following petition to Borough President Calvin D. Van Name:

"We, the undersigned citizens, taxpayers and residents of Bismarck avenue and adjacent streets in the First Ward of the Borough of Richmond, New Brighton, Staten Island, as patriotic Americans, protest against the name of Bismarck being used as the name of an avenue or street in an American community.

"We therefore urge you to take immediate steps to have the name changed to Pershing avenue."

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MANAGERS OF ESTATES

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REAL ESTATE NEWS OF THE WEEK

Little Activity in Sales But Leasing Continues Good
With Dearth of Available Space—Other Reports

THERE was but little doing in realty circles during the week in the way of sales, although as usual a few deals were put through. In the down town business section several sales were made of old buildings to be remodeled for business purposes by the new owners. Conspicuous in this list was the sale by Charles F. Noyes Company of the southeast corner of Broad and Front streets, known as 111 to 115 Broad street and 25 and 27 Front street, a plot comprising 5,000 square feet, which is improved with three, four and five-story loft buildings. The buyer is George Scandalis, a member of the firm of C. Platur & Company, exporters and importers. This property will be improved and occupied by the buyer.

A transaction involving properties in Brooklyn, Bronx and Manhattan was put through by Byrne & Bauman and includes apartment houses, lofts and office buildings and dwelling houses in the three boroughs. Leasing continues good and the brokers report a greater demand than there is a supply. The lease of the restaurant in the Lords Court building in Exchange Place only recently leased, to a banking firm attests the demand for office space in the financial district. There is a scarcity of apartments and many tenants were obliged to renew their leases and remain in their old apartments, even with increased rentals, because of the lack of suitable apartments, and the fact that there has been no new buildings of any account erected this year is taken as an indication that the customary migration of tenants from one apartment to another will not be of any magnitude this spring, as it has been in the past.

The same condition as to available houses and apartments that prevails in Manhattan and the Bronx prevails, as well in the other boroughs of the city. In Queens there is some little building going on, but apartments have been leased from the plans and there are no dwellings at all to be had. In Rich-

mond, where vacant houses have been numerous in the past, there are no houses to be had and those rented recently were rented at greatly increased figures.

Reflecting the retardant effect of war conditions upon real estate transactions during the past three months are the mortgage tax receipts just announced for the last quarter by State Comptroller Travis. From January to April, \$138,024.10 was paid to the State, compared with \$277,161.33 for the corresponding period last year. These figures represent half the amounts collected, less the cost of collection. The law imposes a recording tax of .50 on every \$100 worth of real estate mortgaged. The recording officer of the county where the property is located collects and pays over to the County Treasurer, who in turn remits half to the State, after deducting the collection expense. The State's share for the last fiscal year was \$1,183,409.50, but for the three-quarters of the present year only \$936,696.23 has been received.

The annual report just issued by the Bond & Mortgage Guarantee Company attests the value of mortgages on New York City real estate as safe investments. The report shows a combined capital, surplus and undivided profits of \$11,458,000, which is larger than any other concern of this character in the country. In spite of the generally slowed up situation in realty, the company issued policies insuring \$27,015,000 on properties valued by its appraisers at \$45,930,000.

During the year the company acquired real estate amounting to \$1,726,000. It sold at a net loss of \$91,300, property foreclosed and valued at \$1,691,000. Real estate now in possession of the company as a result of foreclosure or surrender of equities amount to \$930,000 mortgaged for \$406,500. 3,380 mortgages were canceled and 9,126, totaling \$62,500,000 matured in the year and were extended by the holders for further indefinite periods.

LEGAL NOTES AFFECTING REALTY

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

Action for Rent.

THE New York Court of Appeals holds, Fifth Ave. Bldg. Co. v. Kernochan, 117 N. E. 579, that eviction as a defense to a claim for rent does not depend upon a covenant for quiet enjoyment, either express or implied, but the rent is suspended because of total or partial failure of consideration. If an eviction, though but partial, is the act of the landlord, the entire rent is suspended, but if of a stranger by title paramount, the rent will be apportioned. A covenant for quiet enjoyment, either express or implied, is essential where eviction by title paramount is the subject of a claim for damages, but it is not essential where the tenant asserts a failure, either complete or partial, of the consideration for the rent. N. Y. Real Property, Laws 1896, c. 457, §216, now Consol. Laws, c. 50, §251, provides that a covenant is not implied in a conveyance of real property, whether the conveyance contains any special covenant or not, section 1 (now section 2), defines "real property" and "lands" as coextensive with "lands, tenements, and hereditaments," and does not include a chattel real. Section 265 (now section 240), provides that "conveyance" includes every writing except a will by which any estate or interest in real property is created, transferred, assigned, or surrendered, and the terms "estate" and "interest in real property" include every estate and interest, freehold or chattel, legal or equitable, present or future, vested or contingent. It is held that the prohibition of implied

covenants is applicable only to conveyances of lands, and not of interest therein, or leases.

Building Restriction.

Residence property was subject to the restriction that no erection of any kind except bay windows, verandas, porches, fences, or similar structures, should be erected on any part of the premises within 18 feet of the line of the premises. The Illinois Supreme Court holds, Wolf v. Schwilf, 118 N. E. 414, that the erection of a wall upon a foundation 18 inches thick, extending 3 feet below the surface, supporting a wall 7 feet high, capped with cement blocks, and from 7½ to 8½ feet high, constructed in part of pressed brick, under a plan to convert the open space into a sunken garden, was neither a "fence or similar structure," but a violation of the restriction, which could be enjoined.

Passway an Implied Easement.

In an action in which the plaintiff claimed the right to use a passway over the defendant's land both by prescription and as an appurtenant to his land, it appeared that the passway was the only one from the plaintiff's land to the road, and had been used for many years after the common grantor of the parties conveyed land to the defendant and afterwards to the plaintiff. The Kentucky Court of Appeals holds, Skaggs v. Carr, 200 S. W. 27, that the passway was an implied easement appurtenant to the land. It was consistent with such an easement that at the request of the de-

pendant, who desired to fence his land, the plaintiff placed bars and later a gate across the passway in the line fence. The easement could not be defeated by the defendant cultivating the way for one year or making immaterial changes in its location to suit his convenience; adverse possession for the statutory period would be necessary to extinguish it.

Specific Performance—Good Faith.

The purchasers of land who paid \$100 down and agreed to pay \$1,300 cash before a given date at a bank, did not appear at the bank on that date, but telephoned the bank and authorized it to draw a sight draft on them. It did not appear that the draft was to be used for the amount necessary to take up the seller's deed, nor that the proceeds were to be used for such purpose, nor that the bank was directed to use the proceeds for such purpose, or that the drawing of the draft had any connection whatever with the land transaction. The South Dakota Supreme Court holds, Keller v. Garneaux, 166 N. W. 305, that the buyers were not entitled to specific performance against the seller, who appeared with the deed ready to perform at the proper time, since a party cannot enforce specific performance of a contract unless he himself has first in good faith performed or offers to perform his part.

Broker's Commissions.

In an action for broker's commissions it appeared that in the plaintiff's office the defendant listed a house for sale, and a third party said, in the presence of both, that he could furnish a buyer if the broker would split commissions. The land was subsequently sold. The Iowa Supreme Court held, Home Securities Company v. Todd, 165 N. W. 204, that the third party was not a partner of the broker, and settlement with him was not a settlement with the broker.

Waiver of Fraud.

In an action for the balance unpaid upon a written contract for the sale of land the Iowa Supreme Court held, Scott v. Simons, 165 N. W. 161, that where the defendant entered into a written contract to buy land at \$125 an acre, and later accepted a deed therefor at that price, and gave a deed of other land as part payment, he waived any right to rescission or to damages arising from fraud, which he discovered after the execution of the contract but before the exchange of deeds. The plaintiff had been the defendant's agent for the sale of land, but offered to make a trade with the defendant of some of his own land. It was held that the agency automatically ended and the relation ceased to be fiduciary, the plaintiff owing him no more duty than a total stranger.

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. 321.—Storm water flowing over a retaining wall to a court carries with it sand and sediment, stopping up court drain. Can property owner from whose land water flows be compelled to put in a ditch or gutter to carry water away to side along property line? J. B.

Answer. No. 321.—Property owner can be compelled to take necessary measures to prevent the recurrence of matter above complained of, and may be held for damages, if any, for failure to do so, but he should be first notified in writing of the fact as his responsibility may turn upon the question of his knowledge of the facts.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 41 as against 39 last week and 36 a year ago.

The number of sales south of 59th street was 18 as compared with 14 last week and 13 a year ago.

The sales north of 59th street aggregate 23 as compared with 25 last week and 23 a year ago.

From the Bronx 15 sales at private contract were reported as against 7 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 587 of this issue.

Sale of Property in Three Boroughs.

One of the largest exchanges of the year was consummated on Friday of last week when Gross & Herbener, Inc., of which George Herbener is president, sold to Melville H. Bearns the two-story business building, containing stores and offices, at 3780 to 3796 Broadway, comprising the block front on the east side of Broadway, from 157th to 158th streets, the size of the plots being 200 feet on Broadway by 125 feet in 157th street by 75 feet in 158th street. In exchange the buyer gave the following parcels. The two-story taxpayer at the southwest corner of Broadway and 207th street, on plot 100x100 leased to one tenant, and known as the Arras Inn; the one-story taxpayer at the southwest corner of St. Nicholas avenue and 191st street, on a plot 100x103. This property is known as the Subway Building; 991 Third avenue, northeast corner of Fifty-ninth street, a five-story building, on plot 20.1x80, leased to one tenant; 322 Greenwich street, northwest corner of Duane street, size 20x50, a three-story building leased to one tenant; and 362 and 364 East 204th street, corner of Decatur avenue, a one-story taxpayer on plot 50x100; also the following Brooklyn properties: 211, 213 and 215 Atlantic avenue, northeast corner of Court street, three four-story buildings on plot 48.6x83; 69 Lafayette avenue, northwest corner of Elliott Place, a four-story building on plot 20x80; 577 Fifth avenue, southeast corner of Sixteenth street, a five-story building on plot 25x77; 5123 Third avenue, northeast corner of Fifty-second street, a three-story building on lot 25x100; 5502 Third avenue, southwest corner of Fifty-fifth street, a three-story building on lot 20x100; and 2957 Fulton street, a three-story building on lot 25x100. Byrne & Baumann were the brokers in the transaction.

Sale in Downtown Section.

Charles F. Noyes Company, and William A. White & Sons sold to George Scandalis for Charles Henry Phelps, administrator of the Estate of John G. Butler, 113 and 115 Broad street, including 25 and 27 Front street, a plot of about 5,000 square feet at the southeast corner of Broad and Front streets, improved with three four and five-story loft buildings. The property is valued at \$100,000 and the transaction was for all cash. Mr. Scandalis is a member of the firm of C. Platou & Company, exporters and importers, who have large shipping interests and foreign connections. It is understood the property will be improved with the erection of modern loft and office buildings.

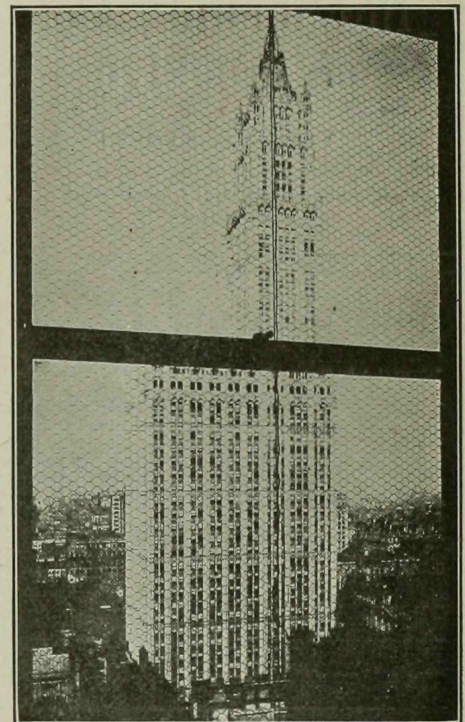
Sell Block Front Downtown.

Charles F. Noyes Company has sold to Joseph F. Cullman for A. H. Mathews, representing the Manhattan Life Insurance Company, the seven-story office building 133-137 Front street, taking in the block front from Pine to Depeyster streets and covering a lot of about 5,000 sq. ft. The property was valued at \$250,000 and the transaction was a cash one, no trade being involved. This is the third block front purchased by Mr. Cullman through the Charles F. Noyes Company. He has been one of the most active buyers of real estate in this neighborhood for the last three years. The building just purchased is known

as the "Venezuela Building," rents for about \$25,000 per annum, and is in a neighborhood that has recently become very active. It is one block from Wall street, where the Noyes Company sold a group of twelve buildings comprising the entire block front on South street from Wall to Pine, covering a plot of 22,000 sq. ft. for all cash, and more recently have leased the former Ward Line Building at Wall and Water streets to G. Amsinck & Co., and the 12-story Taber Building to the Pacific Development Co. Judge Henry W. Kennedy represented the sellers as counsel, and Goldsmith, Cohen, Cole & Weiss represented Mr. Cullman at attorneys in this transaction.

Washington Heights Sale.

Another Washington Heights block front improved with apartment houses passed into new hands in a cash transaction when Charles Kimmelman through Samuel Wacht, Jr., as attorney, purchased from Charles Hoffman and Gerson Robison, the entire block front



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

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on the east side of Haven avenue from 178th street to 179th street. The property consists of three six-story apartment houses known as 285 Haven avenue, 849 West 178th street and 850 West 179th street, covering a plot with an avenue frontage of 185 feet and a frontage of ninety-seven feet in each street. The houses show a gross annual rental of \$3,600 and are assessed by the city at \$232,000 and were held at \$275,000.

Sell Brooklyn and Manhattan Property.

Valuable property in Manhattan and Brooklyn figured in an interesting trade consummated by Charles Buermann & Company and involving about \$250,000 was the exchange of the six-story tenement with stores at the northeast corner of Delancey and Pitt streets, fronting fifty feet on each thoroughfare; also a plot of lots on Bedford avenue and Lincoln place, Brooklyn, given in exchange for the properties at 91 to 95 Clymer street, 25 to 29 Reid street, and 616 Nostrand avenue, southeast corner of Pacific street, Brooklyn, which were recently acquired from Adolph J. Mollenhauer. By the transaction Klein & Jackson become the owners of the Manhattan property and A. & S. Goldberger the owners of the Brooklyn property.

Manhattan.

South of 59th Street.

BEAVER ST.—F. R. Wood, W. H. Dolson Co. sold for Metropolitan Trust Co. 25 Beaver st, a 12-story office building, having an L to 58 to 62 New st. The site measures 49.5 ft. in Beaver st, 65.2 ft. in New st, and contains about 3,400 sq. ft. The buyer is the 23 to 25 Beaver St Corp., newly formed.

FRONT ST.—Charles F. Noyes Co. sold the Venezuela Building in Front st, occupying the block front from Pine to Depeyster sts, to Joseph F. Cullman. The building contains 35,000 sq. ft., and was valued at \$250,000.

GREENWICH ST.—Harry Sophian sold through Louis E. Felix, attorney, the 6-story loft building at 820 Greenwich st, on plot 42.4x91.4, adjoining the northwest corner of Jane st. Title will be taken under the name of 820 Greenwich Street Co., with a capital of \$10,000.

HUDSON ST.—Wm. A. White & Sons sold to Markham Realty Co. (Clarence W. Eckardt, president) for Emily A. King, Augusta Elmen-dorf and Marjorie C. Lyon, 48 and 50 Hudson st, at the southeast corner of Hudson and Thomas sts, and for Emma D. Rodman and others the adjoining property at 46 Hudson st and 88 Thomas st. The plot consists of old 3½ and 4-story buildings, and comprises about 4,000 sq. ft. It is assessed by the city at \$75,000.

UNIVERSITY PL.—United States Trust Co., as trustee, sold 3 University pl, a 3-story building, on plot 30x74.6, between Waverly pl and 8th st, for \$27,000.

7TH ST.—J. D. Ranck & Samuel Galitzka as brokers sold for Kensington Home Corp. a 1-fam. detached house in East 7th st, 335 ft. south of Avenue J, on plot 30x125.

9TH ST.—Reinhardt Realty Corp. purchased from Pelgran estate the 5-story store and loft building at 218 East 9th st, on lot 21x75, near 3d av. S. H. Frankenheim negotiated the sale.

9TH ST.—Mrs. Louisa S. Austen, of Philadelphia, represented by Lambert Suydam, resold 619 East 9th st, 4-story front and rear tenements, on lot 25x92.3, which she took in foreclosure last month. Henry Schumacher & Sons negotiated the sale.

10TH ST.—An investor purchased from Mrs. J. P. Paulding 10 West 10th st, a 3-story dwelling, on lot 26x92.3, located 152 ft. west of 5th av.

17TH ST.—Mary E. Kilpatrick sold to Sadie M. Mehaffey 445 West 17th st, a 4-story front and 3-story rear buildings, on lot 25x92.

24TH ST.—Louis Schrag sold for Samuel Rosenthal the dwelling at 249 West 24th st to Jeanne D'Arc Home for Friendless French Girls. This property has not been transferred since 1864.

25TH ST.—The former home of the Bethel Methodist Episcopal Church at 233 to 245 West 25th st, which is said to have housed the first negro congregation in New York City, has been sold by Bond and Mortgage Guarantee Co., through Cross & Brown Co., who plans extensive alterations for business occupancy. The structure, which is 1-story in height and covers a plot 80x98.9, has been held at \$70,000. Title will be taken in the name of the 233 West 25th Street Co.

45TH ST.—Varick D. Martin bought 238 East 45th st, a 4-story dwelling, on plot 22x94.

47TH ST.—Kurz & Uren, Inc., sold for Hattie Miller 327 East 47th st, near 2d av, a 5-story tenement, on plot 25x104.

WASHINGTON SQ.—Mrs. Robert L. Livingston, one of the heirs of the late E. N. Taller, purchased from the estate the other interests in the residence at 11 Washington Sq North, a 3½-story dwelling, now occupied by her. The property covers a frontage of 31 ft. facing Washington sq and extends back 141 ft. to Washington Mews, where the frontage is 31.1 ft. The land is a Sailors' Snug Harbor leasehold.

North of 59th Street.

ACADEMY ST.—Frederick F. French, as president of Greenbrook Investing Co., sold through Byrne & Baumann the 5-story apartment house at 674 Academy st, on plot 50x129.7x irreg., 125 ft. west of Broadway. The structure, which houses 25 families, is fully rented and has been held at \$72,000.

65TH ST.—Sonn Brothers, operators, purchased from Albany Saving Bank the four 5-story tenements at 34 to 40 West 65th st, between Central Park West and Columbus av. The property is assessed at \$100,000. Douglas Robinson, Charles S. Brown Co. negotiated the sale.

71ST ST.—Pease & Elliman sold for executors of the estate of Mary L. Van Ness the 4-story dwelling at 17 East 71st st, on lot 20x102.2.

72D ST.—James H. Cruikshank purchased from Julia D. Heineman the 3-story dwelling at 221 East 72d st on plot 16.8x100, between 2d and 3d avs, assessed at \$12,000. Harry Sugarman was the broker in this transaction.

72D ST.—Justice Guy, of the Supreme Court, has granted permission to the directors of alumnae of Hunter College of the City of New York to sell 446 East 72d st, a 3-story dwelling, 16.8 ft. west of Avenue A, to Sarah Goldberg, for \$1,000.

75TH ST.—Farmers' Loan & Trust Co., as trustees, sold for Martin Schrenkelsen estate, 17 East 75th st, a 4-story dwelling, on lot 20x102.2, about 95 ft. west of Madison av. The holding price was \$60,000.

95TH ST.—Pease & Elliman sold for estate of Alexander S. Williams, one time police inspector, the 3-story dwelling, on lot 17x100, at 8 West 95th st.

99TH ST.—Transfer Realty Co. sold to Isaac Lowenfeld Realty Corp. 207 and 209 East 99th st, a 6-story new law tenement, with stores, on plot 37.6x100.11, located near 3d av.

116TH ST.—A. H. Levy sold for Mrs. A. I. Shapiro and Mrs. Frank Rosen, through Armin H. Mittleman, 3 and 5 East 116th st, a 6-story flat, with stores, on plot 50x100.11, adjoining the northeast corner of 5th av, held at \$80,000.

118TH ST.—James H. Cruikshank resold 31 West 118th st, near Lenox av, a 5-story flat, on plot 25x100. Harry Sugarman and Morris Kahn were the brokers.

122D ST.—Robert Levers sold for Mrs. Fannie M. Mather 16 West 122d st, a dwelling, on plot 20x100.11, between Mount Morris Park West and Lenox av.

122D ST.—Nehring Co., Jules Nehring, president, sold 68 East 122d st for Mrs. Emma L. Wagner. This property is a 5-story single flat, on plot 20x100, and was held at \$20,000.

128TH ST.—Aloysius Vuck sold to Agnes Gardner, for occupancy, 14 West 128th st, near 5th av, a 3-story dwelling, on lot 17x99.11.

139TH ST.—H. T. Wood sold to Joseph Jovans for Broadway-John Street Corp. the 6-story house at 504 and 506 West 139th st. The structure covers a plot 50x100, beginning 50 ft. west of Amsterdam av, and shows an annual rent roll of about \$10,500. Joseph G. Abhanson represented the buyer as attorney. The property was held at \$15,000 and it was an all cash transaction.

140TH ST.—William Rankin sold to Nason Realty Co., Max N. Natanson, the two 5-story new-law houses, each on a plot 35x100, located between St. Anns and Cypress avs. The buyer immediately resold to Benenson Realty Co., which in turn resold.

142D ST.—William Rankin sold to Nason Realty Co. the 6-story modern building, on plot 40x100, at 437 East 142d st. The buyer immediately resold to Benenson Realty Co.

143D ST.—German Savings Bank sold to a client of Harry Sugarman 311 West 143d st, a 5-story double tenement, on lot 25x100.

150TH ST.—Charles A. Weber sold for Joseph McBride the frame dwelling with stable on plot 25x118 at 249 East 150th st to Gaetano DeFiglio.

152D ST.—Sarah E. and Rebecca Norton purchased from Katherine Smyth and the estate of Mary E. Tuomey 547 West 152d st, a 3-story dwelling, on lot 15x100. Edward J. Thompson negotiated the sale.

RIVERSIDE DR.—Pease & Elliman bought for a client the 5-story American basement residence at 351 Riverside dr, on a lot 25x100, between 105th and 106th sts. The reported price was \$70,000. William P. Ahnelt, president of Pictorial Review Co., who sold the house, was represented in the transaction by Slawson & Hobbs.

5TH AV.—J. S. Maxwell sold for Mrs. C. J. Gould 2121 5th av, at the northeast corner of 130th st, a 3-story private dwelling, to Merit Realty Corp., Marcus L. Osk, president.

8TH AV.—Frederick Brown sold to Bessie Reiff 2442 8th av, a 5-story apartment, with two stores, near 120th st, on plot 25x76. In exchange Mr. Brown takes property at Smith's Landing, town of Catskill, Greene County.

Bronx.

BECK ST.—A. Blumenthal resold for Benenson Realty Co. to Public Square Realty Co. (Morgenstern Brothers) the 5-story apartment house at 894 Beck st, containing accommodations for 30 families, and occupying a plot 80x100, between Intervale and Tiffany sts. The property was held at \$80,000.

LYMAN PL.—Morris Fein purchased from M. L. and C. Ernst 1374 Lyman pl, a 3-story frame dwelling, on plot 50x123.

155TH ST.—Eugene J. Busher and William H. Mehlich sold for cash for the J. T. Construction Co. 380 East 155th st, a 5-story building, 50x100.

172D ST.—Michael Retzker sold 650 West 172d st, a 5-story apartment house, on plot 50x100, to Charles A. Held, who gave in exchange a 110-acre farm, with a dwelling and outbuildings, free and clear, at Roxbury, Conn. The apartment figured in the deal at a valuation of \$70,000 and the farm at \$14,000. Mr. Retzker resold the Roxbury property to Payson Thompson, for cash, and two lots on Lydig av, Bronx. The lots were held at \$5,000. George A. Bowman negotiated the various transactions. Abraham Leichter, as attorney, represented Mr. Retzker.

176TH ST.—Frederick Brown resold to August Elmer, of Elmer & Amend, 273 West 176th st, northwest corner of Anthony av, a 5-story 32-fam. apartment, on plot 98x70x97x81. The property is rented for over \$12,000, and was held at \$105,000.

221ST ST.—Mary O'Connell sold to Frank Oliva the private dwelling at 670 East 221st st, for cash. F. William Eggert negotiated the sale.

232D ST.—Charles A. Weber sold for William J. Smyth to Henry F. Hauf, the 2-fam. dwelling, on plot 50x114, at 849 East 232d st. In exchange the buyer gave in part payment a plot of lots located on the east side of Bronxwood av, 350 ft. south of 236th st, 50x102.

AUDUBON AV.—O'Reilly & Dahn, in conjunction with Heil & Stern, sold 270 Audubon av, a 5-sty new-law building, on plot 50x100.

BELMONT AV.—Mary J. McManus sold 2000 Belmont av, a 3-sty house, on plot 25x98.4, to Louis Cohen.

DAVIDSON AV.—Minnie Isaacson purchased from D. K. Einfurer 1913 Davidson av, a 3-sty private dwelling, on lot 25x101.4.

PROSPECT AV.—Cahn & Pittman and George E. and Charles Buckbee sold for Gustav Brungee 2131 Prospect av, a 5-sty, new-law apartment house, arranged for 20 families.

UNION AV.—Joseph Auerbach bought from James H. Eaker the dwelling, on plot 29x93, at the northwest corner of Home st and Union av, held at \$8,500. E. Lowenthal & Son negotiated the sale.

UNIVERSITY AV.—George E. and Charles Buckbee sold for Carita A. MacDougall the private dwelling at 2258 University av to Albert G. McCarthy.

3D AV.—James H. Cruikshank resold to Mary Kaufman 3124 3d av, a 3-sty building, 13.8x36x irreg., at the corner of Brook av. D. H. Gerstenfeld negotiated the sale.

Brooklyn.

CLINTON ST.—Howard C. Pyle & Co. sold 228 Clinton st, a 3-sty brownstone dwelling, on lot 25x90, for Mrs. E. L. Read.

COOPER ST.—Friday & Lehmann, as brokers, just sold the 3-sty single brick flat 32 Cooper st for William B. Boyd.

DELANCEY ST.—A. and S. Goldberger sold to Klein & Jackson, operators, the 6-sty tenement, 50x50, northeast corner of Delancey and Pitt sts, and a plot of lots on Bedford av and Lincoln pl. The buyers gave in exchange the flats at 91 to 95 Clymer st, a 6-sty apartment, 31.6x114.5, at 616 Nostrand av, corner of Pacific st.

HANCOCK ST.—Frank H. Malone, as broker, sold the 1-fam. brick dwelling at 820 Hancock st for Herman Bluestone.

LIVINGSTON ST.—Howard C. Pyle & Co. sold 46 Livingston st, a 4-sty brick dwelling, on lot 22x100, for E. W. Belcher.

MCDONOUGH ST.—Friday & Lehmann, brokers, sold the 2-sty stone 1-fam. dwelling at 601 McDonough st for Annie Goldstein.

1ST PL.—Howard C. Pyle & Co. sold 68 1st pl, a 4-sty brownstone dwelling, on lot 22x133, for estate of Harriet B. Kendall.

6TH ST.—E. T. Newman, as broker, sold the 2-sty brick 2-fam. dwelling at 375 6th st, on lot 17x100, for Emma Landolt.

43D ST.—Artee Realty Corp., associated with Realty Trust, sold the 1-fam semi-detached dwelling at 1552 43d st to Mrs. Eva Cohen.

50TH ST.—Tutino & Cerny sold for William J. Ward to Samuel Harris, for occupancy, the 2-sty brownstone dwelling, at 452 50th st.

52D ST.—Tutino & Cerny sold to William Mitchell, for occupancy, the 2-sty 2-fam. brick dwelling at 525 52d st.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. semi-detached dwelling, with garage, at 2156 66th st, in the Mapleton Park district, to Harry Schwartz.

68TH ST.—James Watters sold for Harry C. Furman the 2-fam. brick dwelling at 366 68th st, near 4th av.

71ST ST.—Meister Builders, Inc., purchased from M. Plesantine 3 1-fam. brick cottages at 1833 to 1837 71st st, each on plot 18x100.

71ST ST.—Frank A. Seaver & Co. sold the 2-fam. brick house at 262 71st st for William Meyer.

80TH ST.—Frank A. Seaver & Co. sold the 1-fam. frame cottage at 159 80th st for Edward Grauwiler.

ALABAMA AV.—Meister Builders, Inc., purchased from Land Estate, Inc., six apartment houses, on plot 160x100, at 655 to 665 and 685 to 689 Alabama and Hegeman avs.

BAY RIDGE AV.—E. M. and H. K. Real Estate and Contracting Corp., Edward Miehling, president, purchased from J. W. Comey eleven 2-fam. houses on Bay Ridge av, near the station of the new 4th av subway. In part payment the company gives a plot of 4½ lots at Shakespear av and 169th st, Bronx. The Bay Ridge av houses have been held at \$75,000. The Knap & Wassen Co. negotiated the transaction.

COLUMBIA HEIGHTS.—Howard C. Pyle & Co. sold 192 Columbia Heights, a 4-sty brownstone dwelling, on lot 25x150, for Mrs. L. B. Van Nostrand.

CROSEY AV.—B. J. Storza sold for Max S. Pinner the plot, 38x100, at the southeast corner of Crosey and 27th avs.

PUTNAM AV.—R. A. Schlesing as broker sold for George A. Leaf the 6-fam. brick tenement house at 1881 Putnam av to Otto Holzer.

RIDGE BLVD.—E. J. Hollahan sold the dwelling at the northeast corner of Ridge blvd and 89th st for Flora Fields.

Queens.

ARVERNE.—Lewis H. May Co. sold for Kate B. Boldin 65 Storm av, on plot 75x75, near the ocean, a residence property, to May E. Meredith.

CORONA.—D. J. Rennie sold to J. Adler the dwelling and plot, 50x100, at the northeast corner of 40th st and Fillmore av.

EDGEEMERE.—Lewis H. May Co. sold for Edgemere Crest Co. (Maximilian Morgenthau, president) a furnished house at the northeast corner of Lincoln and Dickerson avs to M. Levinsky.

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FAR ROCKAWAY.—H. G. Heyson sold to T. L. Conerty the dwelling and plot, 60x125, on the north side of Carlton av, 138 ft. east of Cedar av.

FLUSHING.—Clara Safronowitz purchased for investment the old Cornell house at the corner of Washington and Prince sts. J. Albert Johntra was the broker.

FLUSHING.—N. Doyle sold to Nado Corp. a plot, 222x308, at the northeast corner of Cherry st and Main st.

GLENDALE.—Rengaw Realty Co. sold to G. Biewener a plot, 100x112, on the northeast side of Beta pl, 210 ft. southeast of Myrtle av.

JAMAICA.—J. H. Judge sold to L. F. Reich the dwelling and plot, 60x100, on the south side of Wyckoff pl, 100 ft. west of Hilldale av.

JAMAICA.—E. White sold to L. A. Asendorf a plot, 110x203, at the northwest corner of Flushing av and Hutton av.

KEW.—Abingdon Building Co. sold to J. A. Watt the dwelling and plot, 50x112, on the north side of Mowbray pl, 326 ft. east of Austin st.

KEW.—J. R. Harris sold to K. F. Assenheimer the dwelling and plot, 60x100, in the north side of Audley st, 260 ft. west of Beverly rd.

RICHMOND HILL.—A. R. Rasquin sold to E. L. Gerow the dwelling and plot, 55x100, at the northeast corner of Orchard av and Lincoln av.

ST. ALBANS.—E. H. Brown sold to R. C. Muir a plot, 66x100, in the east side of Herkimer st, 220 ft. south of Rutland st.

WOODHAVEN.—M. E. Roberts sold to S. G. Rein ten lots at Woodhaven Centre.

WOODHAVEN.—Gascoyne Realty Co. sold to A. Wischert the dwelling on the west side of Bigelow av, 398 ft. north of Atlantic av.

Nassau.

GREAT NECK.—Baker Crowell, Inc., sold the Emma Cooley Easton property to Grattan T. Stanford of Sinclair Oil Co., at the reported price of \$30,000.

Westchester.

PELHAM.—John T. Felton of New York purchased, through Fish & Marvin, from John H. Hayden his large stucco residence containing 18 rooms and 6 baths, located on a corner plot on Secor la, comprising about one acre. The property was held at \$55,000.

PELHAM.—Olcott & Egger sold for Lieutenant Joseph M. Fallon, Jr., his two houses on Clay av; one to the Rev. J. McVicker Haight of Highland Falls, N. Y., who is to act as chaplain at Pelham Bay, and the other to Mrs. G. N. Moser of Meriden, Conn.

SCARSDALE.—Robert Earley Organization sold for George W. Hohl Co. a house on Brite av to Frank W. Lovejoy.

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold a house in the Greenacres section to a prominent New York musician.

RYE.—John H. Allen, vice-president of the National City Bank, purchased for a reported price of \$70,000, from Mrs. J. J. Sutton, the 12-acre estate with an old dwelling, known as the Sutton Place, including a large frontage on Purchase st.

YONKERS.—Estate of E. H. Cranwell on North Broadway, opposite the Samuel Untermyer place and adjoining the Hudson River Country Club has been sold to Jules Weber, of this city. George Howe was the broker. The property consists of a new Italian renaissance home, garage, greenhouses and two acres of land. It is one of the most attractive and complete estates on the Hudson and was held at \$60,000.

RECENT LEASES.

Bankers Lease in Exchange Place.

E. H. Ludlow & Company and Pease & Elliman leased the ground floor space on the Exchange Place side of the Lord's Court building, occupied by the Lord's Court Restaurant, which restaurant was taken over a few months ago by Alfred C. Bunn. Mr. Bunn has disposed of the lease at a price approximating \$100,000 to N. L. Carpenter & Company, bankers, who occupy ground floor offices in the Corn Exchange Bank building at William and Beaver streets. The transaction furnishes an example of the great demand for space in the financial district, and especially in the blocks adjacent to the junction of Beaver and William streets, where the marine insurance interests have centered. An extended lease has been given by the Lord's Court Building Company to Carpenter & Company at a rental aggregating about \$250,000. The Corn Exchange Bank requires the space now occupied by Carpenter & Company, to extend their banking room, forcing the latter firm to seek quarters elsewhere.

Manhattan.

AMES & CO. leased for Wright Barclay the top loft at 20 West 31st st to York Embroidery Co.; also for James K. Whitaker to Betty K. Taber Costume Co. the top loft at 23 West 36th st.

BARNETT & CO. leased for Daniel Birdsall & Co. the store at 29 East 125th st to Russian Fur Co.

DANIEL BIRDSALL & CO. rented the entire building at 64 Grand st to Bernard Ulmann Co.

DANIEL BIRDSALL & CO., INC., rented the store, basement, and sub-basement at 369 Broadway to Salomon Stern, Ltd., of America; also space at 198 Broadway to Dutton & Kilsheimer to MacLay & Mullally and Menely Bell Co., of Troy, N. Y., these leases completing the renting of this 12-sty building.

BRETT & GOODE Co. leased for David and David L. Williams about 4,500 sq. ft. at 437 to 453 11th av to Grinnell Lithographic Co.; and to Grace O'Malley space at 7 to 11 West 45th st.

CUSHMAN & WAKEFELD, INC., leased a suite of offices at 50 East 42d st to Hudson Maxim, the inventor of smokeless powder and other instruments of warfare, for his work in connection with the United States Shipping Board, of which Charles M. Schwab is chairman.

DOUGLAS L. ELLIMAN & CO. subleased 2 Washington sq for Gregory estate to David Rumsey, and secured an extension of the lease from the owner, Marmaduke Tilden. It is a 4-sty residence, on lot 27.8x166.7, situated 27.8 ft. from University pl, on the north side of Washington sq.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 405 Park av, at the north-east corner of 54th st, for Moore & Wyckoff to Samuel Reyburn; also an apartment at 114 East 84th st for Mrs. E. N. Perkins to Henry K. Brent; also at 14 East 60th st for Eager & Babcock to E. A. S. Clarke, and have renewed the lease of 27 East 74th st, a 4-sty brownstone house, on lot 25x100, for Brandeis Estate to C. T. Richardson.

FARRELL REAL ESTATE CO. leased Hogue Mansion at 152 Riverside dr. Schindler & Liebler represented the owners.

J. ARTHUR FISCHER leased the first loft at 873 6th av to Benjamin P. Sheib for Q. Q. Printing Establishment; to Hotaling News Agency the store at 203 West 41st st; to A. Pagle the dwelling at 43 Lexington av; and to John Hauser the 4-sty dwelling at 240 East 34th st.

J. ARTHUR FISCHER leased to Mrs. J. H. Conover an apartment at 63 West 37th st.

WILLIAM F. FUERST, INC., leased the private dwelling building at 1961 Madison av, near 125th st.

GOODWIN & GOODWIN rented for Theresa Goldsmith and Seymore Realty Co. to Michael Merle the 3-sty private dwelling at 266 West 113th st.

GOODWIN & GOODWIN rented for Kate Tierney to Julius Lion the 3-sty furnished private dwelling at 106 West 81st st.

HERBERT HECHT & CO. leased to Par-Amount Shirt Shops the store adjoining the northwest corner of 125th st and 7th av; also for Schwartz Bros. to Marlborough Photo Shop store at 1368 Broadway.

HERBERT HECHT & CO. leased for estate of Charles T. Wills, represented by F. W. Sharp, store at 67 Bleecker st, to St. Regis Restaurant for 10 years.

HERBERT HECHT & CO., in conjunction with Frederick W. Sharp, leased for estate of Chas. A. Baudoin the corner store and basement at the southwest corner of 29th st and 5th av.

HERBERT HECHT & CO. leased for Howard Development Co. to Star Shoe Co. floor at 3 West 42d st; also for Hartford Lunch Co. 1st loft at 526 Willis av to Morris J. Grossman.

HERALD LUNCH leased from Annie E. Doscher and Henrietta M. Davison the entire building at 271 West st and 39 Desbrosses st, located at the corner of West and Desbrosses sts, also the store at 37½ Desbrosses st, and three rooms above, for a period of 10 years, from June 1, 1918.

M. & L. HESS, INC., leased the store and basement at 49 to 53 East 21st st, containing 15,000 sq. ft., to a prominent woolen concern.

HENRY HOF leased to J. & J. Slater a floor at 227 Lexington av and also the store at 565 3d av to Bankers' Ink Co.

HENRY HOF leased for Kathryn L. Cullom store and basement at 645 2d av to Hyman Bernstein; also for Peter F. Kane store and basement at 739 2d av to Ferdinand Visco.

EDWARD J. HOGAN leased for Frank A. Munsey at 280 Broadway, the store and basement at 61 Chambers st to Toledo Scale Co. at a gross rental of \$40,000.

HOUGHTON CO. renewed for Farmers' Loan & Trust Co. the lease on the 4-sty dwelling at 137 West 70th st to John H. Kraus.

HOUGHTON CO. leased in conjunction with Jones Sullivan the 4-sty dwelling at 150 West 77th st for Robert L. Hogue to Ellen and Elizabeth Coady.

LAKIN & DINKELSPIEL leased for Charles Rheinheimer the parlor floor at 256 West 88th st to William Katz, and for Fredk. Fox & Co. the 3d floor at 60 West 45th st to S. Posner.

J. EDGAR LEAYCRAFT & CO. leased the store at 220 East 14th st to Mrs. A. Sternberg.

A. H. Levy leased to Mrs. Alice Mapes the dwelling at 58 West 72d st.

A. H. LEVY leased for Mrs. Annie J. Doyle to L. Sonkin three 3-sty tenements at 118 to 132 East 104th st, between Lexington and Park avs, for five years at gross rental of \$62,000, and for Joseph Dorf to Samuel Wilson the 6-sty tenement at 3 and 5 East 109th st, for 5 years at a gross rental of \$22,900.

MANDEL & KANT leased through Schindler & Liebler from Theresa Schappert estate the 3-sty private dwelling at 503 East 88th st.

SAMUEL H. MARTIN leased the store and basement at 136 West 65th st for Alfred H. Taylor to Gordon Rubber & Tire Co. of Canton, Ohio.

GEORGE V. McNALLY rented stores at the southwest corner of Broadway and 145th st to Clara Selner and Thomas Bushnell.

PAYSON McL. MERRILL CO., INC., leased apartments at 257 West 86th st to William C. Forster, Joseph T. Lozier and C. Virgil Gordon; at 140 West 57th st to Russell de C. Greene, and at 62 Washington sq South to Miss Emily N. Hatch.

MOORE & WYCKOFF leased apartments at 150 East 72d st to Edward L. Norton; at 115 East 53d st to William B. De Haven and Mrs. Bache Whitlock; at 123 East 53d st to Robert P. Bowler, Thomas M. Hodgins, Miss M. D. Foley, Mrs. M. K. Fay, William H. Gardner and Henry Kelly Brent.

J. K. MOOS leased the building at 343 West 51st st for A. T. Hoffmann to Gertrude L. Heyward.

CHARLES F. NOYES CO. leased a floor at 23 to 27 City Hall pl to Frederick Schwitter; a floor at 9 Ferry st to Rosenblum & Aronson; a floor at 91 Maiden la to Anchor Packing Co., and a floor at 332 Broadway to James R. Bartlett.

CHARLES F. NOYES CO. leased a suite of offices at 170 Broadway to George F. Baright; a portion of the 7th floor at 42 Broadway to Otophon Steamship Co.; offices at 35 to 39 Maiden la to Royal Diamond & Watch Co. and Bitkin & Nocitto; at 52 and 54 Maiden la to Jewelers' Service Bureau; at 102 and 104 Fulton st to Liberty Jewelry Corp.

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CHARLES F. NOYES CO. leased for A. Schrader's Sons to George Mogensen, Inc., importers, exporters and forwarders, the building 28, 30 and 32 Rose st., on plot 75x108, and containing over 50,000 sq. ft. of space. The lease is for a long term of years at an aggregate rental of about \$60,000.

CHARLES F. NOYES CO. leased 60 Stone st to Price & Lane, and in connection with Pease & Elliman space at 170 Broadway to Asbestos Protected Metal Co.

CHARLES F. NOYES CO. leased two large lofts at 135 to 139 West 17th st for Wilbeth Realty Co. to Atlantic Division of the American Red Cross.

PEASE & ELLIMAN rented a large apartment at 535 Park av to Dr. Henry Fleming; at 405 Park av to Frederick H. Douglas; also apartments at 44 West 10th st to John A. Ten Eyck, 3d; 137 East 66th st to Mrs. Charlotte Conger; 565 Park av to W. S. Schley; 108 East 82d st to Mrs. Paulding Fosdick; 100 West 59th st to J. B. Sofio, Alfred J. Diescher and E. L. Gruver; 138 East 36th st to Sarah B. Haight.

PEASE & ELLIMAN leased for estate of E. N. Tailer to Mrs. John Jay Mason the 4-sty dwelling at 2 East 86th st, adjoining the south corner of 5th av; also the parlor floor at 146 West 57th st to Arthur G. Sittel, Inc.

PEASE & ELLIMAN leased for Mrs. Louis Goldsmith to Emanuel Brunswick the 5-sty dwelling at 304 West 76th st, between West End av and Riverside dr; also for A. L. Mordecai & Son an apartment at 140 West 71st st to Mrs. S. Tim; and one, furnished, at 622 West 114th st for Max Adler to Leopold Stocker.

S. OSGOOD PELL & CO. leased the new garage at 305 and 307 West 128th st, near 8th av. The owner is George Heinlein, and the lessee a corporation not yet organized. The lease is for 21 years, at an aggregate rental of approximately \$300,000.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Thomas E. Wilson & Co. of Chicago the store, basement and mezzanine floor at 25 West 45th st, for an eastern branch of its sporting goods and camping outfit department.

A. D. ROCKWELL, JR., leased the store at 2197 3d av for I. Wit, of Boston, Mass., to Progressive Grocery Stores, Inc., and at 2249 3d av for James Van Dyk Co. to Samuel Garber, of New Haven, Conn.

RULAND & WHITING-BENJAMIN CORP. leased the 12-room duplex apartment at 772 Park av to Dr. Geo. W. Crary.

ROY SCHERICK leased for Sternfeld Building Co. the 4th, 5th, 6th, 7th and 8th floors at 317 to 323 East 34th st, to Emden & Wormser, Max Levison & Co. and Smith Pharmacal Co., about 50,000 sq. ft. of space. All these leases are for a term of years, aggregating about \$100,000.

ROY SCHERICK leased the store and basement at 12 Waverly pl for C. Perceval to Frank Katz Hat Co.; the first loft at 131 and 133 West 28th st for Daniel Birdsall Co. to Solomons & Co., as an annex; 8th floor at 10 East 33d st for Loton H. Slawson Co. to Martin Mayer.

LOUIS SCHRAG leased for Mary M. Condict the dwelling at 125 West 25th st to Emily Geiger; also for Louise Neilley Peek the dwelling at 119 West 21st st to Nellie S. Lyon.

LOTON H. SLAWSON CO. leased a floor at 10 East 33d st to Julius Wolff, represented by Michael Lipset.

FREDERICK SOUTHACK & Alwyn Ball, Jr., leased the store and basement at 8 Barclay st to Ellsworth F. Corbett; a loft at 13 and 15 West 27th st to Lifton Manufacturing Co., and a loft at 550 Broadway to Novelty Manufacturing Co.

L. TANENBAUM, STRAUSS & CO. leased for Hanover Corp. 21,000 sq. ft. of floor space in the building occupying the entire block front on 4th av, between 25th and 26th sts, to Julius Kayser & Co.

E. A. TURNER, INC., leased for Irene F. Castle the building 122 Lexington av to Mrs. Polcheck; also the dwelling at 151 East 29th st for Mrs. Marshall Clapp of West Englewood, N. J.; also the parlor floor at 43 East 29th st, 22x90, to Bernstein & Marcus; also the following apartments at 43 East 29th st: Mr. Neilson, 1st floor rear; Mrs. Bennett, 2d floor front; Mrs. Conover, 2d floor rear; to Mrs. Sommers, 3d floor front; to Mr. Munger, and 3d rear to Mr. Smith; also to Mr. Davidson the dwelling at 104 Lexington av, the dwelling at 140 East 27th st to Mother Aurora Day Nursery for Orphan Children and the dwelling at 107 East 30th st to Mrs. Francesca.

TWENTY-THIRD WARD BANK leased for a 15-year term from Haffen Realty Co. the building at 2808 3d av at a rental of \$6,000 a year. The property was formerly occupied by the Dollar Savings Bank.

STEPHEN H. TYNG, JR., & CO. leased 5,000 sq. ft. of office space at 381 4th av to National Association for the Study and Prevention of Tuberculosis; also for A. D. Juilliard & Co. the store and basement at 32 to 36 West 18th st to Globe Merchandise Co.

CHARLES B. VAN VALEN, INC., for Cammann, Voorhees & Floyd, leased to Senator Joseph S. Frelinghuysen, of New Jersey, for occupancy by his insurance interests, a floor at 26 John st.

E. K. VAN WINKLE leased the following apartments: for B. Crystal & Son at 454 Riverside dr to C. G. Sonaeck; for A. W. Jordan at 59 West 76th st to Mrs. A. Hope; for Edmond A. Jahn at 500 West 140th st to Geo. W. Hawkins; and for Wm. H. Appleton with Everett Seixas & Co. at 36 Gramercy Park to Maurice Bayard.

WHITE-GOODMAN leased the 1st loft at 71 Warren st to Jacob Bros. Co., Inc.; and with M. & L. Hess to Stander, McConnell Corp. the 3d loft at 115 and 117 East 29th st.

WHITE-GOODMAN leased the store and basement at 4 West 15th st to J. & S. Baumann.

WM. A. WHITE & SONS leased 5,000 sq. ft. at 131 and 133 Bleecker st to Simon, Cohn Co., Inc., for the manufacture of military uniforms.

WM. A. WHITE & SONS leased offices at 68 William st to Automobile Underwriters' Detective Bureau and Austin A. Crary; at 100 Hudson st to Spiller & Co., George S. Murphy and Seaton McLennan; at 48 West 27th st to William G. Bette, Hausknecht & Tols and Philip Chass, and for William Macbain the 2d loft at 5-7 and 319 Greenwich st to Rodway Manufacturing Co.

WM. A. WHITE & SONS leased the store and basement at 218 Bowery to Robinowitz & Brownstein.

Bronx.

EUGENE J. BUSER leased for Judge Richard H. Mitchell his private residence at 1362 Franklin av to Dr. Arthur O'Leary for two years.

N. BRIGHAM HALL and William D. Bloodgood, leased to James Ryan for Catharine Furcht the dwelling at 138 Alexander av.

SHAW & CO. leased for 166th Street Garage, Inc., the new garage and workshop, on plot 80x108, now under construction at the northeast

corner of Brook av and 166th st to Callan Bros., Inc.

Brooklyn.

WM. PIERRE JOCKIN leased to the Russian Volunteer Fleet and C. J. Medzikhovsky, Com. Attache of the Russian Government, the entire 14th floor of Brooklyn's skyscraper located at the southwest corner of Court and Remsen sts, Borough Hall.

SCHULTE CIGAR CO. acquired for an additional branch establishment to its chain of stores the triangular corner ground floor store at the junction of Broadway and Gates av.

WM. A. WHITE & SONS leased space at 1158 to 1160 Myrtle av to Acme Spring Co.

Queens.

EDGEMERE.—Lewis H. May Co. leased for Mrs. Minnie Hirschfeld the Hotel Coronado, corner of Beach 31st st and Lewmay rd, to Matilda Messner.

LEWIS H. MAY CO. leased as follows: at Far Rockaway for Ernest R. Isaacs cottage on

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Westchester.

MT. KISCO.—Julia Beverley Higgins leased for Miss Lillian B. Davis her house on Mountain av to Hutcheson Page of Vermont, and for Mrs. Wm. Rockett her house in Grove st to Moe Brill of New York; also for Mrs. J. B. Thorn her house in West Main st to Louis Chapin of Brooklyn.

RYE.—Blakeman Quintard Meyer rented the following properties: the William B. Neergaard place at Milton and Palisade rds to Dr. John Douglas, of New York; Albert C. Henderson place on Central av to Joseph M. Shear; and Mrs. F. L. Moore's house at Ryegate.

RYE.—Fish & Marvin rented, furnished, for estate of Waldron Williams its property known as the "Stone House" to Robert Graves of this city. The property comprises several acres of land, large house and outbuildings.

REAL ESTATE NOTES.

M. MORGENTHAU, JR., CO. has moved its offices to 206 Broadway.

PAUL S. BOLGER is the buyer of the private dwelling at 662 Lexington av.

SHAW & EBBITT have been appointed agents for the Rochambau, 312 Manhattan av.

LEHMAN & LEHMAN, insurance, have removed their offices to 32 Court st, Brooklyn.

EDMUND COFFIN has removed his office to 46 Cedar st, room 902, also the offices of Isidor Grayhead, Maxmillan J. Jahelka, Henry William Co. and 299 Madison Avenue Co.

HARRY GOODSTEIN, real estate and insurance, has removed his office to 261 Broadway, room 1015.

A. F. POLEDO is the buyer of the dwelling at 105 East 73d st, adjoining the northeast corner of Park av.

GOODWIN & GOODWIN have been appointed agents for 201 West 132d st and 2144, 2146 and 2148 7th av.

GOODWIN & GOODWIN have been appointed managerial agents for 201 West 132d st and 2144, 2146 and 2148 7th av.

PAYSON McL. MERRILL CO. INC., has been appointed agent for the dwelling on plot 22.6x 100.5, at 19 East 56th st.

EDWARD W. RIDER has removed his real estate office to 44 Court st, Brooklyn. His former address was 50 Court st.

GUSTAV R. LUDENSCHMID is the buyer of the dwelling at 327 East 57th st, sold recently by Lawyers' Mortgage Co.

E. K. VAN WINKLE has been appointed agent for 128 West 79d st, 19 East 57th st, 132 East 57th st and 28 East 55th st.

BRETT & GOODE CO. has been appointed agent by Inverness Realty Co. of 147 to 151 Lafayette st and 211 to 215 Centre st.

FLY BERNAYS is the buyer of the 3-sty building at University pl, sold Wednesday by United States Trust Co. Pepe & Bro negotiated the sale.

SHAW & CO. have been appointed managing agents for the following properties: 1924 3d av, 291 and 293 East 161st st and 144 Goerck st.

BRETT & GOODE CO. has been appointed managing agent by Inverness Realty Co. of its properties at 147 to 151 Lafayette st and 211 to 215 Centre st.

EDWARD FRANKLIN has been appointed agent for 53 properties in this city belonging to the Sulzberger estate and T. E. Wilson & Co., beef packers.

THE SELLER of the property at 233 to 243 West 25th st, acquired several days ago by the 233 West Twenty-fifth Street Co., was Title Guarantee and Trust Co.

REALTY APPRAISALS CORP., specialists in real estate, has removed its office to 193 Montague st, Brooklyn. Edgar N. Finn, for many years in the real estate business at 16 Court st, is president of the corporation.

MILTON E. OPPENHEIMER has removed from 7 East 42d st to 105 West 40th st.

REAL ESTATE BOARD of New York will hold its annual golf tournament at the Greenwich Country Club May 16. A large entry list is expected.

CHARLES F. NOYES CO. has been appointed by Young, Seacord & Ritchie managing agents for 257 and 259 William st, a 7-sty loft building; and by Harry K. Grigg managing agents for 118 Prince st, a 5-sty loft building recently purchased through the same brokers.

CHARLES F. NOYES CO. received appointment as exclusive managing agents of the loft buildings at 510 to 514 East 72d st, 516 East 72d st, 614 and 616 East 83d st, 1895 3d av, 153 Mercer st and 133 Mercer st, the latter being an 8-sty loft building.

ON MAY 1 one-half of the real estate taxes of the current year became a lien on the property, and personal taxes are due. A discount at the rate of 4 per cent. per annum is allowed on the second one-half of real estate taxes due Nov. 1, 1918, if paid before that date. Water taxes for unmetered service are also due.

MONTHLY MEETING of the West End Association at the Hotel Ansonia Monday night will be addressed by Police Commissioner Enright and Deputy Commissioner Harris on the administration of police affairs in the city. Regulation of traffic conditions on the West Side will receive special attention from Commissioner Harris.

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CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

RENEWED activity in private building construction has strongly marked the past week and there are prospects indicating that for the coming month or so at least, a considerable number of new structural projects will be brought out. Whether the working conditions at that time will permit the starting of these operations remains to be seen, but it is a hopeful sign at this time that there is a will to build notwithstanding the numerous deterrents to real progress.

Contracts for private building projects awarded this week represent a large total expenditure and the group placed under contract includes some structures of more than slight importance. The George A. Fuller Co. obtained a contract to build the twelve-story fireproof garage in 44th street for the Commodore-Biltmore Co., to cost approximately \$400,000. The Hennebique Construction Co. will build the seven-story reinforced concrete storage warehouse in Jersey City for the Union Terminal Cold Storage Co. Marc Eidlitz & Son obtained a general contract for extensive alterations to the residence, at 30 East 36th street, for Junius S. Morgan, at a cost exceeding \$100,000. Edward Corning & Co. will build the \$250,000 building for the colored branch of the Y. M. C. A. in West 135th street. De Riso Brothers have the contract for the construction of the Elks' Clubhouse in Jersey City to cost more than \$100,000. A number of other contracts of lesser importance have been let recently and quite a large group of new structures are being planned by prominent architects in the city. The majority of these will soon be presented for bids.

New large Government projects continue to figure prominently among the daily reports of projected construction work. The Federal program of military construction is steadily expanding and increasing in importance and is by long odds the most prominent factor in the present building situation, nationally as well as locally. The Metropolitan district has been especially benefitted by projects of this character which have been of material assistance in maintaining the stability of the building industry during the period when little building of a private nature was in progress.

The labor situation is generally reported as being satisfactory. The strike of the plasterers and their laborers is still in force, but this has not generally affected the building situation. Although building operations are relatively light there is no great number of building mechanics idle about the city. The numerous large Federal operations within close proximity to Greater New York, notably those at Colonia, N. J.; Pelham Bay, N. Y.; Mineola, L. I.; Garden City, L. I., and other locations nearby, and also the large volume of similar construction in progress within the city limits, have provided employment for many thousands of building mechanics and laborers that might have been idle otherwise. Then again industries engaged in the manufacture of munitions and supplies under Government contracts have been at a loss for help and these firms have absorbed a considerable percentage of building labor not otherwise engaged.

The markets for building materials and supplies are generally quiet, and while there is a fair volume of current business, the orders for the greater part are coming from contractors who have Government buildings under way. Orders for private building operations are light, but according to recent inquiries the market should soon pick up and remain active for the balance of the sea-

son. Prices are steady and but few fluctuations of any account have been reported.

Common Brick.—Although there is no material improvement in the Hudson River brick market so far as current demand is concerned affairs seem to be shaping up in a satisfactory manner and the dealers anticipate better times ahead. Prices are firm at \$9 to \$9.50 a thousand, and this level is likely to maintain for some time to come. The arrivals of the week have been up to the average for the past month and the sales likewise. There are rumors of important requisitions of common brick for Government building operations within the local district, but definite details of these operations are lacking at this time and dealers are unwilling to commit themselves as to the source of inquiry. The demand from private building sources is light but the inquiries are improving. The manufacturing situation is very quiet. Up to the present time but three or four of the Hudson River brickmaking plants have started operations this season and these are running at an extremely low rate of production. The balance of the plants have practically decided to hold off for a greatly increased demand for their product or better labor and fuel conditions. The plants that are working only mold brick in such quantity as they have fuel at hand to burn. It is the general impression that the total production of common brick in the Hudson Valley for the current season will be less than fifteen per cent. of the output of a normal year. The Raritan situation is practically unchanged. Although some of the plants are working, the production is small in comparison to former years, and then only rail shipments to New Jersey points are being made. No quotations for barge shipments are being made and Raritan brick is out of the market as far as New York is concerned.

SUMMARY—Transactions in the North River brick market for the week ending Friday, May 3, 1918. Condition of market: Demand improved; prices unchanged. Quotations: Hudson Rivers, \$9.00 to \$9.50 a thousand, to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 27. Distribution: Manhattan, 6; Brooklyn, 7; Bronx, 2; New Jersey points, 8; Astoria, 2; outside, 2.

Structural Steel.—As a result of the request of E. H. Gary, president of the American Iron & Steel Institute, the steel mills have almost unanimously pledged themselves to concentrate on war work and to sacrifice, if necessary, purely commercial orders. The crisis is expected to be over, however, within two or three months at most, and then production for general consumption may be resumed. Although there has been some improvement in the demand for fabricated material to be used in private construction the requirements from Federal sources are paramount and dominate the market. Each day brings additional building operations into the military construction program and increases the demand for steel for war requirements. The work of the Quartermaster Department alone for the large warehouses scheduled for erection at a number of coast localities will require immense tonnages. The requirements for the buildings to be erected at the Bush Terminal, in Brooklyn, will be in the neighborhood of 15,000 tons of structural shapes, in addition to the steel reinforcement, as these structures are to be built largely of reinforced concrete. During the past week there have been a number of important commitments for military building operations, but these have been for points distant from this city. Mill shipments of fabricated material continue to be quoted at the Federal control figure.

Window Glass.—Trade in this line is exceedingly light and the prospects for improvement are not bright. Manufacturers are contemplating a further increase in prices to offset the increased production and boxing costs. The output for this season will be very small in comparison to former years and it is estimated that at the present time only about one-quarter of the plants are in operation. Many plants that have been running at reduced output have shut down owing to the constantly advancing cost of raw materials and the transportation difficulties. Up to the present writing there has been no change in the schedule of manufacturers' discounts. At the conference of the Glass Manufacturers' Association held at Atlantic City, N. J., this week a number of questions affecting the glass making industry were considered and plans were discussed to provide for any emergency that might occur.

Lumber.—The local market for lumber products has been quiet during the week and although there is an increasing demand for materials to be used in the construction of frame buildings in the suburbs, the volume of business is not up to the anticipations of the dealers. Government demands continue heavy and there is likely to be a continuation of this type of activity for the balance of the year at least. Prices are generally firm and in certain lines important advances have been announced. These have been caused by the short stocks in the hands of the local merchants and the difficulties experienced in replenishing supplies. The transportation situation is still unsatisfactory, although some improvement is noticed. There is a shortage of cars at shipping points and considerable yard congestion locally.

Lime.—The market for this material is dull and although prominent manufacturers report a fairly active demand on contracts, the requirements for building purposes are light and likely to continue so for a long time to come. The lime producers are devoting the major part of their energies to the market for chemical and agricultural lime, the demand for these grades being exceptionally heavy. Building lime prices are firm and, according to recent advice, not likely to be revised for a while.

Cast Iron Pipe.—Notwithstanding the fact that the Government is still in the market for cast iron pipe for use in extensions to cantonments, training stations and other projects of a similar nature, this business only represents about 10 per cent. of the orders now being placed. Municipalities have come into the market for large tonnages to be used for public improvements and private buying is fair. Prices are unchanged from the Government control figure: 6 in., 8 in. and heavier, \$55.35, and 4 in. \$58.35, New York.

Wire Products.—Government requirements continue to dominate the market for these products and the mills are taxed with orders both for nails and barbed wire. Although some large orders were placed lately for these materials for military purposes there are others of equal volume to be distributed very soon. Private demand is fairly active and the producers are generally sold up for months in advance with prices firm.

Linseed Oil.—There is a scarcity of this product and deliveries from crushers are anything but prompt. The demand for oil has not increased but the lack of seed has curtailed production to an alarming degree. The crushers are unwilling to book orders for early or future delivery owing to the uncertainty of seed arrivals from Argentine.

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 car-
 goes, 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.....\$66.00@ —
 Cypress shingles, 6x18, No. 1
 Hearts.....10.00@ —
 Cypress shingles, 6x18, No. 1
 Prime..... 8.50@ —
 Quartered oak.....95.00@ 107.50
 Plain oak..... 75.50@ —

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, 1/4 in. x 8 ft......12 1/2
 Boards, 3/4 in. x 8 ft......15 1/2

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

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

TURPENTINE:
 Spot in yard, N. Y., per gal. \$0.43@ \$0.43 1/2

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

Building Statistics First Quarter, 1918.

Comparative statistics of building and engineering operations in Ned York State and Northern New Jersey, from January 1 to May 1, 1918, show that contracts for new work to the value of \$89,988,000 were placed during the period, according to the F. W. Dodge Co. This shows a slight falling off from the figures for the same period one year ago, when the contracts awarded amounted to \$95,475,000.

During April, 1918, the total number of buildings for which contracts were awarded or work actually started in the New York territory were 1,281, costing approximately \$42,721,000. Government buildings figured prominently in the contracts of the past month, yet the showing of private work is considerably better than was anticipated.

Paving Contracts Awarded.

Bids for granite block and sheet asphalt paving, and for sewer construction in the Borough of Manhattan were opened by Borough President Dowling on April 17 and 19. There were forty-four bidders for eleven contracts. The lowest bids submitted and contracts awarded were as follows:

Sheet Asphalt—21st street from 8th to 10th avenue, Cleveland Trinidad Paving Company, \$27,998; 33rd street, 7th to 8th avenue, Cleveland Trinidad Paving Co., \$14,175.80; 41st street, 8th to 11 avenue, Davney Asphalt Company, Inc., \$41,559; 43d street, 8th to 9th avenue, Sicilian Asphalt Paving Co., \$14,368.50; Horatio street, W. 4th to Hudson street, Sicilian Asphalt Paving Co., \$6,279.50; 49th street, 9th to 10th avenue, Cleveland Trinidad Paving Co., \$14,344.30.

Granite Block—2 Warren street, Broadway to Church street, Astoria Contracting Co., \$12,396.33; 4 Trinity place and Church street, Morris to Vesey street, Astoria Contracting Co., \$78,072.53; 21st street, 10th to 11th avenue, Casper Helbock, \$20,042.50.

Plans for Park Avenue Apartment.

J. E. R. Carpenter, architect, 681 Fifth avenue, has practically completed the plans for the twelve-story apartment house to be erected at the southwest corner of Park avenue and 82d street for the 950 Park Avenue Corporation, owner and builder. This structure will occupy a plot 100x100 feet and will be similar in construction and appointments to that group of handsome structures erected on Park avenue within the past three years. Thomas J. Bird, 30 East 42d street, is the engineer for structural steel. This project will cost in the neighborhood of \$500,000. The architect is ready for estimates on separate contracts and it is expected that active construction will shortly be started.

George A. Fuller Co. Obtains Contract.

A general contract has been let to the George A. Fuller Co., 175 Fifth avenue, for the construction of a twelve-story brick, steel and reinforced concrete garage, 150x200 feet, at 323 to 333 West 44th street, running through to 322 to 334 West 45th street. This building is for the Commodore-Biltmore Co., Inc., John McE. Bowman, president, and will be used to house the cars used by the chain of large hotels under the control of Mr. Bowman. The plans for this project were prepared by Warren & Wetmore, architects, 16 East 47th street. The cost will be approximately \$400,000.

New Building for Hospital.

Crow, Lewis & Wickenhoefer, architects, 200 Fifth avenue, Manhattan, have completed the plans and specifications for the three-story brick hospital building to be located in the north side of Schermerhorn street, 222 feet east of Court street, for the Brooklyn Eye & Ear Hospital. This structure will have ground dimensions of 35x109 feet and will be fireproof throughout. The cost is estimated to be in the neighborhood of \$200,000. According to the present plans estimates upon construction will be called for about May 15.

Projected Brooklyn Apartment.

Plans have been completed by Slee & Bryson, architects, 154 Montague street, for a four-story brick multi-family dwelling, to be erected on the south side of Eastern Parkway, 146 feet west of Franklin avenue, Brooklyn, for the Hampton Building Co., 350 Fulton street, Brooklyn, owner and builder. This building will occupy a plot approximately 80x109 feet and will provide accommodations for a total of thirty-eight families in suites of three, four and five rooms, with baths. The cost of construction will be in the neighborhood of \$100,000.

Contract for Storage Building.

The Hennebique Construction Co., 1170 Broadway, Manhattan, has obtained the general contract for the erection of the seven-story reinforced concrete cold storage building at 145 to 147 13th street, Jersey City, N. J., from plans by J. G. Glover, architect and engineer, 222 Navy street, Brooklyn. This building will have ground dimensions of 100 x100 feet and will be owned and occupied by the Union Terminal Cold Storage Co., 12th and Henderson streets, Jersey City. Work will be started immediately.

PERSONAL AND TRADE NOTES.

George W. Springsteen, Jr., formerly at 32 Union square, has discontinued his office.

G. H. Wells, architect, has moved his offices from 10 East 43d street to 21 East 40th street.

United Fireproofing Co. have moved from 12 West 40th street to the fifteenth floor of 404 Fourth avenue.

Tompkins Bros., sewer pipe, have moved from 30 East 42d street to larger quarters at 12 West 40th street.

DeRosa & Pereira, architects, have recently moved their offices from 150 Nassau street to 110 West 40th street.

S. B. Eisendrath and B. Horowitz, architects, have moved their offices from 500 Fifth avenue to 18 East 40th street.

American Abrasive Metals Co., 50 Church street, has opened a branch office in the Conway Building, Chicago, Ill., in charge of R. L. Brown.

M. F. Emrich has been appointed assistant general manager of the firm of Berry Brothers, varnish manufacturers. He was formerly connected with the Glidden Co.

James D. Dusenberry, vice-president of the United Fireproofing Co., 404 Fourth avenue, has been commissioned a First Lieutenant in the Quartermaster Department, U. S. A., Construction Division.

Fanning & Quinn, general contractors, 104 West 42d street, have obtained the general contract for the construction of a shipbuilding yard and drydock for the Norfolk Shipbuilding & Drydock Co., at Norfolk, Va., to cost approximately \$100,000.

Thomas P. Flanagan has been appointed chief inspector of the Bureau of Buildings, Brooklyn, to succeed Mathew J. Kennedy, resigned. For the past four years the new chief inspector has been engaged in the building business in the Bay Ridge section of Brooklyn.

Special Service Flooring Co., Grand Central Terminal Building, has obtained the contract for the composition flooring for twenty-one hospital buildings for the Sea View Hospital, Staten Island, and for sixty-one houses for the General Chemical Co., at Claybourne, Del.

N. Max Dunning, president of the Illinois Chapter, American Institute of Architects, was recently appointed principal assistant to Otto M. Eidlitz, chief of the bureau of housing, Department of Labor, Washington. Mr. Dunning will have charge of the Department of Specifications and Estimates.

Albert Tate Smith, lately manager of the R. U. V. Company, has returned to

Geo. A. Fuller Company

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the Permutit Company, 440 Fourth avenue, with which he was formerly connected, to take the position of assistant manager of sales. Mr. Smith is widely known in the water purification field and has a wide circle of friends in the building trades.

GOVERNMENT WORK.

Advance Information relative to operations for Federal Authorities.

ELIZABETH, N. J.—Lieut. Col. F. B. Wheaton, advisory architect, and Lieut. Col. F. M. Gumby, advisory engineer, both of 7th and B sts, S. W., Washington, D. C., completed plans for testing field No. 4 for the U. S. Government, Lieut. Col. R. C. Marshall, Jr., Construction Division, 7th and B sts, S. W., Washington, D. C., owner.

PLANS FIGURING.

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

DWELLINGS.

BROOKLYN, N. Y.—Harry Schwartz, 356 Watkins st, owner, is taking bids on the general contract for four 2-sty brick dwellings, 20x64, in the west side of West 30th st, 230 ft north of Neptune av, from plans by Cohn Bros., 361 Stone av, architects. Cost, \$24,000.

HALLS AND CLUBS.

BRONX—Irving Margon, 372 East 149th st, architect, is taking bids on the general contract, to close May 6, for alterations and addition to the 3-sty brick and frame Y. M. H. A. bldg, 50x90, at 1261 Franklin av, for the Young Men's Hebrew Assn of the Bronx, M. M. Fertig, pres., 1004 Boston rd, owner. McDermott & Hannigan, 981 Summit av, and Lewis Brill, 1816 Bathgate av, are figuring the general contract. Cost, \$7,000.

HEMPSTEAD, L. I.—Town of Hempstead, Franklin C. Gilbert, Town Clerk, Town Hall, Hempstead, owner, is taking bids on the general contract, to close 3.15 p. m., May 15, for a 2-sty brick and marble Town Hall, 125x35, with a wing, 30x45, on Harpers rd, from plans by Steward Wagner, 7 East 42d st, Manhattan, architect. Will contain Municipal offices, court room, police headquarters and cells in basement. Cost, \$70,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

BANKS.

BROADWAY—Clinton & Russell, 32 Nassau st, completed plans for alterations to the 17-sty bank and office bldg, 52x101, at 128-132 Broadway, for the American Exchange National Bank, Lewis F. Clarke, pres., on premises, owner. Marc Eidlitz & Son, 30 East 42d st, have the general contract. Cost, \$25,000.

STABLES AND GARAGES.

RENWICK ST.—Ferdinand Savignano, 6005 14th st, Brooklyn, completed plans for a 1-sty brick stable, 69x27, at 15-21 Renwick st, for Rayfield Monico, 21 Renwick st, Manhattan, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

52D ST.—John H. Knubel, 305 West 43d st, completed plans for the alteration of the 2-sty brick dwelling, 20x42, at 555 West 52d st, into offices and a shop, for Matilda A. Sieman, on premises, owner. Consists of a 1-sty brick rear extension, 20x30, and complete changes to bldg. Cost, \$5,000.

LEXINGTON AV.—James G. Wise, 70 East 45th st, engineer, completed plans for alterations to the post office at 452-4 Lexington av, and 100-110 East 45th st, for the New York Central Railroad Co., A. H. Smith, pres., 70 East 45th st, owner and builder. The U. S. Government, Hon. William G. McAdoo, Secy., Treasury Dept., Washington, D. C., is the lessee. Consists of erecting a temporary house, stairs and a wooden and concrete platform. Cost, \$12,000.

4TH AV.—Gronenberg & Leuchtag, 303 5th av, completed plans for alterations to the 4-sty brick store and storage, 19x60, at 441 4th av, for Max Salmowitz, 25 East 24th st, owner. Cost, \$6,000.

BROADWAY.—Jardine, Hill & Murdock, 50 East 42d st, completed plans for alterations to the 17-sty office bldg, 92x124, at 64-70 Broadway, for the Manhattan Life Insurance Co., on premises, owner. Cost, \$9,000.

BURLING SLIP—John H. Knubel, 305 West 43d st, completed plans for alterations to the 3-sty brick store, office and loft bldg, 23x67, at 28-30 Burling slip, for Joseph Cullman, 161 Front st, owner. Cost, \$5,000.

22D ST.—George Van Anken, 1265 Broadway, completed plans for a 2-sty brick store and loft bldg, 42x99, at 146-8 West 22d st, for the West Mercer Corp., 30 East 42d st, owner. William R. Shaut, 1265 Broadway, has the general contract. Cost, \$14,000.

57TH ST.—B. H. & C. N. Whinston, 509 Willis av, completed plans for the alteration 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 Mrs. Helena Rubinstein, 15 East 49th st, lessee. Architects will be ready for bids on general contract May 9. Cost, \$17,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
INWOOD AV.—Andrew J. Thomas, 137 East 45th st, completed plans for a 6-sty brick tenement, 50x90, at the southeast cor of Inwood av and Clarke pl, for Klee-Thomson Co., 327 East 40th st, owner, in charge. Cost, \$75,000.

DWELLINGS.

MACE AV.—De Rose & Cavalieri, 3d av and 148th st, completed plans for a 2-sty brick dwelling, 21x30, on the north side of Mace av, 50 ft east of Barnes av, for Filomena Neverette, 509 Willis av, owner. Cost, \$3,500.

STABLES AND GARAGES.

NORTH ST.—Lloyd I. Phye, 1451 University av, completed plans for a 1-sty brick garage, 75x100, at the southwest cor of North st and Jerome av, for Lawrence W. Gallagher, 401 West 142d st, Manhattan, owner. Cost, \$8,000.

STORES, OFFICES AND LOFTS.

BRONX.—B. Ebling, 2400 Westchester av, completed plans for a 3-sty brick addition to the 1-sty store and office bldg on the south side of the road to Dock, 464 ft east of Thomas st, for the Westchester Land & Dock Co., on premises, owner. Cost, \$7,500.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
PACIFIC ST.—Shampton & Shampan, 772 Broadway, Brooklyn, have plans in progress for alterations to the two 4-sty brick apartments, 34x114 ft each, at 1248-1250 Pacific st, for I. Haft, owner and builder. Consists of interior remodeling, partitions, masonry, etc. Total cost, \$20,000.

DWELLINGS.

15TH AV.—Charles A. Olsen, 1648 69th st, completed plans for a 1-sty brick dwelling and store, 20x85, on the east side of 15th av, 81 ft south of 68th st, for John Lorenzo, 6820 15th av, owner. Cost, \$4,500.

6TH AV.—Carlson & Wiseman, 226 Henry st, completed plans for twelve 2-sty brick dwellings, 19x62, at the southwest cor of 6th av and 79th st, for John Johnson Construction Co., 79th st and 5th av, owner and builder. Total cost, \$72,000.

MAPLE ST.—George H. Suess, 2920 Railroad av, completed plans for four 2-sty frame dwellings, 18x38, in the north side of Maple st, 160 ft west of Sea Gate av, for the Sea Gate Development Co., 194 South Oxford st, owner and builder. Total cost, \$12,000.

SURF AV.—George H. Suess, 2920 Railroad av, has plans in progress for a 2-sty brick dwelling and store, 21x44, on the north side of Surf av, 60 ft west of West 35th st, for Mrs. Mary Hoffman, 2932 West 36th st, owner. Owner will take bids on general contract. Cost, \$4,000.

SNEDIKER AV.—Morris Rothstein, 197 Snediker av, completed plans for three 2-sty brick dwellings, 20x54, on the east side of Snediker av, 100 ft north of Newport av, for Harry Greenberg, 575 Powell st, owner and builder. Cost, \$13,500.

17TH AV.—F. W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 18x50, on the west side of 17th av, 40 ft north of 52d st, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

LOTT AV.—Morris Rothstein, 197 Snediker av, completed plans for twelve 2-sty brick dwellings, 18x54, at the northwest cor of Lott av and Sackman st, for Taborsky Bros., 592 Powell st, owners and builders. Total cost, \$54,000.

51ST ST.—F. W. Eisenla, 571 77th st, completed plans for a 2½-sty frame dwelling, 18x50, in the south side of 51st st, 212 ft west of 17th av, for John H. Connelly, 5107 New Utrecht av, owner and builder. Cost, \$5,000.

14TH AV.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty brick dwelling, 27x56, on the east side of 14th av, 60 ft south of 48th st, for the M & M Contracting Co., 44 Court st, owner and builder. Cost, \$15,000.

56TH ST.—H. A. Weinstein, 32 Court st, is preparing sketches for twelve 2-sty brick dwellings, 19x58, in 56th st, bet. 9th and 10th avs. Owner's name will be announced later. Total cost, \$78,000.

48TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame and concrete block dwelling, 26x55, in the north side of 48th st, 100 ft east of 16th av, for Morris Wolsk, 1560 53d st, owner and builder. Cost, \$6,000.

47TH ST.—Samuel Gardstein, 4820 14th av, completed plans for a 2½-sty frame and concrete block dwelling, 26x55, in the west side of 47th st, 220 ft east of 16th av, for Morris Wolsk, 1560 53d st, owner and builder. Cost, \$6,000.

21ST AV.—M. A. Cantor, 371 Fulton st, has plans in progress for eight 2-sty brick dwellings, 20x62, at the northeast cor of 21st av and 64th st, for the Lion Holding Co., 99 Nassau st, Manhattan, owner and builder. Total cost, \$65,000.

WEST 27TH ST.—George H. Suess, 2920 Railroad av, has plans in progress for two 2-sty brick dwellings, 20x30, in the west side of West 27th st, north of Mermaid av, for Guydon Cargulia, 11 Mermaid av, owner and builder. Cost, \$6,000 each.

80TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for two 2½-sty frame and stucco dwellings, 22x40, in the north side of 80th st, 180 ft west of Ridge blvd, for the Morrison-Allardye Contracting Co., 586 74th st, owner and builder. Total cost, \$14,000.

14TH AV.—M. A. Cantor, 371 Fulton st, has plans in progress for alterations and a 1-sty extension, 15x36, to the 2½-sty frame dwelling, at the southeast cor of 14th av and 48th st, for H. Miller, 1324 48th st, owner. Wolfinger & Lasberg Contracting Co., 44 Court st, has the general contract. Cost, \$10,000.

MOTT AV.—Morris Rothstein, 197 Sneideriker av, completed plans for eight 2-sty brick dwellings, 20x54, at the southeast cor of Mott av and Chester st, for the Flatrose Realty Co, 156 Glenmore av, owner and builder. Total cost, \$38,400.

20TH ST.—B. F. Hudson, 503 Church av, completed plans for two 2-sty brick dwellings, 20x50, in the west side of 20th st, 170 ft east of 10th av, for G. Chico, 528 17th st, owner and builder. Total cost, \$9,000.

48TH ST.—M. A. Canton, 371 Fulton st, has plans in progress for a 2½-sty brick dwelling, 27x56, in the south side of 48th st, 100 ft east of 14th av, for the M & M Contracting Co., 4 Court st, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

GATES AV.—Shampan & Shampan, 772 Broadway, Brooklyn, completed plans for a factory on the south side of Gates av, 250 ft west of Irving av, for George A. Amonn, owner.

VANDERBILT AV.—E. W. Dorfman, 26 Court st, has plans in progress for a 1-sty extension, 36x45, to the 2-sty brick factory at 24 Vanderbilt av, for the Clark Electric & Mfg. Co., 149 Broadway, Manhattan, owner. Owner will take bids on general contract shortly. Cost, \$4,000.

DEGRAW ST.—Decorated Metals Co., 196 Degraw st, owner, is having revised plans prepared privately for the alteration of the two 4-sty brick tenements, at 192-196 Degraw st, into a factory. H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract and will take estimates on subs and materials about May 10. Alteration consists of converting present tenements into a factory building and erecting a 1-sty brick rear extension, 38x40. Cost, \$20,000.

ATLANTIC AV.—William T. McCarthy, 16 Court st, has plans in progress for alterations to the 4-sty brick warehouse, 50 x120, at 157-159 Atlantic av, for Joseph Rider, 116 State st, owner. Architect builds by separate contracts. Cost, \$12,000.

SCHOOLS AND COLLEGES.

7TH AV.—H. M. Devoe, 131 Livingston st, completed plans for interior alterations to the 4-sty school on the east side of 7th av, bet. 17th st and Prospect av, for the City of New York, Board of Education, Arthur S. Somers, pres., 500 Park av, Manhattan, owner. Cost, \$8,000.

STABLES AND GARAGES.

NOSTRAND AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 100x100, on the east side of Nostrand av, 25 ft north of Pulaski st, for Richard S. Hagar, 3407 Av L, owner. Cost, \$20,000.

HICKS ST.—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 80x146, in the west side of Hicks st, 50 ft north of Mill st, for Catherine Coughlin, 773 Hicks st, owner. Cost, \$15,000.

GATES AV.—W. J. Conway, 400 Union st, completed plans for a 1-sty brick garage, 40x100, on the north side of Gates av, 40 ft west of Tompkins av, for Haftie Keller, 522 8th st, owner. Cost, \$9,000.

8TH ST.—E. M. Adelson, 1780 Pitkin av, completed plans for a 1-sty brick garage, 20x100, in the north side of 8th st, 145 ft west of 5th av, for Louis Lehman, 512 8th st, owner. Cost, \$3,500.

77TH ST.—F. W. Eisenla, 571 77th st, completed plans for twelve 1-sty brick garages, 11x22, in the north side of 77th st, 100 ft east of 6th av, for Harry Pinover, 44 Court st, owner and builder. Owner will take bids on subs shortly. Cost, \$36,000.

BERGEN ST.—William H. Gompert, 171 Madison st, Manhattan, has plans in progress for an addition to the brick and bluestone garage and bakery, 50x110, at 821-823 Bergen st, for James Butler, Inc., 393 Washington st, Manhattan, owner.

Architect will be ready for bids on general contract about May 4. Cost, \$25,000.

NOSTRAND AV.—Benjamin Dreisler, 153 Remsen st, completed plans for a 1-sty brick garage, 100x100, on the east side of Nostrand av, 25 ft north of Pulaski st, for Richard S. Hagar, 3407 Av L, owner. Cost, \$20,000.

17TH ST.—Walter B. Wills, 1181 Myrtle av, completed plans for a 1-sty brick public garage, 100x180, in the east side of 17th st, 200 ft north of Prospect Park West, for the Cortelyou Building Co., 1181 Myrtle av, owner. Architect will take bids as soon as plans have been approved. Cost, \$20,000.

MISCELLANEOUS.

BROOKLYN, N. Y.—Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y., completed plans and specifications for the erection of a laundry bldg and laundry equipment at the State Hospital for the New York State Hospital Commission, E. S. Elwood, Secy., Capitol, Albany, N. Y., and Jessie A. Cotter, Steward, Brooklyn State Hospital, Brooklyn, owner. It is expected that bids will be received by 3 p. m., May 22.

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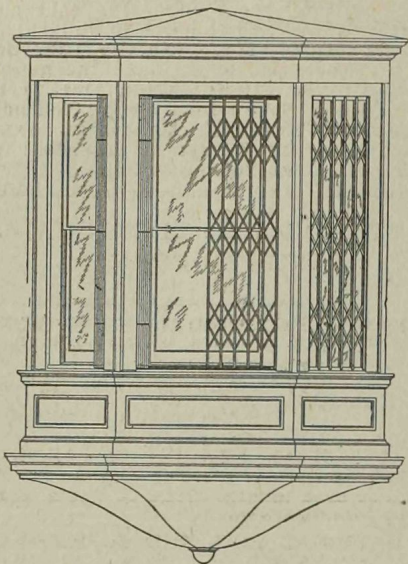
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DWELLINGS.

HOLLIS PARK, L. I.—Oscar Reisfarth, Crestwood av, Hollis, L. I., owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 20x52, at the northwest cor of School st and Fairmount av. Cost, \$6,000.

FLUSHING, L. I.—Mr. Weissback, 25th st, Elmhurst, L. I., owner, has had plans completed privately for a 2-sty frame and stucco dwelling, 17x36, in 30th st, 130 ft south of Crecheron av. Frank Lurz, Grand st, Maspeth, has the general contract and desires bids on subs, to close about May 6. Cost, \$4,000.

FLUSHING, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, completed plans for six 2-sty frame and cement block dwellings, 15x40, at the northeast cor of Hanson pl and Myrtle av, for the Lexington Holding Co., 563 Belmont st, Brooklyn, owner and builder. Total cost, \$15,000.

WOODHAVEN, L. I.—William Von Felde, 2188 Metropolitan Village, L. I., completed plans for a 1-sty hollow tile and stucco dwelling, 40x29, on Old South rd, for N. Feld, Old South rd, Woodhaven, owner. Architect desires estimates on general contract. Bids close about May 7. Cost, \$4,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for ten 2-sty frame dwellings, 17x50, at the southeast cor of Bailey Court and Bigelow av, for the Gascoyne Realty Co., Woodhaven, owner and builder. Total cost, \$45,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., completed plans for three 2-sty frame dwellings, 24x25, on the west side of Vanderbilt av, 125 ft north of Hillside av, for William H. Wade, 434 Birch st, Richmond Hill, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

MIDDLE VILLAGE, L. I.—James A. McCafferty & Sons Mfg. Co., 505 Driggs av, Brooklyn, owner, is having plans prepared privately for an extension to the plant in the south side of Haverkamp st, to be used for paint grinding and manufacturing of dry batteries. W. Southall, 23 Haverkamp st, Middle Village, has the general contract. Cost, \$50,000.

LONG ISLAND CITY.—R. Holstein, architect and engineer, in charge, c/o owner, has plans nearing completion for a 1-sty brick and concrete foundry, 75x100, in Hancock st, for the John Polachek Bronze & Iron Co., 480 Hancock st, L. I. City, owner. Cost, \$35,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—F. L. Bradbury Cruller Co., Washington av, Astoria, L. I., owner, has had plans completed privately for a 1-sty reinforced concrete and hollow tile garage, 50x100, at 459 Washington av. H. D. Best & Co., 52 Vanderbilt av, Manhattan, has the general contract.

WOODHAVEN, L. I.—Stines & Ludwig, 9 Jackson av, L. I. City, completed plans for a 1-sty brick garage, 114x200, at the northeast cor of Belmont av and the Boulevard, for Henry Finkelstein, Oceanus av, Rockaway Beach, L. I., owner. Cost, \$15,000.

Richmond.

DWELLINGS.

PLEASANT PLAINS, S. I.—William Von Felde, 2188 Metropolitan av, Middle Village, completed plans for a 1½-sty hollow tile and stucco dwelling, 32x32, on the north side of Pleasant Plains av, 400 ft west of Pleasant av, for Mrs. Pauline Gaerner, Middle Village, L. I., owner. Architect desires bids on general contract, to close about May 14. Cost, \$3,000.

MIDLAND BEACH, S. I.—C. Groundy, Grand Central Palace, Manhattan, owner, has had plans completely privately for one hundred 1-sty brick bungalows, 18x33, on the south side of Ocean av, from 700 to 1600 Midland Beach Line. Leonard Langlois, 2137 West 8th st, Bklyn, has the general contract. Total cost, \$33,000.

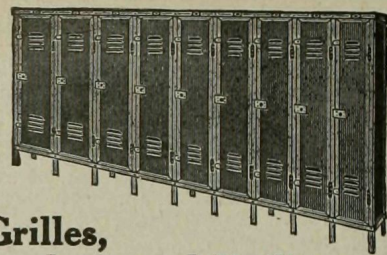
Nassau.

BANKS.

OYSTER BAY, L. I.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have plans in progress for a 1-sty brick bank bldg, on Audrey av, for the Oyster Bay Bank, Audrey av, Oyster Bay, L. I., owner. Architects will take bids on the general contract about May 20.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, completed plans for a 5-sty brick and terra cotta apartment house, 46x50, at 476-8 Hawthorne av, for the Louis Johnson Bldg Co., 124 Lee



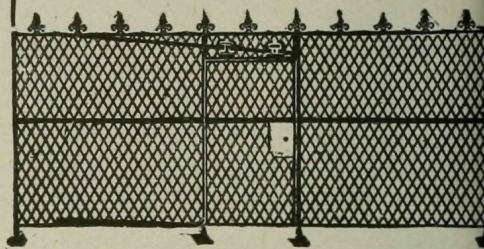
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av, Yonkers, owner. Owner builds, and is taking bids on subs and materials. Cost, \$27,000.

MAMARONECK, N. Y.—Charles T. Oakley, Boston rd, Mamaroneck, has plans in progress for a 3-sty brick apartment house and store, 50x80, on Mamaroneck av, for M. Sheffer, owner. Architect will take bids on the general contract and the following will figure: Faillace Bros., 56 West Boston rd, Mamaroneck; Thomas Smith & Son, 37 Morris st, New Rochelle, N. Y., and F. Bellafati, Greenwich, Conn. Cost, \$20,000.

FACTORIES AND WAREHOUSES.
TARRYTOWN, N. Y.—Chevrolet Motor Co., K. E. Hohensee, sup't in charge, and J. Hughes, local purchasing agent, on premises, owner, has had plans completed privately for a 3-sty brick factory bldg, 60x150.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.
PATERSON, N. J.—Frederick J. Schwarz, Colt Bldg., Paterson, has plans in progress for two 3-sty brick and stone apartments and one store, 22x54, at 337 15th av, for Vincent J. Badagliacca, on premises, owner. Cost, \$8,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg, Newark, has plans in progress for a 3 or 4-sty brick apartment, 19x33, at 151 Summer av, for Charles J. Basch, 67 7th av, Newark, owner. Cost, \$4,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, Newark, has plans in progress for a 4-sty brick and stone trim tenement and store, 30x97, at 55 Stone st, for Carlo Verdicchio, 74 7th av, Newark, owner. Cost, \$25,000.

CHATHAM, N. J.—Conklin & Convery, 28 Central av, Newark, have plans nearing completion for two 2-sty brick apartments and two stores, 30x45, for Nicholas Marinaro, 160 Speedwell av, Morristown, N. J., owner and builder. Cost, \$9,000.

CHURCHES.

PASSAIC, N. J.—F. J. Schwarz, Colt Bldg, Paterson, has plans in progress for a 3-sty brick and terra cotta church and school, 62x145, in 8th st, for Holy Rosary Roman Catholic Church, Rev. Father I. Kruczek, pastor, 200 8th st, Passaic, owner. Will provide auditorium hall in basement with seating capacity of 1,000; church auditorium seating capacity 1,000, and twelve classrooms. Cost, \$100,000.

MAPLEWOOD, N. J.—Morrow M. E. Church, on premises, owner, contemplates erecting a brick addition to the church on Ridgewood rd, Lenox pl and Baker st. It is undecided when project will go ahead. Cost, \$75,000.

CONTRACTS AWARDED.

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

BANKS.

MANHATTAN.—M. Reid & Co., 114 West 39th st, has the general contract for alterations to the 11-sty fireproof bank and office bldg, 50x59, at 64-8 Wall st, for the Hocheloga Realty & Development Co., 64 Wall st, owner, from plans by McKim, Mead & White (Mr. Stanley in charge), 101 Park av, architects. Cost, \$15,000.

CORNING, N. Y.—Cobray-Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for remodeling the 3-sty brick store, at the southeast cor of Market and Pine sts, into a bank and office bldg, for Q. W. Wellington & Co., northwest cor of Market and Pine sts, Corning, N. Y., owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$40,000.

CHURCHES.

BROOKLYN, N. Y.—Hanson Co., 1806 Caton av, Brooklyn, has the general contract for a 1½-sty brick and stone church, 51x67, at the northeast cor of 8th av and 44th st, for the Finnish Evangelical Colgatha Congregational Church, Rev. J. J. Lillback, pastor, 671 41st st, owner, from plans by Axel H. Ekblom, 728 43d st, architect. Cost, \$30,000.

DWELLINGS.

MANHATTAN—John K. Turton, Inc., 101 Park av, has the general contract for alterations and a rear addition to the 6-sty brick and stone dwelling, 22x65, at 39 West 54th st, for Dr. Charles A. Holder, 6 Hanover st, owner, from plans by Benjamin W. Morris, 101 Park av, architect. Cost, \$30,000.

MANHATTAN—William S. Miller, 141 East 40th st, has the general contract for alterations to the 3-sty brick dwelling, 20 x55, at 136 East 65th st, for Frank Lee, on premises, owner, from plans by E. C. Dean, 2 West 47th st, architect. Cost, \$6,000.

NEWARK, N. J. (SUBS).—Frederick Wolf, 19 Edmonds pl, Newark, and Christopher Hansen, 18 Mead st, Newark, have the mason and carpentry contracts, respectively, for the 2½-sty frame and shingle dwelling, 36x33, to include a 1-

sty frame garage (area of ground 50x100), at 61-63 Baldwin av, for Samuel R. Baker, 251 Market st, Newark, owner, from plans by Frederick G. Nobbe, 142 Market st, Newark, architect. Cost, \$13,000.

RED BANK, N. J. (NEAR).—Thornton Bros., Elizabeth, N. J., have the general contract for interior alterations to the dwelling on Shrewsbury av for Halcombe Ward, 79 Worth st, Manhattan, owner, from plans by Electus D. Litchfield, 477 5th av, Manhattan, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

NATIONAL CONFERENCE OF EMPLOYMENT MANAGERS will take place at Rochester, N. Y., May 6 and 7.

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

NATIONAL PIPE AND SUPPLIES ASSOCIATION will hold its annual conven-

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tion at Cleveland, Ohio, May 13-14, 1918. Headquarters at the Hotel Hollenden.

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

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

NATIONAL 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.

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

NATIONAL 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 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.

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

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.

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; El—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 Or); 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; *FISy—Approved Filtering and Distilling Systems; *OS—Oil Separator; RO—Reduce Quantities; *StSys—Storage System; T.H.O.—Tenement House Order.

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

Week Ending April 27.

MANHATTAN ORDERS SERVED.

- Madison av and 27 st—N Y Life Ins Co, 346 Bway ...FA(R)-FE(R)-WSS(R)-Stp(R)-FP(R)-FA-Rub-Ex(R)
Cherry st, 41-3—Maria Lutz...TD-A
Cherry st, 41-3—Juan Pablo Pedernales...DC
18 st, 123 E—Anna M Pender...WSS-ExS
Piers 22-25, East River—Long Island R R Co, Spr-Stp-FP(R)-Ex(R)-FD-DC-FA
9 av, 276-280—Fox Paper Box Co, D&R-FA-Rec-Rub-O
Cortlandt st (foot), Penn R R Co...Stp(R)-Rub
Pier 13, East River—N Y & Cuba Mail S S Co, Ex(R)-FD-DC-Rec-FP(R)-Rub-TD
Pier 15, East River—United Fruit Co, FP(R)-TD-Rub-DC-Ex(R)-FD
Pier 30, East River—Dept of Docks, Municipal Bldg...FA
Pier 2, North River—Lehigh Valley R R Co, Spr-FP(R)-Ex(R)-FA-FD-Stp(R)-TD-FA
Pier 21, North River—Erie R R Co, Spr-FP(R)-Ex(R)-FD-FA-TD-O
Pier 29, North River—Penn R R Co, Spr-FP(R)-DC-Ex(R)-Stp(R)-Rec-Tel-FD-TD-Rub
Pier 46, North River—Central R R of N J, FP(R)-Ex(R)-FD-Rec-TD-Rub
Pier 68, North River—Delaware, Lackawanna & Western R R Co...Spr-FP(R)-Ex(R)-FD-Rec-Ex(R)-TD-FA
Pier 71, North River—Cunard S S Co, Spr-FP(R)-Ex(R)-FD-Rec-Stp(R)-TD-FA(R)-Rub
Pier 106-G, North River—N Y Central R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec-TD-Rub
7 av, 138—Benj Rosenbarten...FA-FA(R)-DC
Beaver st, 53—Mount & Robertson, Rub-GE-FA(R)-Rec-O
Beaver st, 53—Fredk D Jennings, FE(R)-St(R)-ExS-Ex(R)
Bowery, 15—Jacob Goodman...FA
Broad st, 84—Helen Herbert,FP(R)-FE(R)-ExS
Broadway, 2508-12—Yorga Realty Co, Ex(R)-Stp(R)
Broadway, 2508-12—Bonta Hotel Co, DC-FA-Rec-ExS
Broome st, 498—Sarah Bleyer...FE(R)
Pier 4, East River—N Y Central R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 7, East River—Erie R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD
Pier 14, East River—N Y & Cuba Mail S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec-A
Pier 19, East River—N Y Transportation Co, Spr-FP(R)-Ex(R)-FD-Stp(R)-Tel-DC-A

- Pier 21, East River—Daniel S. Willard, Pres B & O R R Co, Ex(R)-Stp(R)-FD-Tel-Spr-FP(R)
Pier 31, East River—New England S S Co, Spr-FP(R)-Ex(R)-Stp(R)-Tel-FD-TD-A
Piers 39, 40, 41 and 42, East River—N Y, N H & H R R Co, Spr-FP(R)-Ex(R)-Stp(R)-Rec
Piers 59 and 60, East River—James Tregarthen & Sons...Rec-FA-El
60 st, W (foot)—Grain Elevators A & B, N Y Central R R Co...Stp(R)-FP(R)-Rub
Battery Park Landing—John Anconopolus...FA
Pier 3 (old)—North Div—Penn R R Co, Spr-FP(R)-Ex(R)-Stp(R)
Pier 14, North River—New England S S Co, Spr-FP(R)-Ex(R)-FD-A-Stp(R)
Pier 31, North River—N Y Central R R Co, Spr-FP(R)-FD-Rec-Stp(R)-A
Pier 35, North River—Ocean S S Co of Savannah...Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec
Pier 38, North River—Clyde S S Co, Spr-Ex(R)-FD-Stp(R)-A
Pier 40, North River—New England S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-Rec-A
Pier 41, North River—Western R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-TD-FA-A
Pier 43, North River—Catskill & N Y Steamboat Co...Stp
Pier 44, North River—Clyde S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec
Pier 47, North River—Quebec S S Co, Spr-Stp-FP(R)-Ex(R)-FD-Rec-DC
Piers 48-52, North River—Southern Pacific Co, Spr-FP(R)-Ex(R)-Stp(R)-Ex(R)-Rec-FD-DC
Pier 53, North River—Cunard S S Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-A-Spr-Ex(R)-DC-FA-Rec-El
Pier 57, North River—Compagnie Generale Transatlantique...FP(R)-Tel-Ex(R)-FD-Rec-FA(R)-A
Pier 74, North River—Navigazione Generale Italiana...Spr-FP(R)-Ex(R)-FD-Stp(R)-FA(R)-A
Pier 78, North River—Penn R R Co, Spr-FP(R)-Ex(R)-Stp(R)-FD-A
Pier 80, North River—Central R R Co, Spr-FP(R)-FD-Ex(R)-Stp(R)-A
Pier 84—Campagnie Generale Transatlantique, Spr-Ex(R)-Stp(R)-Rec-FD-FA-A
Pier 102-B—North River—N Y Central R R Co, Stp-FP(R)-Ex(R)-FD-Rub-TD
Pier 104-E, North River—N Y Central R R Co, Spr-Stp-F(R)-Ex(R)
Pier 15, North River—New England S S Co, Spr-FP(R)-Ex(R)-FD

BROOKLYN ORDERS SERVED.

- Leonard st, 274-280—Mary W Cooner, WSS(R)-FP-DC
Broadway, 107—Citizens Ins Co, 138 Montague, ExS-Ex(R)-FP-St(R)
36 st, 253—General Paper Goods Co...FP(R)
Varet st, 247—Nathan Levine...FP(R)
Willoughby st, 264-282—Emil Bommer, Ex(R)-WSS(R)-Rec-GE
Willoughby av, 270-282—Allison Co...Rec

Board of Appeals. CALENDAR.

The listing of an appeal or petition in this Calendar is full and sufficient notice to all persons interested that such case will be heard on the date set and no adjournment will be allowed on the ground of ignorance of the date or of lack of due notice.

All hearings are held in Room 919, Municipal Building, Manhattan.

Board of Appeals.

- Tuesday, May 7, 10 a. m.
Under Building Zone Resolution.
849-18—112-116 East 3d st, Manhattan.
864-18—South side Bergen st, 84 ft. west of Howard av, Brooklyn.
2138-17—694-710 Jamaica av, Brooklyn.
503-18—South side 158th st, 58 ft. 5 in. east of N. Y. Central R. R. tracks, Manhattan.
901-18—191 West Houston st, Manhattan.
Appeals from Administrative Orders.
572-17—82-86 Rutgers slip and 515-517 Water st, Manhattan.
2971-17—256-258 Mott st, Manhattan.
2988-17—3 Maiden la, Manhattan.
866-18—5602-5630 Av U, southwest corner East 57th st, Brooklyn.
2143-17—1943-1945 Pitkin av, Brooklyn.
2198-17—317-23 Kent av & 23-30 South 3d st, Brooklyn.
2212-17—309-329 Johnson st, Brooklyn.
2232-17—441-447 Pearl st, Manhattan.
2285-17—40 West 96th st, Manhattan.
2300-17—1021 3d av, Manhattan.
609-18—406 East 48th st, Manhattan.
2321-17—35-37 Emerson pl, Brooklyn.
2380-17—5 East 13th st, Manhattan.
2501-17—423-424 Kent av, Brooklyn.
2536-17—20-30 Morton st, Brooklyn.
90-18—20 College pl, Brooklyn.
122-18—30 Verandah pl, Brooklyn.
131-18—423 Madison av, Manhattan.
177-18—2144-2154 Tilden av, Brooklyn.
203-18—2201-2211 Tilden av, Brooklyn.
610-18—342 East 25th st, Manhattan.
680-18—293 Meserole st, Brooklyn.
798-18—302-304 Broadway, Manhattan.
859-18—48 Lafayette st, Brooklyn.
861-18—117-119 Borden av, Long Island City.

Board of Standards and Appeals. CALENDAR.

- Thursday, May 9, at 10 a. m.
Petitions for Variations.
211-18-S—518-520 Fulton st, Brooklyn.
278-18-S—29 West 15th st, Manhattan.
887-18-S—342 East 38th st, Manhattan.
883-18-S—1427 2d av, Manhattan.
884-18-S—30 East 23d st, Manhattan.
879-18-S—17 North 8th av, Whitestone, Queens.
460-18-S—149-153 Wooster st, Manhattan.
904-18—181 Christopher st, Manhattan.
905-18-S—181 Christopher st, Manhattan.
907-18-S—1195-1203 Broadway, Manhattan.
291-18-S—28-34 Allen st, Manhattan.
896-18-S—84-90 Market st, Manhattan.
897-18-S—20-42 Hower st, & 689-697 Kent av, Brooklyn.
347-18-S—465 Greenwich st, Manhattan.

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