

## Mortgage Loans and War Time Money Market

Effect of Government Borrowing and Other Federal Measures on Real Estate—Conditions Loaning Companies Must Meet

By FRANK BAILEY

Second Vice-President Title Guaranty and Trust Company

THE position of the owner of a small home in New York City at the present time is causing those who are interested in a diversified home ownership much uneasiness.

First, he is confronted with the rapidly mounting tax rate. The tax rate, which is now 2.40 per cent. in Kings and 2.36 in Manhattan, next year promises to increase at least 10 per cent. unless additional sources of revenue are obtained, such as an increase in the fare on the railroads, or personal taxes of some kind.

Every man who loses a home through excessive tax rates, or through faults which are not his, and sometimes even when they are his fault, becomes a disturbing member of society. The most conservative population are those people who have an interest in the real estate of the city and are not in a position with nothing to lose or nothing to gain no matter what the tax rate may be. The population of the latter class may be appealed to by the man on the box; the other man thinks.

At the present time the small home owner is further confronted with the difficulties of handling a mortgage upon his property. Most homes are bought on the installment plan, and the basis of the mortgage is three years. Mortgages which are now maturing are renewed as a rule only at 6 per cent., and many are being called for various reasons. One of the favorite reasons for calling a mortgage is for the purpose of investing in Liberty Bonds. Such patriotism is of a poor kind. It does not increase the money available for Liberty Bonds, for the owner can only pay in case he borrows his money elsewhere. Such a practice, instead of being patriotic, is decidedly unpatriotic, and it disturbs rather than aids. It has been pointed out from the Government standpoint that it is the savings from which bonds should be purchased and not the displacement of capital.

Another class are those who think they can obtain a higher rate of interest and do not care what suffering is inflicted upon the borrower. These people are

tempted by the increasing rate of interest and the high rate based upon which many good bonds are selling.

The third class are those who must call in order to meet various exigencies, settling estates, etc.

Now the source of supply of mortgages has practically stopped. The only source of supply is the mortgage guarantee companies, who are using their best efforts to find investors for mortgages and are endeavoring to prevent a call of the same by the education of the people holding their guarantee.

The bond and mortgage guarantee company which I represent has, since the breaking out of the war, taken up \$20,000,000 of called mortgages. Now if the calling of these mortgages shall continue the guarantee companies will be compelled to take the eighteen months which they are allowed in which to pay their mortgages, or, no matter whether the security may be good or not, to foreclose against the homes of the people in Brooklyn and Queens. In case the guarantee companies, because of the excessive calling of mortgages, are unable to adopt any other policy than to start foreclosure then it would be a sad day for the best interests of New York City.

These companies can handle about a million dollars of called mortgages a month, and that should be sufficient money to meet all real necessities; but if greed is to step in and to influence the holders of mortgages; if the charitable institutions are to decide that they should call these mortgages for the purposes of obtaining a little higher rate of interest; if the savings banks, in order to buy Liberty Bonds, continue to call mortgages, as some have done; if those institutions whose assets are based upon real estate shall do nothing to aid, but will abet destruction of their underlying security, then relief should be obtained through the Government channels.

The Government has already come to the aid of the merchant and farmer and the railroads, and certainly home ownership is as important as anything else.

Methods of aid and the next step are another story.

## Mortgage Debt Decreased Since War Started

By JOHN L. PARISH

Secretary, New York Board of Title Underwriters

ABOUT the only important line of investments that has not been the recipient of more or less delicate governmental attention since the beginning of the war is real property and its securities. Even in this line the Government's operations have taken away its normal supplies of credit and forced a liquidation in mortgages which is not only inconvenient to owners of mortgaged property, but operates to a more or less important extent against the best interests of the Government itself.

Evidence of the diversion of credit from normal flow in real estate channels is found in a comparison of the transactions in mortgages and in plans for new buildings for the first five months of this year with those of the corresponding period in 1912.

Within the period of the war the volume of current investments in mortgages has declined over 80 per cent., and is now less than 20 per cent. of what it was in normal times, while the season's investments in new construction have declined over 90 per cent., and are

now less than 10 per cent. of a normal season.

As compiled by the Record and Guide the statistics are as follows:

#### Mortgages.

January 1 to June 6, 1912.....	\$164,004,306
January 1 to June 6, 1918.....	30,274,652

#### New Buildings.

January 1 to June 6, 1912.....	\$57,089,000
January 1 to June 6, 1918.....	5,569,550

From these figures and the average for the last two years it seems certain that the mortgage debt on real property in Manhattan is being paid off at the rate of approximately \$150,000,000 per year.

It has been estimated that in normal times the volume of maturing mortgage debts in Greater New York closely approximates \$1,500,000,000, and that as the city grows and expands this normal volume of refunding operations has been increasing in pro rata proportion. Probably this represents about two-thirds of the total annual overturn in all branches of the real property market, exclusive of rents.

In normal times the refunding of maturing mortgages is a market function, for which the machinery of the market has been all sufficient. Something like 90 per cent. has been renewed or extended by agreement between the parties interested respectively, the remaining 10 per cent. representing the actual refunding operations. The proportions are, of course, variable even in normal times; but there is indisputable evidence in the records that the fund available for real estate operations has grown steadily with the growth and development of the city until at the outbreak of the great war it represented an investment in mortgages alone of approximately \$6,000,000,000.

With the entrance of the United States into the world conflict the Government's financial requirements have deprived this real property market of all, or nearly all, its floating capital, and has made the refunding operation less easy of performance. Instead of getting his mortgage renewed or extended on pre-existing terms the borrower has been required to pay a higher rate of interest and to make periodical payments in reduction of principal.

This has been a market requirement of the last two years, with the obvious result that a very considerable part of the total volume of mortgage indebtedness has been paid off. How much the aggregate reduction has been is not easy to say. Some borrowers, in excess of caution, have cleared their properties entirely of mortgage debt, but the greater part have contented themselves with making the partial payments agreed upon with their lenders.

Cases have appeared in which owners of valuable realty have sold other securities and paid off their mortgages rather than submit to demands for higher rates of interest on them. Indeed, this practice seems to be growing, and for obvious reasons. Most

negotiable securities have fluctuated greatly in value and income in recent years, with average results that have been very disappointing to the investor; whereas large investors in both classes of securities have found from experience that their real property holdings and mortgage securities have exhibited a stability of value and certainty of income that has demonstrated again their superiority in these particulars over all other forms of investment.

The net result of the contraction in real property investments is that property is more strongly held and in generally much better financial shape than probably it ever was before. Extended calculations indicate that the aggregate mortgage debt has been reduced by at least \$300,000,000 since the United States entered the war, and there are those among the close observers of the market who believe the reduction is close to \$500,000,000.

At the moment there seems to be a senseless and wholly indefensible practice among a small minority of mortgagees of demanding full payments of mortgages on maturity. This does not refer to the occasional case of a lender who needs the money, for all of which there is ample provision in existing market resources, but to those who give ear to ignorant and senseless agitation and clamor, such as that which has recently been directed against any, even a moderate, increase in rents.

It is to the credit of all the larger investors in mortgages that they have not sought to embarrass borrowers by such selfish and unreasonable demands. The large life insurance companies and savings banks have uniformly met the admittedly stringent situation by agreeing to extensions with reasonable amortization. It is to their great discredit that some lenders who do not need the money, among them some trustees of charitable institutions and a few savings banks, have refused to take this course, but have demanded their pound of flesh.

That these selfish demands are diminishing is shown by the fact that the volume of foreclosures is less by several millions thus far this year than it was in the corresponding period last year.

The general conditions regarding real property finances in New York are better probably than before for a generation. Not only is the mortgage debt less by from \$300,000,000 to \$500,000,000, but rents are advancing in obedience to the operations of economic law, and the demand for real property for use and occupancy is greater than the supply of rentable space, and is increasing day by day.

These are facts known to every experienced observer in the market and that are susceptible of demonstration by the official records. The market has worked out its own salvation thus far without external or governmental aid, and will continue to do so if only people will be guided in their dealings by intelligence and reason rather than by the clamor of the ignorant.

## Realty Men Plan War Savings Stamp Drive

**L**AURENCE McGUIRE, Chairman of the Realty Division of the Pioneer Division of War Savings Stamps Workers, has addressed a letter to the members of the Division urging them to renewed efforts in having pledges signed before June 29, the date set for the finish of the campaign.

The suggestion is made by Mr. McGuire, through A. N. Gitterman, Secretary, that all pledge cards be forwarded direct to the National War Savings Committee so that the results may be known in Washington promptly.

The Realty Division, through one of its members, Roby V. Priddy, was responsible for the suggestion to exchange Liberty Bond coupons for War Savings Stamps. Seven thousand letters were sent to real estate men in New York to send their coupons to headquarters as soon as the interest fell due. There have been large returns from this plan, which has been widely copied. Mr. Priddy has pointed out that the Government would have realized \$160,000,000, the amount of interest paid on the last loan, if everybody had invested this extra capital in stamps.

# Best American Port Should Not Be Passed Up

## Commissioner Murray Hulbert Asks Mayor Hylan to Take Action to Prevent Further Discrimination Against New York

FEDERAL discrimination against the port of New York is charged by Dock Commissioner Murray Hulbert in a letter addressed to the mayor, which follows:

June 18, 1918.

Hon. John F. Hylan, Mayor and Chairman  
of the Board of Estimate and  
Apportionment.

With an application to this department for action there has been submitted this passage from a letter from the Shipping Board regarding the location of a shipbuilding plant in the Borough of the Bronx:

"Thus far we have not been able to favorably consider such application for the following reasons:

"First, the railroad administration has requested that no more Government undertakings be situated within the areas in and about New York owing to the freight congestion on all railroads centering in New York.

"It has been represented to us that delivery of the materials required in ship construction would add to the almost intolerable conditions now prevailing on the railroads in and about New York."

This is a declaration of federal policy—a policy of invidious and undeserved discrimination against the port of New York.

At the war's outbreak, with the utmost generosity and patriotism, the city of New York offered to the full its wonderful waterfront resources. How modern, how adequately equipped were these admirable facilities is shown beyond peradventure by the way in which they, in all the pressure, have met every demand.

Despite the sacrifice it has brought New York does not repent its offer of its splendid accommodations. Still it is nevertheless unwelcome to see a part of our regular trade diverted to other Atlantic ports, whence it may never return, while the Government exploits our admirable facilities without consideration of our interests. We surely had the right had it been called to attention to expect that so soon as the Government was in a position to advance port development New York would receive substantial consideration. Instead of assistance coming to us in our own war-born problems we are compelled to bow to an order subjecting us to further and absolutely unnecessary embarrassments.

Claims of common justice have had seemingly scant consideration by the railroad administration.

Every demand put upon this big and generous city has been gallantly met by it in the way of Liberty Loans, War Savings Stamps, Red Cross, Y. M. C. A., the K. of C. and the like by overscriptions. Indeed, from the proceeds of our lavish contributions come in large part the sums the Government is now expending in developing ports to compete with ours. The feeling aroused by this situation is not diminished by the fact that while other ports are now experiencing a factitious and artificial growth from war and governmental assistance, only to drop again after their occasion, the port of New York will, when the war ends, still retain those wonderful natural advantages and resources which have brought it to the forefront of the ports of the world.

To impose upon New York the burdens of one-third

of the outlay for the war and a large per cent of port expenses while nearly 100 per cent. of assistance goes to competing cities which pay a relatively small proportion of war expenses seems unfair.

The vital concern of the city of New York in the successful operation of the State Barge Canal is obvious. Many of the staples of life bear a direct relation in their cost to the cost of transporting such products on the canal. The enormous expenditure of \$150,000,000 of the state's money for the construction of the canal was to decrease the exorbitant railway rates on market products, building and other materials to points within the state served by the canal. Despite all this a recent ruling of the railroad administration, which has taken over control of the canal, has fixed the rates for shipments by canal and by rail as one and the same, thus, as it were, by one sweep destroying competition between the two and defeating the prime object of the state's funds.

Serious disappointment at the failure of relief prevails and discontent is aroused among the people of New York at seeing their contribution to the cost of the construction of the canal, as well as of the \$12,000,000 for its annual maintenance, serve only to relieve railway congestion and assure perpetuation of the railway supremacy which has for years been an impressive factor in the cost of the necessities of life.

The so-called congestion of freight on railroads centering in New York is, I believe, a problem to which the railroad administration should energetically address itself rather than push it, so to say, upon a siding without solution. A proper co-ordination for the Government of its use of the railroad piers will release for general wharfage purposes a great portion of pier space. Careful examination shows that with but few exceptions piers occupied for railway purposes along the North River are not utilized to anywhere near their full capacity. Inasmuch as the operation of the Barge Canal is now a part of the railroad administration the use of these piers could be greatly enlarged and intensified by co-operative co-ordination. These piers are cumbered by storage of commodities thereon for months on the statement of the railroad companies that they are war materials, held subject to the call of the Government, ordered and delivered before required.

An immediate study of this freight congestion on the part of the proper federal authorities would certainly manifest the necessity for the establishment in New York City of adequate freight terminals, Government built, owned and operated at least for the period of the war. This, I believe, is as important a problem as could engage the attention of the railroad administration and Shipping Board at this time, and one that, for the time and money required, will yield tremendous results.

In consideration of all the above facts I therefore request that the Board of Estimate and Apportionment adopt a resolution authorizing the appointment of a committee, to be composed of members of the Board and representatives of the various commercial and trade associations, to protest to the authorities at Washington against this discrimination against the port of New York, to urge a proper reduction in the transportation charges on the State Barge Canal, as well as a more intensive use of railroad piers and the establish-

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# Washington Heights Taxpayers Will Fight

## Want Dyckman Street Crosstown Line Built According to Contract with Union Railway Co.

**T**AXPAYERS and civic organizations of Washington Heights are jubilant over the decision of the Franchise Committee of the Board of Estimate and Apportionment, which rejected the application of the Union Railway Company for a cancellation or modification of its franchise to build and operate the Dyckman street crosstown line.

The Union Railway Company applied to the Board of Estimate to cancel the contract granted to construct, maintain and operate a surface railway from West 207th street and Amsterdam avenue, along Amsterdam avenue to Nagle avenue, to Dyckman street, to the easterly line of the right of way of the New York Central Railroad at the foot of Dyckman street, and to return to the company the sum of \$1,000 paid under said contract.

At the meeting of the Board of Estimate last week the Franchise Committee recommended that the application of the company for a cancellation or the modification of the contract be denied. It recommended that the contract be modified by granting the company an extension of time of six months from March 18, 1918, to commence construction, and six months to complete construction of the railway. The committee also recommended that the form of contract granting this modification be advertised in the City Record and two daily newspapers, and July 12, 1918, be fixed as the date for a hearing on such form of contract. Both recommendations were adopted by the Board.

Because of this turn of affairs a mass meeting that was being arranged for last week to be held at the Claremont Theatre was called off, but the matter now assumes a different aspect and plans for a mass meeting are now well under way, so that at the hearing on July 12 the residents and taxpayers will be well represented.

It is planned to hold the mass meeting some morning within the next two weeks and in the meantime petitions will be circulated and signatures secured protesting against a modification of the contract and asking the Board of Estimate to take action.

In view of the recent action of the Public Service Commission in the matter of the Richmond Light & Railroad Company, where a judgment for \$77,300 was filed against the company for failure to comply with an order of the Commission, the suggestion made by the Franchise Committee in its report that failure to comply would result in legal action on the part of the Commission and the Corporation Counsel carries more weight than it did heretofore.

Harvey N. Bloomer, chairman of the Committee of Taxpayers and Civic Bodies, said last night that the committee proposed pushing the matter and intimated that a conference between his committee and officials of the railway is not unlikely and some satisfactory arrangement made to construct the line when conditions brought about by the war would not mean a great increase in the cost of construction.

## Judgment Filed Against Public Utility Company

**F**ORMER Judge W. L. Ransom, Counsel to the Public Service Commission, filed last Saturday in the office of the Clerk of the County of Richmond in the case of the People of the State of New York vs. Richmond Light & Railroad Company, a judgment for a fine of \$100 a day from April 15, 1916, to May 28, 1918, a total of \$77,300, with costs and disbursements of the action.

A copy of the judgment was served on E. J. Phillips, Secretary and Treasurer of the Richmond Light & Railroad Company, and the company has twenty days to answer or judgment will be taken for the full amount.

The Public Service Commission ordered the double tracking of Castleton avenue, Richmond Borough, on April 15, 1916. The company appealed from the order to the Appellate Division of the Supreme Court, Second District, and the Appellate Division sustained the order of the Commission.

The company has persistently refused to comply with the order, although the West New Brighton Board of

Trade, which came into being for the expressed purpose of compelling the company to double track this very important and profitable branch of its trolley system, and other civic bodies, have repeatedly taken the matter up with the Public Service Commission. Judgment is asked pursuant to Sections 24 and 56 of the Public Service Commission Law for violation of the original order of March 15, 1913.

This is the first case in which the Public Service Commission has filed a judgment against a public utility corporation for failure to comply with an order of that body. It has been the general belief that the law creating the Public Service Commission was defective, inasmuch as it did not provide a way to compel obedience with its orders. On Staten Island, where the matter of double tracking Castleton avenue has been a very important topic, the belief was general that the trolley company had the upper hand and would continue to disregard the order, believing that the Commission could go no further than the issuance of the order.

## Best Port Should Be Used

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ment of modern freight terminals and other conveniences in New York City.

New York is primarily interested in winning the war, and has spared no effort to exceed her quota of men, money and the development of her port facilities to speed up the transportation of troops and the despatch of supplies; secondarily, she is interested in the nation's obligation to prepare to meet commercial requirements developed by after-war conditions, and she should protest vigorously against being eliminated by the federal authorities in the consideration of the plans adopted to that end. A notable instance of this is the fact that no action is being taken by the federal authorities to provide necessary accommodation in New York City for the enormous tonnage which is now being constructed and launched by the Emergency Fleet Corporation piers, drydocks, coaling docks and ice-breakers; and I respectfully commend these matters to the earnest consideration of your honor and the members of the Board of Estimate and Apportionment.

MURRAY HULBERT,  
Commissioner of Docks.

## Fewer Coal Miners at Work

**O**UTPUT of anthracite could be immediately increased by a quarter to a third with sufficient labor. With the number of men, as now working, it is with the utmost difficulty that production can be maintained as it has been running. There is ample development of mine workings for the much larger output which now could be reached. The above-ground development, breakers, etc., also is entirely sufficient to prepare 20,000,000 tons of coal more per annum than it is possible to mine and handle with the present force of men.

Before the war there were 177,000 mine workers in the anthracite industry. The number has been drawn down to about 145,000 now. With such reduced labor power the existing output of coal is large. It is being accomplished with the aid of the much more highly developed facilities now employed in the mining and preparation of anthracite. These facilities, which represent a big increase in the capital investment in the anthracite industry, cannot be used to full capacity now because of labor shortage.

As a body the mine workers are giving good service.

# What the Subway Strike Cost New York City

## Many Thousands of Dollars Lost Through the Inaction of the Board of Estimate Until Too Late

THE subway strike has been settled and the men have gone back to work, all except 200 or 300 of them, who seized the opportunity to accept steady work at higher wages in lines where they would not be subject to political shifts in the pursuit of the work of making a living.

There were something over 6,000 men who were affected by the strike. At the average wage of \$4 per day they suffered a loss of \$144,000 during the week they were estopped from working. This loss they must pocket because the strike was of their own making, although forced upon them by the high cost of living. If they had not struck they would have been eventually deprived of \$144,000 of their savings to pay for more costly food and higher-priced living quarters, or have gone into debt for a like sum.

Unfortunately there is no remedy for this state of affairs, nor is there any come-back for the city for the losses which it also sustained during the strike. The workmen and the city are in exactly the same situation. Both have lost out and have no way of recovering, although the workmen have the better of the city through the increased amounts in their pay envelopes, which will prevent, for a time at least, a recurrence of similar trouble.

The city's loss, however, although not so large as that of the workmen, has no offset. The facts that the solution of the trouble had been provided for; that the Public Service Commission had pointed out the method; that the Lockwood Bill, embodying the principles that should be employed to effect a settlement, had been passed by the Legislature, and that the Public Service Commission had at all times stood ready to act with the Board of Estimate and Apportionment, in no wise alters the fact that the city must stand the loss.

What is the Loss?

The interest charges on all uncompleted subway work during a year amount to approximately \$7,200,000. This is the huge sum that the city would lose if the work on the whole dual system should be stopped for a year. If the subway work had been stopped, as was proposed by Mayor Hylan, until the end of the war this action would have cost the city in actual cash over \$7,000,000 per year as long as the war lasted.

What actually did happen was that the Board of Estimate, by delaying a meeting with the Public Service Commission until after the workmen had actually

been on strike for one week, incurred for the city an unnecessary expenditure of about \$75,000. This sum is the amount figured out at the office of the Public Service Commission as the actual cost to the city of the subway strike. If all the work had been stopped the amount would have been one-fifty second part of seven millions. But fortunately this did not happen.

In addition to the cost in interest charges there is a small sum for deterioration of material and the indefinable, but not inconsiderable, loss to the city of having the opening of the subway delayed a week. There is also the additional delay caused by the loss of several hundred workmen, whose places may not be filled, or, if they are by less experienced men, which means slower work and more delay.

The city has lost money in similar ways many times during the progress of the work on the subway. There have been many strikes, one of which lasted for four weeks. Most of these strikes were "local," involving a small number of men, and usually for small increases of pay. They came about in the usual way—by action of the workmen.

This last strike came about by the inaction of the city administration along the lines prescribed by law and, only recently, by the Lockwood measure until the strike had cost the city a large sum of money. The inaction of the city officials was due to the attempt to force illegal and untried methods of settlement of a very simple question upon the people.

The agreement of the Board of Estimate to meet the Public Service Commission, which it had previously refused to do, was due in large measure to the action of Alfred E. Smith, President of the Board of Aldermen, who declared in the meeting of the Board of Estimate, which had failed to formulate a policy by which the strike could be settled, that he believed that the Board should get together with the Public Service Commission and work out a workable plan of relief. This practical suggestion led to the meeting, at which action was taken that was followed by the strike being called off.

The Public Service Commission is making plans to carry out the terms of the agreement to give the contractors financial relief. It is the intention, it is said, of both the city authorities and the Public Service Commission to speed up the work. To do this more men will be required, and it is said that an appeal is to be made to the allied unions to furnish them.

## Realty Board's Spring Tennis Tournament

THE following is the result of the spring tennis tournament of the Real Estate Board of New York, held at the West Side Courts, Forest Hills, L. I., on Thursday, June 13:

### SINGLES—CLASS A.

First Round.—Leo S. Herzog defaulted to W. R. Burling. H. R. Houghton defeated F. P. Fox, 3-6, 6-3, 6-4. R. B. Ritchey defaulted to James McWalters. G. T. Burr defaulted to Harold Swain. P. R. Iseman defaulted to A. M. Limbourg. L. P. Dowdney defeated M. L. Osk, 6-1, 6-1. H. S. Lewine defeated E. K. Van Winkle, 6-4, 6-1. T. R. Robinson defeated Vasa K. Bracher, 6-4, 6-3.

Second Round.—Houghton defeated Burling, 6-1, 6-0. Swain defeated McWalters, 6-2, 6-3. Limbourg defeated Dowdney, 6-3, 7-5. Bracher defeated Van Winkle, 6-1, 6-2.

Third Round.—Swain defeated Houghton, 7-9, 6-3, 6-2. Limbourg defeated Bracher, 6-1, 6-2.

Final Round.—Limbourg defeated Swain, 4-6, 7-5, 6-3.

### SINGLES—CLASS B.

First Round.—J. C. Tredwell defaulted to H. C. Forbes. W. H. Peckham defaulted to L. F. Levy. Tredwell defeated C. R. Hubert, 6-3, 7 $\frac{3}{4}$ -5. F. H. Birch defaulted to W. J. Hardgrove. Earle defeated M. T.

St. John, 6-1, 6-3. A. J. Bastine defeated A. J. Bendleton, 6-8, 6-3, 6-4. W. D. Ebbitt defaulted to Edward Blum. Laurence McGuire defaulted to J. S. Spraker.

Second Round.—Levy defeated Forbes, 6-3, 7-5. Hardgrove defeated Tredwell, 6-8, 6-1, 6-4. Earle defeated Bastine, 6-1, 10-8. Blum defeated Spraker, 6-2, 3-6, 6-2.

Third Round.—Levy defeated Hardgrove, 6-1, 6-0. Earle defeated Blum, 6-4, 6-4.

Final Round.—Levy defeated Earle, 6-2, 10-8, 6-4.

### DOUBLES—CLASS A.

First Round.—Houghton and Van Winkle defeated Fox and Lewine, 6-3, 6-4. McWalters and Osk defeated Dowdney and Bracher, 6-3, 6-1.

Second Round.—Limbourg and Swain defeated Houghton and Van Winkle, 6-1, 6-2. Earle and Robinson defeated McWalters and Osk, 7-5, 6-0.

Final Round.—Limbourg and Swain defeated Earle and Robinson, 6-3, 6-4, 6-0.

### DOUBLES—CLASS B.

First Round.—Forbes and Burling defeated Hubert and St. John, 6-3, 9-7. F. R. Hardgrove and Leach defeated Bastine and St. John, 6-2, 4-6, 6-2. Forbes and Burling defeated Spraker and Blum, 1-6, 6-4, 7-5. Hardgrove and Leach defeated Forbes and Burling, 6-3, 2-6, 8-6.

# Urge Organization of Building Industries

## Speakers at Meeting Held to Form National Association Give Strong Reasons for United Action

AT the meeting of representatives of building industries, held last week at the Engineers' Club, at which were adopted resolutions providing for the National Organization of the Building Industries and the appointment of a committee to take the necessary action to bring this about, there was a spirited discussion of the necessity for such organization. The resolutions and the names of those forming the committee were printed in the Record and Guide last week. The interesting and instructive discussion of the questions involved preceding the action taken are given herewith so that readers of this publication may see the importance of the movement.

The first speaker was William B. King of Washington, D. C., General Counsel of the National Association of Master Builders.

"While the war was raging and before the United States took part it was reported to us through many sources that the Germans had no fear of America getting into the war because America was 'after the dollar. So long as they can pursue and catch the dollar they will not care what happens on this side of the Atlantic. Whatever we may do they will not take the trouble to resent it.'

"But after a time America did resent it, and today America is being felt in that conflict. We hope that within a year the force brought to bear by America will terminate the war to the salvation of the democracy of the world.

"So today we do not need to defend our patriotism. I have no apology to make for favoring organization because I favor it in the interest of patriotism. It looks forward to the future of the country after the war and strengthens the country during the war.

"What can we do in the name of patriotism by this organization? First, we can unitedly place the resources of the building industry at the disposal of the Government for direct service during the war. This is the second largest industry in the country. Much of its resources and many of its men are engaged in supplying governmental needs. The Government is the greatest builder in the country, and we can give assistance and find out what service ought to be rendered by the industry. That is the first and direct help which we can give.

"There is another thing we can do. We all know that disturbances occurred in the industry as a result of the war. Just so far as disturbances to an industry can be avoided just to that extent shall we justify the existence of our organization.

"Secretary McAdoo says that we must save money, and in order to save money we must make money. We must, as far as possible, prevent disturbances to the industry, and we must, so far as possible, preserve it because it is only by continuing the building industry that we can produce the money with which to buy bonds and support the many volunteer associations which need the money. We are doing a patriotic duty if we can create an organization that will point out just what disturbance of the industry is necessary and just where and how that disturbance can be stopped.

"The British and French people are proud that, notwithstanding the disturbance of their industries and the diversion to the war of their men and their money, their factories are at work. So must we keep our industries working just as far as consistent with war needs. It will be the part of a central committee representing this industry to point out how building business can be fostered to the greatest possible degree.

"Some day the war will cease and our men will be called back; then the wheels of industry must turn round. This nightmare of war will pass away and the dawn will break. Then let us be prepared for the labor of the coming day. Let us not find our industries demoralized and impossible of early rescue. Let us do our part to conserve the peace organization of the building industry of this country as much as we can so that when peace comes there may not be a long period of depression.

"Is there wisdom among the building men of the United States to carry out these objects? Men who can say to the Secretary of Treasury: 'This will help the country; that will hurt the country.' I believe there is wisdom and judgment enough among us to appoint a committee that will be favorably received by the Government.

"I believe that if we had had an organization represented at Washington since the beginning of the war we should have had millions of dollars more business going on.

"It is such service that I believe we can render, and at this time we should take some definite, forward steps looking to a federation and to the appointment of a committee to look after our interests during the war; and it may be that we are laying the foundation for a permanent organization of the industry, which will continue after the war to the benefit of the business in which we are all engaged."

W. R. Messenger, Executive Secretary of the Building Industries of New York, in moving the adoption of the resolutions, read a letter from Harry A. Wheeler, President of the Chamber of Commerce of the United States of America, in which he says:

"I am very sorry that conferences arranged here for tomorrow make my remaining in Washington imperative otherwise I should be more than glad to attend the luncheon that has been called at the Engineers' Club.

"It is the purpose of the War Service Executive Committee of the Chamber of Commerce of the United States to encourage by every means in its power the organization of all industries into trade associations, and to relate allied associations in such a manner that the industries can be competently represented with respect to their participation in war work and with respect to the maintenance of foundations for carrying on the industry with as little interruption as possible during the period of the war.

"If the building industries generally over the country can be brought together so that groups representing the industry in different cities will create a central group for the study of the needs of the business the Chamber of Commerce War Service Executive Committee will be very glad to study the problems with your central body and to exercise any influence it may possess in behalf of legitimate continuation of the building business, even though it may not have to do with construction directly related to war purposes."

Rudolph P. Miller, member of the Engineering Council, said:

"When the German authorities entered into this war I have no doubt they well considered the question of their man-power. They must perceive that they have not been able to conserve their man-power.

"I think there is an analogous situation here. The wealth producing industries, which by their activities bring about further wealth and further industry—it seems to me that the conservation of such an industry would be the one that the Government should be especially concerned with.

"The Government needs buildings and it needs building material, but it is probably not necessary and certainly not desirable to deprive the building industry of the materials needed for its existence.

"The people who can best tell the Government about conditions and assist the Government are the people most directly connected with the industry."

C. A. Fullerton, President, Architectural Iron & Bronze Manufacturing Association, said:

"This meeting is entirely in accord with what I feel to be the watchword of the day—Organization and Team Work.

to jump in with the rest of the crowd.

"There has been a great deal of discussion among the iron and bronze and metal working associations as to what to do. It is my impression that one of the things we lack is the vision as to how to adapt our equipment and availability, primarily to help out on the war situation.

In many concerns there seems to be an inability to see how they can help the war because they are not in the war business. If most of us had done what we ought to have done two years ago we would have been taking on the nation's work; that would not have been out of the question. We have changed our methods and equipment and organization to meet these demands, surprising ourselves and the Government. I believe that that possibility lies with more concerns than might be believed."

C. J. Curtin, of the National Lime Association, said: "The question of organization is a matter that should have been taken up by the men in the building business in all its branches long before this late day. We should think of what has taken place and how organization has been neglected, not only by our own Government, but by all of the allied Governments.

"What are we fighting? An organization built up through forty years of effort; that is why the war has continued so long. If we were shoulder to shoulder in an organization we could have cleaned the slate before now.

"It is up to us, representing the second largest industry, to get together as soon as we can. It occurred to the building interests of New York to do this and it was done by the Builders' Exchanges; but through Mr. Miller and others, whose vision was greater than ours, we got together and talked about a Federal organization. The only way we can lick the Huns is by organization.

"An organization is necessary to get any hearing or any consideration from the Government Board. They have no time for us at Washington unless we go with a united voice and with a definite statement of our requirements.

"I hope a national organization will come out of this movement, an organization representing all interests.

F. T. Miller, President of F. W. Dodge Company, New York City, said:

"However important it may seem to conserve this great national facility, the building industry; however important it may seem to continue the strengthening of the Nation by the production of wealth, all must agree that national welfare is the prime necessity and our most intelligent self-interest, and that the bringing of the war to an early and successful termination is our first step in assuring this national welfare.

"We must, therefore, readjust the industry to the present needs of the Government, and cannot expect the Government to adjust itself to the needs of the industry. In this process of readjustment, however, an exact knowledge of the facts is obviously essential.

"Perhaps we do not fully realize how much depends upon this great national facility. In this country during the past seven years, building capacity has been decreasing and the lack of space is already acutely felt in some sections, particularly in the residential and warehousing facilities of this city. Here rentals are increasing, and yet, in the face of the demand for building there is a growing lack of confidence in real estate values which seriously affects the mortgage situation.

"But in this great center of seven million people, bearing thirty per cent. of the financial burdens of the Nation, we must realize that we are operating on the productivity of the whole United States, and that we cannot consider our own problem apart from the problem of the entire country. In the East we are short of building labor, while in the West building labor is idle. It is difficult to turn a quarryman into a skilled farmer, or a stair builder into a metal worker. These men are beyond the age of readjustment and many of them are available for building construction who cannot be assimilated into those industries so essential to the successful prosecution of the war.

"The general 'release' of labor in England was a more simple matter, and yet it was not applied to the British Empire. In this country we have a more difficult problem, because general rules cannot be applied over such a wide area involving different geographical and economic conditions.

"Senator Calder, in his address before the Building Industries of New York, brought out the thought that the building industry is of especial importance because it produces enduring wealth, and because its product produces more wealth. The circulation of funds through

war industries, or non-productive industries, does not produce wealth. The cost of the war must be met by production by the industries of peace. Wealth production is a war necessity, for the wealth produced may be turned into munitions. We cannot continue the war indefinitely on the wealth which has been produced in the past. It is, therefore, necessary that wealth production should be continued during war times.

"Senator Calder, in expressing his desire to cooperate with us, said that he could aid us more effectively if we were organized on a national basis. If a man goes to Washington representing himself, he is likely to be regarded as a notoriety seeker; if he goes to Washington representing one locality, he is likely to be suspected of selfish motives for that locality; if he goes to Washington representing one branch of an industry, he is likely to be suspected of selfish motives for that particular branch of the industry,—and in any case he has a narrow view of the facts involved.

"The conclusion is that representatives of a united industry, covering all sections, will naturally have less personal, trade or local self-interest, and a more comprehensive knowledge of the facts and, therefore, have greater influence, and be more free to give impartial advice for national welfare and the welfare of this industry as a whole.

"I see great possibilities for such an affiliation of all the building industries. In it there will be no domination of any particular trade or locality; an organization which will be thoroughly representative and working for the common good, particularly if such an organization can be represented by men of national standing in whom the Governmental authorities already have confidence, and whom the trade will instinctively follow."

George S. Bartlett, of Universal Portland Cement Company, said:

"This is not a matter of resolution nor of talk. Somebody has got to do something. You all remember the famous priority order No. 2 of last fall, shutting off the use of all open cars. I was in Washington and here came a big flock from one state with letters from Senators and Congressmen. That was a joke. That sort of thing doesn't get you anywhere. You lose before you start.

"I am telling you this to show that Washington has some facts and when we go there we want to go with more complete facts.

"This has been the trouble, people have gone there and talked patriotism. Nobody wants to hear patriotism (nobody questions our patriotism) or to take up so much time painting the flag on the wall. This war is business and we are business men. We are in the war for success. That may not sound like patriotism, but it is business, and business has got to win the war.

"Mr. Humphrey called upon the Cement Association and we went to Washington and put the whole thing on the table. We have an organization which is one of the most complete of its kind, fourteen offices in different parts of the country whose duty it is to know about the business in their respective territories in detail and to promote the use of cement. That is our business.

"We went to Washington and said, 'Here is the condition of our business.' Mr. Humphrey told us what we were to do until the first of September. I presume by that time there may be another change affecting our business. He treats you with the highest degree of consideration and business courtesy.

"This organization is in the right direction. I heard Secretary McAdoo make a speech in Chicago before the Chicago Association of Commerce. He said: 'You gentlemen come to Washington because there is something the matter with, for example, the shoe business. You hire a lawyer at \$25,000 a year who doesn't know a thing about the shoe business and he opens a law book to see what the law is, but I merely want to know the truth about the shoe business; the law is not involved. It is a question of fact about your particular business.'

"Now if you gentlemen will send a committee to Washington—a representative committee, that will have the backing of all the industry—and get at the man whose duty it is to determine, then you can get results. There is no use in going there with a band and there

(Continued on Page 787.)

# REAL ESTATE BUILDERS RECORD AND GUIDE.

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### SECTION II.

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

## Expand the Nation's Best Port

Divergent views seem to be held by the officers of the Emergency Fleet Corporation, the War Industries Board and the Federal Railroad Administration as to how far the Government's requirements in the way of transportation by land and sea can be met by the railroad terminal and port facilities of New York.

According to Dock Commissioner Murray Hulbert, whose letter to Mayor Hylan, with reference to the latter, is printed elsewhere in this issue, the Shipping Board has refused to grant permission for the establishment of another shipbuilding plant in this harbor on the grounds that "the railroad administration has requested that no more Government undertakings be situated within the area in and about New York owing to the freight congestion on all railroads centering in New York," and had represented that the delivery of materials required in ship construction would add to the "intolerable conditions" now prevailing.

The War Industries Board has proposed for similar reasons that there shall be no extension of war production in the New York region except such as cannot be done elsewhere.

But Mr. A. H. Smith, Regional Director for the East, whom New Yorkers know and have confidence in, in his review of the conditions on eastern railroads, recently made to the Railroad Administration, enumerates many reforms that have been accomplished to clear up the congestion of last winter which have eliminated the confusion and delays causing trouble at that time.

Among the numerous effective measures inaugurated under Mr. Smith's management have been: The

elimination of over two million miles per month of unessential passenger train mileage; the assignment to eastern roads of 365 additional locomotives; diversion of traffic to other roads and common use of terminals, with classification and routing of freight to obviate delays and indirect transportation.

Last, but not least, Mr. Smith says he has secured co-ordination of harbor facilities at New York, and reports that whereas there were 41,000 cars of export freight here on January 1 this has been reduced to 28,000.

The Record and Guide will not oppose the use of other ports than New York for federal purposes if the Government business can thereby be speeded up and the war's end brought nearer, but the suggestion is offered that it will take many more years than the war is likely to last to equip any other harbor with a small part of the facilities now offered by New York, not to speak of its natural advantages, and the cost of the improvements that will have to be made elsewhere to accommodate a small percentage of the country's enlarged foreign commerce will be enormous compared with the amount necessary to expand the resources of New York Harbor so that it could easily handle many times the business now transacted here.

The best American dock terminals outside New York are at New Orleans, but that city is a week's sailing further away from European ports than is New York, and the railroad facilities are inadequate.

It is within the bounds of reason to believe that the federal officials who are now apparently so solicitous of New York's ability to handle the increased freighting problems are basing their action on the experience of last winter, with its exceptional weather conditions, and are not taking cognizance of the accomplishments of Mr. Smith, which have transformed the land and water accommodations at the mouth of the Hudson.

A better way than to try to make a port out of a shallow bay and a jerkwater railroad in an out-of-the-way part of the country is to expand the accommodations where there is every reason to believe they will be most effective, as suggested by Mr. Hulbert. A well working machine that is elaborated to accomplish greater production is better than one of huge dimensions but unknown horse-power.

New York is the greatest port in the world, but the best thing about it is that it is capable of indefinite expansion. It is not a local, but a federal, necessity that the most available and best equipped port should be made use of to the fullest extent; and it is yet to be demonstrated that the possibilities of New York Harbor are fully developed.

## As to Mortgage Loans

There has been a good deal of discussion about the lack of money available for building operations and the effect of this shortage on the building industries, the trades and the material market, all of which has to do with the construction of new buildings.

Less attention has been paid to the other side of the question—the seriousness of the falling off in loanable funds for the renewal of mortgages on houses and other buildings constructed prior to the war. If a considerable number of homes were thrown back on the loaning companies through calling of mortgages there would not only be developed a strain in the financial condition of these institutions, but there would result an acute state of forced sales, which would certainly react to the disadvantage of the whole real estate business. Values would decline all along the



line and it would be years before the process was stabilized and an upward turn brought about.

Several phases of this subject have been taken up and analyzed by Mr. Frank Bailey in this issue of the Record and Guide with the clear vision of the practical man of affairs.

The reader is referred to his article with confidence, and to the suggestion at its close that there is a choice of remedies for the unfavorable conditions existing and that some of these may be pointed out in another article, which will no doubt be awaited with interest.

That the situation has favorable aspects is further indicated in the article by Mr. John L. Parish, also printed in this issue. Realty men will find comfort in the figures given by him, that show the inherent strength of real estate today notwithstanding war-time conditions.

## Applying Business Sense to Municipal Problems.

Work on the uncompleted subways was resumed last Monday to the general satisfaction of all concerned. A way was found whereby the demands of the workmen for higher wages could be met and the dilemma of the contractors was solved through the joint efforts of the Public Service Commission and the Board of Estimate and Apportionment.

It is a matter of congratulation to the taxpayers that this tie-up in the subway work lasted only one week. The taxpayers would be entitled to heartier congratulation if there had been no tie-up at all, because an interruption of even one week in the subway work costs this city about \$75,000 in added interest charges. This means that if the dispute had been worked out sooner, which it seems it reasonably might have been,

the taxpayers of the city would be \$75,000 better off than they are now.

With so many millions of dollars being expended annually to conduct the city government some people may regard an item of \$75,000 as trivial. But the habit of throwing away \$75,000 of the taxpayers' money ought not to be regarded so lightly by the constituted authorities. Nothing so aggravates taxpayers as to have to go down into their pockets to get money to be thrown away by those elected to guard their interests.

The trouble is that the throwing away of the taxpayers' money has become altogether too much of a habit with all city administrations, no matter what may be their political complexion. Year in and year out the people of the metropolis discover every little while a lack of that prudence on the part of officials which any sound business man would apply to the expenditure of the funds at his disposal. One week it is \$75,000 in interest thrown away because of an unnecessary tie-up in subway construction; another week it is a few thousand dollars here or a few thousand there appropriated for some useless purpose. The small items soon aggregate large amounts, the public gets no benefits, and the cost of conducting the city government continues upward by leaps and bounds.

To Alfred E. Smith, President of the Board of Aldermen, goes much of the credit for the settlement of the latest subway dispute. It was Mr. Smith who made the sensible suggestions which resulted in clearing away all obstacles and getting the subway work started again before more damage was done. There is no reason why good business judgment should not be applied to all municipal problems, as was demonstrated in this instance, when Mr. Smith's suggestion was acted upon and a serious situation adjusted within a few hours.

## Urge Organization of Building Industries

(Continued from Page 785.)

is no use in writing newspaper articles or passing resolutions or talking. Go down there and say: 'How about it? Here is what we can do and here is what we think. Tell us where we stand.'

"Right after that priority order business we formed an organization called the Highway Association. We got together all of the interests connected with highway construction—stone, sand, cement, brick, machinery—into one body, the Highway Industries Association. We opened an office in Washington. We were not there 24 hours before we were asked, 'How about this and how about that?'—requests from Chapin of everybody. Question after question came to us from every source and from every department of the Government. An organization like that is doing what the Government wants because it is giving the Government the information which it needs.

"Now if this organization doesn't get the truth and then go to Washington and lay it before the Government there is nothing to it.

Allen Walker, Chairman of the meeting, New York representative of the Chamber of Commerce of the United States, said:

"Speculative opinion is the prerogative of those who arise in certain places to debate. The only thing with which to offset speculative opinion is facts which are absolutely correct and based upon wide and careful

"The Chamber of Commerce of the United States can be likened to one of those tally machines used by the cigar stores. If we decide that here is a good place for a cigar store because there is good volume of traffic

every day, that is only speculative opinion. If you put against that the little machine that gives you the exact number of people who pass that spot every day, then you have on the one hand an opinion and on the other a fact. It is a fact what cannot be gainsaid that is of use; nothing else can be of use.

"These gentlemen have told you about being called to Washington. That shows the Government's requirement for information and the Government's desire that that information should be the result of careful investigation by men in position to get the facts and assemble them and classify them and analyze them so that they may be useful.

"What is sought is to have the industry represented by a single voice that shall command the confidence at once of the Government and of the people.

"Mr. King spoke of a pronouncement which could have been prevented at the time; if you had been on the spot it would not have occurred. You have never heard of such utterances concerning an industry that had its organization in advance; there has been no occasion for it. You can be as indignant as you like about loose statements made by people in Washington, but you cannot counteract them. It is an old saying that you cannot catch up with a lie. The only way you can beat it is by telling the truth in advance, and the only way you can be sure that the truth will be presented in regard to your industry is to have it presented by a single voice having the authority really to speak for those it claims to represent and it must be backed up with loyalty by those for whom it speaks."

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# LEGAL NOTES AFFECTING REALTY

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

### Effect of Sublease.

A LESSEE, to avoid a covenant against assignment without the written consent of the lessor, subleased the remainder of his term, the sublessee not attorning to the original lessor. The New York Appellate Division holds, *Times Square Imp. Co. v. James McCreery Realty Corp.*, 169 N. Y. Supp. 536, that the sublease did not establish any priority of contract between the lessor and the sublessee, enabling the latter to sue the lessor on account of its representations to the lessee as to the demised premises. A suit by the sublessee to cancel the lease to the lessee and the sublease because of alleged misrepresentations by the lessor to the lessee as to the space included in the lease would not lie, as the sublessee might interpose its claim as a defense in an action at law against it by the lessee for the rent.

### Absolute Deed or Mortgage.

The Oregon Supreme Court holds that giving a deed to secure a debt and receiving an agreement to recovery on payment of the debt, make the transaction a mortgage, although the giving of a deed in satisfaction of a debt, and at the same time receiving an agreement to convey, would not constitute a mortgage. In an action for damages for breach of contract to reconvey land it appeared that the plaintiffs deeded the land to secure a debt, and the defendant agreed to reconvey it in the condition in which it was received. Since the

defendant had committed waste and refused to restore the land when demanded under the terms of the contract, it was not necessary to make a tender before the suit for damages.—*Angus v. Holbrooke (Ore.)*, 170 Pac. 1179.

### Notice of Sale Under Mortgage.

Powers of sale in a mortgage are contractual, and, as there are many opportunities for oppression, courts of equity are disposed to scrutinize them, and to hold the mortgage to the letter of the contract. It is essential to the validity of a sale under a power to comply fully with the requirements as to giving notice of the sale. This is the rule, but in its enforcement the presumption of law is in favor of the regularity in the execution of the power of sale.—*Jenkins v. Griffin*, North Carolina Supreme Court, 95 S. E. 166.

### Construction of Sale Contract.

Landowners contracted with a corporation that it would plat, advertise and sell certain premises. The agreement provided that the corporation should have its expenses reimbursed out of the proceeds of sales, and that at the termination of the contract the lands unsold should be reconveyed to the owners on their paying the improvement charges. The Washington Supreme Court holds, *Cannon Hill Co. v. Moore*, 170 Pac. 551, that the corporation is not, on the expiration of the contract, entitled to a deficiency judgment against the landowner for expenses incurred for the benefit of unsold lands.

## 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. 323.—A lease in a lease reads that the party of the second part will pay all taxes which shall be levied annually or otherwise by the City of New York after February 1, 1918, which is the date the lease goes into effect. Is the party of the first part entitled to pay a proportionate share of the tax of 1918 for the month of January, 1918? W. C. D.

Answer.—No. 323. Under such a lease the party of the first part is not liable for a proportionate share of the tax of 1918 for the month of January, 1918.

### Annual Report of Realty Company.

The annual report of the Charles F. Noyes Company, which has been received, shows a very favorable condition of this firm's business. The report follows:

The business of the Charles F. Noyes Company for the year ending April 30, 1918, was the best in the history of the company. This organization was one of the first co-operative organizations in the real estate field. The report of Warner & McGrath, certified accountants, showed that the business had made substantial increases in every department and its business was greater by \$5,000,000 than that of any previous year.

The business was established twenty years ago by Charles F. Noyes, who is still in active charge. Associated with Mr. Noyes in the management of the business are Fisher P. Weaver, Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, Robert E. Leigh, M.

E., F. W. Gridley, E. C. Benedict and S. K. Green. The renting and selling departments of the business are among the largest of any firm in New York, and the renting department alone showed a gain last year of .744 per cent.

During the past year Mr. Noyes has leased the entire sixth floor in the "Wylls" Building, 92 William street, which will be exclusively occupied by his business. On account of the rapid growth of its agency department two additional engineers have been placed on the staff of Robert E. Leigh, the plant engineer of the company. This department alone exclusively manages nearly 400 buildings, and the company looks out for 2,370 tenants. Its business, as heretofore, will continue strictly along the lines of managing, selling, leasing and mortgaging business real estate, specializing in the downtown section.

### Woman Buys in Bronx.

Mrs. Louise H. Jackson acquired from the Benenson Realty Company the two five-story apartment houses at 887 and 891 Southern Boulevard, each on a plot 75 x 105, near Barretto street. Mrs. Jackson gave for this property cash and a free and clear tract of five acres on White Plains Road, Clason Point. Samuel Kronsky negotiated the deal, which involved about \$200,000.

### Sells Country Place.

Arthur C. Sheridan sold at auction for the estate of the late O. E. Butterfield, who was counsel general for the New York Central Railroad, the large country place known as "Knollands," 155 acres of land and large Colonial dwelling and outbuildings located on Pines Bridge Road at the shore of Croton Lake, Westchester County, N. Y. The buyer is Henry Hardway, Western capitalist, and owner of extensive potash mines in this country. When Mr. Sheridan asked for bids at the sale which took place on the premises at 3 p. m. last Saturday, June 8, fully 100 persons faced him. Bidding started at \$20,000. The property is convenient to Mt. Kisco Station and in the neighborhood of the homes of Arthur S. Scribner, Louis Marshall, John McKesson, Robert Shaw Brewster and the Fargo, Van Cortlandt and Van Rensselaer Places.

## REAL ESTATE REVIEW OF THE WEEK

## PRIVATE REALTY SALES.

Active Market In Sale of Tenements This Week —  
Women Buyers Figures In Week's Reports.—Leasing Good

TENEMENT properties figured largely in the sales of the week, and there was a particularly active market for apartments and private dwellings, several sales of especial importance being made in the latter class.

In the Bronx G. H. Berg bought from Frederick Brown, operator, three four-story apartment houses at 2690, 2694 and 2698 Briggs avenue, which return about \$9,200 a year, and have been held at \$80,000. Gertrude V. Manger purchased from the estate of William Diehl, 338 East 14th street, a four-story tenement. Joseph L. Bittenweiser bought from K. Riggs two six-story tenements in Attorney street, and a five-story tenement in Norfolk street was purchased by investors.

Deals involving apartment houses were features of a somewhat quiet market early in the week. An important transaction concerned the seven-story structure at the southeast corner of Riverside Drive and 85th street, sold by the estate of Edwin G. Vail of Poughkeepsie to Joseph S. Ward, president of the Thomas Ward Coal Company. This was an all-cash sale, and was negotiated through Edward N. Crosby & Company. The property was held at \$100,000.

Profit taking was a feature in the sales of the week. In every case professionals were the sellers. Seeing bargains they did not hesitate to take advantage of them and now reap the harvest. There are many bargains to be had, but investors fail to grasp many of them. Overcaution is the great fault of the market, brokers agree. A little temerity would have a very satisfactory effect on trading and on the bank accounts of traders. Real estate men maintain that the market never presented better opportunities, and recent sales in the old shipping district south of Brooklyn Bridge, on Washington Heights and in the Bronx are evidence of this.

Women buyers were active this week, one purchasing from the Benenson Realty Company two five-story apartment houses on Southern Boulevard in a deal involving about \$200,000. In exchange the buyer, Mrs. Louise H. Jackson, gave part cash and five acres of free and clear property on White Plains Road, Clason Point. Another sale in which the buyer is a woman was that of 973 Fifth avenue, a modern, fireproof six-story American basement dwelling, sold by Pease & Elliman for Mrs. Carlos M. de Heredia to Mrs. C. J. Cornell, a sale involving nearly \$300,000. The sale of this house completes a deal involving over \$1,000,000. The other house, which adjoins that just bought by Mrs. Cornell, was the property inherited by the Metropolitan Museum of Art from the late Isaac D. Fletcher, and sold to Henry F. Sinclair, president of the Sinclair Oil and Refining Company for his own occupancy.

In the downtown district the sale of the seven-story Electrical Exchange building, occupying the block front on the east side of Washington street, between Cedar and Liberty streets, was of particular interest to real estate interests. This building is one of the best known of the older group of downtown office and loft buildings. It is assessed by the city at \$400,000, of which \$225,000 represents the value of the building. The buyer is an investor, a client of Edward N. Perkins, an attorney, whose identity for the present is hidden in the Liberty-Washington-Cedar Street Corporation, formed last week at Albany with a capital of \$100,000.

A loan of \$400,000 was secured this week through Charles F. Noyes Company from the East River Savings Institution on the property known as the Fisher Building, at the northeast corner of Broadway and 37th street, owned by the Hobart Estate of San Francisco. The property comprises an area or

about 21,500 square feet and is improved with a twelve-story mercantile building, erected in 1913. Of particular significance in this loan is the fact that the bank loaned the money for no other reason or inducement than the excellent security, both in value of property and the strength of the bond. No sale of foreclosed property owned by the bank entered into the transaction.

Leasing, for over a year the source of principal activity on the part of brokers, continued good this week, and several important transactions were reported. Apartments are in great demand, but with few available. Leasing for business purposes, while good, is not as active as it was a few months ago, although a few leases for business purposes are consummated every day.

THE total number of sales reported and not recorded in Manhattan this week was 29 as against 20 last week and 20 a year ago.

The number of sales south of 59th street was 15 as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregate 14 as compared with 15 last week and 14 a year ago.

From the Bronx 16 sales at private contract were reported as against 8 last week and 11 a year ago.

Statistical table, indicating the number of recorded instruments, will be found on page 795 of this issue.

#### Sale on Fifth Avenue.

Pease & Elliman have sold for Mrs. Carlos M. de Heredia to Mrs. C. J. Cornell the modern, fireproof six-story American basement at 973 Fifth avenue,



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adjoining the corner of 79th street. This house was built by Mrs. de Heredia at the same time the Payne Whitney house adjoining was erected, and Mrs. de Heredia at the time expected to occupy the house herself when she sold the large house at the corner of 78th street and Fifth avenue, formerly occupied by her father, Mr. H. H. Cook, who at one time owned all of the block between Fifth and Madison avenues, 78th and 79th streets, and which he sold

off from time to time to various parties, who have since erected some of the finest houses in the city. In fact, the so-called Cook block is considered one of the finest completed blocks of residences in the city.

The house in question occupies a lot 25 x 100, and has a right of way for a tradesmen's and servants' entrance over the fifteen-foot strip adjoining on the east to 79th street.

The house was erected from plans by the late Stanford White, of McKim, Mead & White, and was completed about ten years ago, and but for a short period, when it was occupied by Mrs. de Heredia, the house has been unoccupied.

It is interesting to note that less than a week ago the adjoining corner of 79th street, size 32 x 100, was also sold by Pease & Elliman for the Metropolitan Museum of Art, who inherited the property from the late Isaac D. Fletcher.

The two houses represented a value of over \$1,000,000, but the sales prices aggregated quite a little less than this sum.

#### Sale in Mid-town Section.

A modern mid-town loft building was traded for a valuable tract of Bronx lots on Thursday in a deal involving about \$750,000. The Hasco Realty Company, Lorne A. Scott, President, sold to Paul M. Herzog, lawyer and real estate operator, the new twelve-story mercantile building at 44 to 50 East 32d street, on a plot 66.4x100, which shows an annual return of about \$60,000 and has been held at \$550,000. In exchange the buyer gave the tract of forty-four lots, free and clear, comprising the greater portion of the block bounded by the Grand Boulevard and Concourse, Valentine avenue, 196th and 197th streets, in the Bronx. The property begins at 196th street, where the frontage is 250 feet, and extends along the Concourse for 428 feet and along Valentine avenue 375 feet, the northerly line measuring 307.6 feet. The tract has been valued at \$200,000 and will probably be held for improvement with apartment houses.

#### Sell Electrical Exchange.

The seven-story Electrical Exchange building, occupying the block front on the east side of Washington street, between Cedar and Liberty streets, has been sold by William H. Oscanyan to an investor, a client of Edward N. Perkins, attorney, whose identity for the present is hidden in the Liberty-Washington-Cedar Street Corporation, formed at Albany last week with a capital of \$100,000. The Electrical Exchange is one of the best known of the older group of downtown office and loft buildings, and, as its name implies, has been tenanted chiefly by the electrical trade, which has centered in that section for a number of years. The building is known as 147 to 153 Washington street, 139 to 143 Cedar street and 132 to 138 Liberty street. It has a frontage of 111.8 feet on Washington street, 89.10 on Cedar street and 97.2 feet on Liberty street. The rear line is irregular. The city assesses the property for taxation purposes at \$400,000, of which \$225,000 represents the value of the building. Mr. Oscanyan acquired the structure in 1904, at which time there were two transfers of the building. It was first conveyed by Henry Corn to Leo Schlesinger, subject to mortgages for \$475,000, and later by Mr. Schlesinger to Mr. Oscanyan, subject to liens of \$350,000. Several months ago the building was seriously damaged by fire. It has been entirely renovated.

#### Apartments Figure in Exchange.

Frederick Brown has resold to Mrs. Ellen Ewall the two modern five-story apartment houses at 554 and 558 West 148th street, which he acquired last week from Ellie T. Williams of Greenwich, Conn. The buildings accommodate forty families and produce an annual return of about \$20,000. They occupy a plot 100 x 100 adjoining the southeast corner of Broadway. The

new owner gave, in addition to cash, 319 East 29th street, a five-story, twenty-family flat, 35 x 98.9, near Second avenue, and 534 East 135th street, between Brook and St. Ann's avenues, a six-story, new-law house, 37.6 x 100, with accommodation for thirty families. O'Reilly & Dahm negotiated the transaction.

#### Operator Buys in 85th Street.

One of the modern apartment houses in the Fifth avenue section—the nine-story fireproof structure at 3 East 85th street—was purchased last Saturday by Frederick Brown from Mrs. Robert S. Minturn through Douglas L. Elliman & Company and William A. White & Sons. Mrs. Minturn acquired the property in July, 1913, in a trade with the Fullerton Weaver Realty Company, builders of the structure, for the Kensington Building, at the northeast corner of Fifth avenue and 15th street, whose site was previously occupied by a hotel of that name. The 85th street property originally was owned by the New York & Harlem Railroad, which sold the site, 50 x 102.2, in 1912 through Douglas L. Elliman & Company to S. Fullerton Weaver, who erected the structure from plans by J. E. R. Carpenter and then sold it to Mrs. Minturn. It adjoins the residence of James B. Clews on the Fifth avenue corner, and is completely occupied at rentals aggregating \$29,000, the tenants including Charles E. Mitchell, of the National City Company; Donald Brown, of Cross & Brown Company, and S. Fullerton Weaver.

#### Buys Country Estate.

On Saturday last, at Shippan Point, Conn., Arthur C. Sheridan, auctioneer, sold, for Arnstein & Levy and George Backer, Broadview, a country estate comprising two acres, with stucco residence, overlooking the Sound. After spirited bidding the property was struck down for \$24,100 to M. P. Cudahy, of Chicago, who will occupy the place as his summer home. In the immediate vicinity are the fine estates of Judge W. E. B. Lockwood and Philip Herman. The sale attracted an audience of about one hundred and fifty persons.

#### Manhattan.

##### South of 59th Street.

ATTORNEY ST.—Douglas Robinson, Charles S. Brown Co. sold for Karrick Riggs 155 and 157 Attorney st, two 6-sty tenements with stores and a 4-sty rear tenement in rear of 155 Attorney st, on plot 50x100. The purchaser is Joseph L. Buttenwieser.

FRONT ST.—Cammann, Voorhees & Floyd sold for Henry A. Coster, the 5-sty building on plot 30.6x80, at 52 Front st, between Coenties and Old Slips, to Markham Realty Co., Clarence W. Eckhardt, president. Pease & Elliman represented the seller.

GREENE ST.—L. Tanenbaum, Strauss & Co. sold for Joseph L. Buttenwieser the property, 32 Greene st, a 5-sty building 25x100, to Senefelder Realty Co.

HOUSTON ST.—Pepe & Bro. sold for estate of John H. Patrick the premises known as 200 and 214, 216 and 218 West Houston st, four 4-sty brick buildings, near the new 7th av subway, to Michael Maresca.

NORFOLK ST.—H. D. Colt and others as trustees sold 107 Norfolk st, a 5-sty tenement, with stores, on lot 25x100, located 150 ft. north of Delancy st. The sellers took the property over in foreclosure proceedings on May 28 at the stand of Henry Brady.

PEARL ST.—Cammann, Voorhees & Floyd re-sold for 210 West 56th Street Co. the 5-sty buildings, 40.11x72, at 80½-82 Pearl st, near Coenties slip, acquired about ten days ago from Herrmann Estates.

WATER ST.—Charles F. Noyes Co. sold to William D. Kilpatrick for Jules and Emile Vatable the building 89 Water st, a 5-sty office structure, covering lot 23.9x85. Possession of the property may be secured in the fall, and Mr. Kilpatrick contemplates extensive alterations and a resale for occupancy or a lease to one tenant.

WATER ST.—Richard W. Elliott sold 388 to 392 Water st, 3 and 5-sty buildings, on plot 58x62, between Oliver and Catharine sts. 388 was disposed of by Edward L. Coster and 390 and 392 by John L. Riker estate.

14TH ST.—Gertrude V. Manger purchased from estate of William Diehl, 338 East 14th st, a 4-sty tenement on lot 25x103.3, near 1st av.

19TH ST.—J. D. O'Connell, Jr., sold 601 East 19th st, a 2-fam. frame house, on plot 40x100, for I. L. Le Roy.

19TH ST.—Estate of Francis L. Ogden sold to James MacKenzie 531 and 533 West 19th st, east of 11th av, a 2-sty building and a vacant lot, on site 50x92.

#### A CASE OF MUST BE SOLD

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By order of the

Estate of Maria Antoinette Gelston  
and the Heirs of

Geo. S. Gelston, Deceased

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at 2 P. M. on the Premises, rain or shine

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Fronting on

## SHORE ROAD

Third, Fourth and Marine Aves.

97th, 99th, 100th and 101st Sts.

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THE 21 LOTS FACING THE SHORE ROAD AND COMMANDING MAGNIFICENT VIEWS OF THE HARBOR AND TO THE VALUABLE BUSINESS LOTS ON FOURTH AVE., DIRECTLY AT THE TERMINUS OF THE THIRD AND FIFTH AVE. TROLLEY LINES.

The Property includes the well-known Gelston Homestead, a large 3-story brick mansion in good structural condition, corner of Shore Road and Third Ave. (This house will be open for inspection for a period of ten days prior to the sale.) And also four old frame houses on 100th St., 99th St. and Fourth Ave.

MOST OF THE STREETS ARE FULLY IMPROVED AND MANY OF THE LOTS ARE OF EXTRA SIZE. Fourth Ave. and 99th St. and that part of Third Ave. lying northeast of 99th St. are business streets. The rest of the property is residential.

### 60% MAY REMAIN ON BOND AND MORTGAGE

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The property is reached by the Fourth Ave. subway (now open to 42d St., Manhattan), transferring at the terminus (86th St.), without additional fare, to a Fort Hamilton trolley car, or by the Fifth Ave. elevated railroad, transferring at the terminus (65th St.) to a Third Ave. or Fort Hamilton trolley car, or by the Fifth Ave. trolley line.

Full particulars and descriptive maps from HAMILTON & STRATMANN, Esqs., Attorneys, 2 Rector St., New York; H. B. HUBBARD, Esq., Attorney, 26 Court St., Brooklyn, or JERE JOHNSON JR. CO., Auctioneers, 193 Montague St., Brooklyn.

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56TH ST.—Cammann, Voorhees & Floyd resold for 210 West 56th Street Co. the two 5-sty buildings, on lot 40.11x72, at 80½ and 82 Pearl st, near Coenties sl. The sellers purchased the property about ten days ago from Herrmann Estates. This is the fourth cash sale made by this firm of brokers in this section in the past few weeks.

4TH AV.—Spear & Co. sold for Dime Savings Bank of Brooklyn the 8-sty fireproof building at 59 4th av to L. Barth & Sons, of 32 Cooper sq, hotel supplies.

**North of 59th Street.**

77TH ST.—Louis S. Brush sold to Henry Clarnan for occupancy 325 West 77th st, a 4-sty private dwelling, on lot 19x102. The seller, who took the property in at foreclosure several weeks ago, held it at \$22,500. Herman Arus Co. negotiated the sale.

97TH ST.—J. S. Maxwell sold for Sarah E. Lawrence estate 217 East 97th st, a 5-sty flat, on a lot 25x100, between 2d and 3d avs.

111TH ST.—Frederick Brown bought from William F. Armstrong 521 West 111th st, known as Kendal Court, a 6-sty elevator apartment house, on plot 100x100, near Broadway, having accommodations for 40 families. The property is fully rented for over \$27,000 and held at \$235,000. In part payment Mr. Brown gave the vacant plot 50x100 in the south side of 28th st, 180 ft. west of 7th av.

119TH ST.—A. Kane Co. sold 115 West 119th st, a 3-sty dwelling, on lot 18x100.11.

148TH ST.—Frederick Brown resold to Mrs. Ellen Ewall the two 5-sty apartment houses, on plot 100x100, at 554 and 558 West 148th st, acquired last week from Ellie T. Williams, of Greenwich, Conn. The buyer gave in addition to cash 319 East 29th st, a 5-sty flat, 35x98.9, and 534 East 135th st, between Brook and St. Anns av, a 6-sty flat, 37.6x100. O'Reilly & Dawn were the brokers.

BROADWAY.—Frederick Brown resold, through J. A. Ulanov, 3924 Broadway, near 166th st, a 4-sty single flat, on plot 25x100.

LEXINGTON AV.—Benjamin Doblin sold to C. J. Crawford 1727 Lexington av, a 4-sty house, 16.8x65, about 51 ft. south of 107th st.

RIVERSIDE DR.—City Real Estate Co. sold 84 Riverside dr. The property consists of a 5-sty dwelling on lot 21x96 located between 80th and 81st sts. The property is assessed at \$35,000. Pease & Elliman were the brokers.

RIVERSIDE DR.—Edward C. H. Vogler and Edward N. Crosby & Co. sold for estate of Edwin G. Vail, of Poughkeepsie, N. Y., the 7-sty apartment house, on plot 27.5x96.5, at 129 Riverside dr, southeast corner of 85th st. The property has been held by the estate since 1898, at which time it was purchased from the builder, John T. Farley. The purchaser is Joseph S. Ward, president of Thomas Ward Coal Co. The property is free and clear and has been held at \$100,000.

ST. NICHOLAS AV.—Echo Building Co., John Kelly, president, sold the 3-sty private dwelling 732 St. Nicholas av, on plot 30.4x100.

2D AV.—James H. Cruikshank bought the three 5-sty tenements at 1846 to 1850 2d av, 75x100, near 96th st. The sellers were the Hahnemann Hospital, Mary Kimball Marsh and Frank H. Skidmore. Harry Sugarman negotiated the sales.

**Bronx.**

FOX ST.—Alexander Selkin sold for Henry Morgenthau Co., Robert E. Simon, president, to Samuel Lehr 900 Fox st, southeast corner of Barretto st, a 5-sty, 20-fam. house, on plot 52x105. The building rents for about \$10,000 annually.

141ST ST.—Pierre A. Geis sold for estate of Silas B. Brownell the block front in the south side of 141st st, between Park av and Canal pl. The property fronts 222 ft. in 141st st and 25 ft. on Park av and Canal pl.

147TH ST.—Kurz & Uren and Thomas J. Adams sold for William Rankin 433 East 147th st, a 5-sty new law house, on plot 45x100, near Brook av.

165TH ST.—John Friedrich purchased from Freybell Realty Co. 552 West 165th st, a 3-sty dwelling, on lot 16x104.10x irreg.

176TH ST.—One of the finest dwellings in the Crotona Park section has been purchased by Benenson Realty Co. from S. Silverstein & Son, in a cash deal. It covers a plot 50x108, at 787 East 176th st, and has been held at \$25,000.

180TH ST.—M. Wolff purchased from Mary J. Kirby a vacant plot, 48.8x93.5x irreg., at the northeast corner of 180th st and Arthur av.

202D ST.—Harry Aronson resold 234 East 202d st, southwest corner of Valentine av, a 2-sty frame residence, on plot 50x100, located one block east of Grand Blvd and Concourse.

BRIGGS AV.—G. H. Berg bought from Frederick Brown the three 4-sty apartment houses at 2690, 2694 and 2698 Briggs av, on plot 124x84.5xirreg., near Fordham rd. The houses return about \$9,200 a year and have been held at \$80,000. In part payment Mr. Berg gave a 20-acre estate, free and clear, at Somerville, N. J., with a 3-sty, 12-room residence, garage, gardener's cottage, and outbuildings. The deal was negotiated by Abraham G. Nelson. Mr. Brown purchased the Briggs av houses two months ago from the Wicke estate in a cash transaction.

DALY AV.—M. Grossman purchased the interest of Morgenstern Brothers Syndicate in the 5-sty apartment house at 2117 Daly av, southwest corner of 181st st, on plot 75.4x65.3. The seller, in conjunction with Harris Maran & Son and Herman Gottlieb, bought the property on May 16 at a foreclosure sale.

DECATUR AV.—Harry Aronson resold 2767 Decatur av, a 2½-sty frame house, on plot 25x86, between 197th and 198th sts.

SOUTHERN BLVD.—Samuel Kronsky sold for Benenson Realty Co. the two 5-sty apartment houses at 887 and 891 Southern blvd, each on plot 75x105, near Barretto st. The buyer, Mrs. Louise Havemeyer Jackson, gave besides cash five acres, free and clear, on White Plains rd, Clason Point. The deal involved about \$200,000.

WALTON AV.—Harry Aronson resold 2385 Walton av, a 3-sty house, on plot 19.8x96.4, about 90 ft. north of 184th st.

WEBSTER AV.—173d Street Realty Co. sold the southwest corner of Webster av and 173d st, a 5-sty, 16-fam. flat, on plot 50x90.

ANTHONY AV.—Schwab & Co. resold for Sparta Realty Co., Cahn & Pittman, the 2-fam. brick dwelling, at 1727 Anthony av, on plot 25x75x irreg., to a client, who gave in part payment a 1-fam. frame dwelling on plot 50x100, in Medford, Oregon.

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# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSALS

NOTICE TO CONTRACTORS: SEALED PROPOSALS FOR CONSTRUCTION WORK—OUTSIDE CELL BUILDING NO. 2, DETENTION BUILDING NO. 5, CLINIC BUILDING NO. 8, OUTSIDE CELL BUILDING NO. 7 AND PUMP HOUSE, RESERVOIR AND PIPE TUNNELS.

HEATING WORK—ADDITIONS TO CENTRAL HEATING PLANT; UNDERGROUND PIPING AND CONDUIT WORK; REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

SANITARY WORK—SEWAGE SYSTEM, WATER SUPPLY SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8.

ELECTRIC WORK—UNDERGROUND ELECTRIC CONDUIT AND FEEDER SYSTEM, REGISTRATION BUILDING NO. 1; OUTSIDE CELL BLOCK NO. 2; DETENTION BUILDING NO. 5; OUTSIDE CELL BLOCK NO. 7; CLINIC BUILDING NO. 8, AND PUMP HOUSE—

at Sing Sing Prison, Ossining, N. Y., will be received by the Commission on New Prisons, Room 618, Hall of Records, New York City, until 2:30 o'clock P. M., on Thursday, June 27, 1918, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications Nos. 2972, 3000, 3001, 3002, 3010, 3003, 3005 and 3004. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Office of the Warden of Sing Sing Prison, Ossining, N. Y., at the Office of the Commission on New Prisons, Room 618, Hall of Records, New York City, at the New York Office of the Department of Architecture, Room 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawing and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon deposit of a certified check in the sum of \$5.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are sent back in good condition to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated: June 3rd, 1918.

## HELP WANTED

RENTING MAN WANTED WITH EXPERIENCE IN LOFT BUILDING SECTION; SALARY AND COMMISSION. HEIL & STERN, 1165 BROADWAY.

WANTED by a prominent firm of real estate brokers, operating in the Central Fifth Avenue Zone, a broker familiar with loft and business rentals; salary and commission basis. Box 504, Record and Guide.

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## LEGAL NOTICES

STATE OF NEW YORK  
OFFICE OF THE SECRETARY } SS.:  
OF STATE

THIS CERTIFICATE, issued in duplicate, here certifies that the Qualite Products Company, Inc., a domestic stock corporation, has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,  
Deputy Secretary of State.

STATE OF NEW YORK  
OFFICE OF THE SECRETARY } SS.:  
OF STATE

THIS CERTIFICATE, issued in duplicate, hereby certifies that the POST TOFFY COMPANY, INC., a domestic stock corporation has filed in this office on this 12th day of June, 1918, papers for the voluntary dissolution of such corporation under section 221 of the General Corporation Law, and that it appears therefrom that such corporation has complied with said section in order to be dissolved.

WITNESS my hand and the seal of office of the Secretary of State, at the City of Albany, this twelfth day of June, one thousand nine hundred and eighteen.

A. B. PARKER,  
Deputy Secretary of State.

## DIVIDEND NOTICE.

FULTON TRUST COMPANY OF  
NEW YORK,

149 Broadway, New York City,  
June 20, 1918.

52nd Consecutive Semi-Annual Dividend and 9th Extra Dividend.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent., and an Extra Dividend of Two Per Cent., is payable on July 1, 1918, to stockholders of record at the close of business, 3 P. M. June 24, 1918.

CHARLES M. VAN KLEECK,  
Secretary.

## FOR SALE

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Large Rooms and Two  
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GILBERT RAY HAWES, Counsel,  
Tel. 2899 Worth 277 BROADWAY, Room 1508

SOUTHERN BLVD.—An investor purchased from Frederick Brown, operator, 1879, 1881 and 1883 Southern Blvd, two 5-sty apartment houses and a one-story taxpayer, occupying a plot 120x116.6. In addition to cash the buyer gave 3909 3d av, a 5-sty double flat on lot 25x87.8; 51 West 134th st, a 5-sty flat on lot 25x100. Title to the last-named properties stands in the name of R. A. Bonimie. The trade, which involved about \$200,000, was negotiated by J. Moskowitz.

## Brooklyn.

AMERSFORT PL.—Tutino & Cerny sold for Margaret Peterson 2-fam. brick dwelling at 125 Amersfort pl.

COOPER ST.—F. C. Sauter Agency sold for Edith E. Books 282 Cooper st, near Knickerbocker av, and 345 11th st to Mrs. F. H. McCormick, who gave in trade 389 7th av.

DOUGLAS ST.—John Pullman Real Estate Co. sold 355 Douglas st, near 4th av subway, a 3-sty brick tenement, for Dora Garfinkel to Giovanni Fattoruso.

SANDS ST.—American Chiclé Co. sold 148 to 156 Sands st to Frederick Bischoff, who has occupied the building a number of years as a manufacturer of chocolate and cocoa. The property was held at \$95,000, and consists of 6-sty and 2-sty buildings, on plot 102x102.

STERLING PL.—Frank A. Seaver & Co. sold the 4-sty brick flat at 121 Sterling pl for Peerless Land Co. The seller takes in part payment a house at Smithtown, L. I.

VAN SICKLEN CT.—Edouard C. Panitz sold for August H. Tiemann the 2-sty brick dwellings 7 Van Sielen ct and also for George C. Berger 8 Van Sielen ct.

17TH ST.—Meister Builders, Inc., purchased from Smith & Son two 2½-sty brick dwellings at 8407 and 8409 17th av, on plot 42x100.

18TH ST.—J. D. Ranck and Samuel Galitzka, brokers, sold for Economy Homes Co. the new 2-sty bungalow 1919 East 18th st, Flatbush, on plot 25x100.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the 1-fam. brick dwelling at 2052 66th st, Mapleton Park, to Anna Papa, of Manhattan.

72D ST.—Frank H. Malone, as broker, sold during the week the four 2-fam. brick dwellings 37, 39, 41 and 43 72d st for Sarah E. Ferris.

76TH ST.—Frank A. Seaver & Co. sold a plot 60x109 in the southerly side of 76th st, 300 ft westerly from Ridge Blvd, for E. Fickinger.

88TH ST.—William Carson, as broker, sold the 2-fam. brick house 254 88th st for Mr. Bloomfield.

89TH ST.—Bulkeley & Horton Co. sold the 2-sty and cellar 2-fam. brick dwelling on lot 20x100 at 245 89th st, between Ridge Blvd and 3d av, for L. Blum.

89TH ST.—William Carson, as broker, sold the 2-fam. brick house 213 89th st for Mr. Slee.

FORT HAMILTON AV.—Frank H. Malone, as broker, sold the 1-fam. limestone front dwelling, 4515 Fort Hamilton av, for Lillian Curtin.

FORT HAMILTON PKWAY.—Tutino & Cerny sold for Mary A. Cush the 3-sty corner store and dwelling, at 7102 Fort Hamilton pkway.

3D AV.—William Carson, as broker, sold the 2-fam. brick house 8308 3d av for Mrs. Dowling.

5TH AV.—Byrne & Baumann resold for Gross & Herbener 577 5th av, southeast corner of 16th st, a 4-sty building, on plot 25x77, taken in a recent trade, to John H. Gerken, tenant.

## Queens.

BAYSIDE.—Aberholm Realty Co. sold to H. W. Janson the property, 33x100, in the west side of 4th st, 33 ft north of Ashburton av; and to L. Wright, the dwelling and plot, 40x100, at the northwest corner of Ashburton av and 5th st.

FLUSHING.—F. A. Shortell sold to A. Di Palma a plot, 100x100, in the east side of 19th st, 800 ft. north of Queens av.

FLUSHING.—Edward F. Reilly sold his property at the northwest corner of Parsons av and Franklin pl to Mrs. Nettie P. Scherwin. The plot has a frontage of 45 ft on Parsons av, and is improved with a dwelling. J. Albert Johntra negotiated the sale.

JAMAICA.—B. G. Hughes sold to H. Muller the dwelling and plot, 40x100, on the west side of Grand av, 85 ft. north of Hillcrest av.

JAMAICA.—Stanley Agency sold for Herman Homes Co. a new dwelling, on plot 60x100, on south side of Cedarcroft pl, Hillcrest, to George Brown, of Manhattan.

JAMAICA.—S. M. Hammer sold to J. W. Ross the dwelling and plot, 40x100, at the northwest corner of Ascot pl and Lynn av.

LONG ISLAND CITY.—Wallace J. Hardgrove, of the Queensboro Corporation, sold two apartment houses in Purdy st, near Ditmars av, to Queens Operators' Corp.

LONG ISLAND CITY.—Jackson-Steinway Co. sold to Municipal Realty Corp. a plot, 175x200, on the southeast side of 11th av, 305 ft. southwest of Graham av, and a plot, 40x100, on the east side of Bowne av, north of Queens Blvd.

RICHMOND HILL.—M. Straub sold to J. P. Barker the dwelling and plot, 50x80, at the southeast corner of 106th st and 86th av.

RIDGEWOOD.—R. A. Schlesing sold for Frederick W. David the dwelling at 133 Foxall st, on plot 20x100, to William La Marsch.

ROCKAWAY.—Hermanburger Realty Co. sold to E. Burger the dwelling and plot, 40x90, on the east side of Dodge av, 70 ft. south of the Boulevard.

ROCKAWAY.—H. J. Armstrong sold to B. Levy a plot, 50x213, on the south side of Franklin av, 450 ft. west of Cedar av.

WHITESTONE.—L. Gallucci sold to A. M. Hawkins a plot 200x280 at the northwest corner of 8th av and 13th st.

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ROCKAWAY.—L. E. Grady sold to W. C. Mott four plots, each 100x100, at the southeast corner of Newport av and Columbus av, southeast corner of Washington and Columbus avs, southwest corner of Washington av and Columbus av, and the southeast corner of Washington and Lincoln avs.

**Richmond.**

GREAT KILLS.—Cornelius G. Kolff sold in conjunction with Joseph P. Day two lots at Great Kills and two lots at Tottenville to Carl F. Grieshaber.

TOMPKINS PL.—Cornelius G. Kolff sold for E. Arneson double dwelling 11 and 13 Tompkins pl, West New Brighton, to John Aagre, of Brooklyn.

**Westchester.**

SCARSDALE.—Scarsdale Estates Organization, Robert E. Farley, president, sold for A. W. Knopf his house on Brite and Huntington avs, in the Greenacres section, to J. D. Adams, of New York.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., a plot on Broadway, in the bungalow section of Philippe Manor, to Mrs. V. C. Lockwood, of Tarrytown.

TARRYTOWN.—Robert E. Farley Organization sold for Estates of Tappan Zee, Inc., two lots on Broadway, in the bungalow section of Philippe Manor, to F. B. Lasher, of New York City.

**RECENT LEASES.**

**Quick Sublease in 47th Street.**

S. Osgood Pell & Company, represented by G. M. Mabie, has subleased for a period of twenty-one years the former Acker, Merrall & Condit building, which is now being altered and which the same firm leased last Monday to an investing client for Francis X. O'Connor. The new tenant is the Automobile Mechanics Corporation at 159-161 West 24th street, which firm, as its name implies, makes a specialty of remodelling and repairing the higher class of cars. The new building will be ready for occupancy September 1st.

**Manhattan.**

GEORGE A. BOWMAN sub-leased for Mollie Mayers Zwiebelson the store at 1579 Broadway to Lloyd Willis, Inc.

BRETT & GOODE CO. leased at 7 to 11 West 45th st space to Albodon Co.; at 18 East 45th st to Sophie M. Loeb; and at 213 and 215 Centre st to Service Manufacturing Co. and J. Morrison Gilmour.

LOUIS CARREAU leased for Globe & Rutgers Fire Insurance Co. 200 Park Row, 3 Mott st, 201-203 Worth st, and has been appointed agent by the lessee; also the two upper floors 64 West 46th st for Sidney P. Henshaw; and in connection with Jacob Finkelstein & Son the store and basement 272 Bowery.

DUROSS CO. leased for Beadleston & Woerz Empire Brewery 60,000 sq. ft., part of the 7-sty building at 158 to 168 Charles st, to National Biscuit Co.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 535 Park av, corner 61st st, for estate of B. McE. Whitlock to Mrs. Max Behr; at 399 Park av an apartment for Mrs. Grant B. Schley, Jr., to Benjamin A. Hegeman, Jr.; at 340 Park av, in conjunction with E. J. Hogan, to Mrs. J. F. Tams; also an apartment at 116 East 63d st for Mrs. M. J. Fuller to Mrs. Gabriel L. Hess; and an apartment at 383 Park av to E. O. Richards.

J. B. ENGLISH leased for A. M. Maclay and John J. Beattie, executors, to United Cigar Stores Co., the store at 745 7th av, northeast corner of 49th st.

J. ARTHUR FISCHER leased to Phillip L. Berlinger a loft at 105 West 38th st.

A. A. HAGEMAN leased the store at 65 West 39th st to John Fitzpatrick, and the basement at 59 West 30th st to Benjamin Mitchell.

HERBERT HECHT & CO. leased for O. B. Potter Properties the store at 14 and 16 Astor pl to Denver Lunch at an aggregate rental of about \$40,000.

HEIL & STERN leased at 547 Broadway the 4th floor to A. H. Klivan & Co.; at 79 5th av the 11th floor to Milton Simpson & Co., Inc.; at 26-32 West 17th st the 7th floor to Ferdinand Kuhn & Co.; at 30-32 East 21st st the 5th floor to Herz & Kory; at 143-5 West 29th st the 8th floor to Hahn & Benjamin; and at 39-41 West 32d st the 4th floor to Coronet Costume Co.

M. & L. HESS, INC., leased for O. B. Potter Properties, Inc., 436-440 Lafayette st, comprising 6-sty, basement and sub-basement, which contains 120,000 sq ft, to Schrenk & Co., Inc., glass manufacturers; also for Metropolitan Life Insurance Co., the ninth floor at 16-18 West 22d st, running through to and including 15-17 West 21st st, containing 11,000 sq ft, to William Strauss Co.; also the fourth floor at 119-21 West 23d st, running through to and including 112-14 West 24th st, containing 10,000 sq ft, to Irving Clothing Co.

HOUGHTON CO. leased for Abraham Strauss the 3-sty dwelling at 71 West 94th st to Dr. A. B. Hirsh.

HOUGHTON COMPANY leased to Kathryn B. Duggan the 4-sty dwelling at 106 West 73d st for Ella and Beatrice M. Hellman.

HOUGHTON CO. leased for Annie Howell the 3-sty dwelling at 141 West 71st st to Mary L. Braswell.

CHARLES S. KOHLER leased for Barbara M. Tyrrell to Ash Removals, Inc., the 2-sty brick business building at 527 West 37th st.

JOHN P. LEO, JR., leased 18 Jumel ter to William J. Kelley; also 417 West 144th st to Martin J. Kane.

MICHAEL E. LIPSIT leased for Lawrason Riggs, Jr., to Max Haber, the store and basement at 240 5th av, for ten years, at a total rental of \$75,000. Gaines, Van Nostrand & Morrison represented Mr. Riggs.

CHARLES F. NOYES CO. subleased for Theodore Ricksecker Co. to Willard F. Meyers Machinery Co. the 9th floor at 23 and 27 City Hall pl; for John Gilgar a floor at 24 and 26 Murray st to Reliance Steel & Tool Co.; and for Bernard F. Golden a floor at 153 and 155 Lafayette st to Goodspiel Mfg. Co.

CHARLES F. NOYES CO. leased for Ray Estate Corp. the store and basement at 97 Spring st to Joseph Sobel for 5 years; a floor at 157 Water st to A. C. Hooper, and a suite of offices at 170 Broadway to D. A. Welsh.

OGDEN & CLARKSON CORP. leased the stores in the building 325 East 48th st to Col-

ins Marsh, Inc.; at 209 Bowery the 3d loft to Fairilla Brothers; at 56 East 11th st the 3d loft to Ralfesky & Goldberg, and at 29 East 10th st the store to Champion Motor Delivery Corp.

PEASE & ELLIMAN leased the store at 144 West 57th st to Robert B. Mussman, an art dealer; also the 4-sty dwelling at 422 East 57th st to Andrew Olejer.

OSGOOD S. PELL & CO. leased the former Acker, Merrall & Condit warehouse and stables at 257 and 259 West 47th st for 21 years from Sept. 1, 1918, for Francis X. O'Connor, the owner. The building has been vacant for some time. The lessee, a new corporation, has taken the building for investment and intends to alter it into an automobile building and sublet when completed.

L. J. PHILLIPS & CO. leased for Charles W. Prella the store at 22 Desbrosses st to James Butler, Inc.

L. J. PHILLIPS & CO. leased an apartment at 385 Edgecombe av to R. D. Janney.

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PEASE & ELLIMAN leased for Auguste M. Thierry an apartment at 925 West End av to Oscar J. Brod; and for Klein & Jackson one at 345 West 88th st to Charles J. Samuels; and as agents one at 150 West 80th st to Rear Admiral A. G. Berry; also the following renewals of West Side apartment leases: at 320 West 86th st to Mrs. John C. Tatum; at 213 West 85th st to Mrs. A. McKeever; at 202 West 81st st to Victor Cumberson; the same house to D. Shirman; at 150 West 80th st to Mrs. A. V. C. McDonald; at 320 West 86th st to Frank Rabinowich; and at 1 West 70th st to J. E. Spiegelberg and to Joseph Newburger; also leased, as agents, 29 East 32d st for 25 years the home of the Grolier Club to the United Waist League of America.

PEASE & ELLIMAN rented the following apartments: 144 East 36th st, to Harold H. Nevanas; 829 Park av, to Mrs. John Browning, Jr.; 49 West 57th st, to Dr. C. B. Van Wageningen; 100 West 59th st, to Frederick Storck; 112 East 17th st, to Manuel Klein; 144 East 36th st, to Max Hein; 49 West 57th st, to Alice H. Truax, and 144 East 56th st, to Mrs. Bertha G. Purdy.

M. ROSENTHAL CO. leased to Probst & Gannon space on the 3d floor at 27-35 West 24th st; to J. Ruderman the 9th floor at 36-38 West 20th st; to Obligen & Hyman space on the 2d floor at 27-35 West 24th st; to Posner, Marinace, the 5th floor at 44-50 East 32d st; for 729 7th Av. Corp., George Backer, president, the 11th floor, containing 10,000 sq. ft., at 729 7th av to General Film Co., Inc.; to Goldstein & Auer 1st loft at 110 Madison av; to Litwak Cloak & Suit Co. a loft at 132-134 West 25th st; for Eagle Improvement Co. the 9th floor at 134-140 West 26th st to Poller & Bauman; for Imperial Investing Co. the 3d floor at 22-26 West 32d st to Harry A. Roman & Co.; to Joseph P. Slater the 3d floor at 11-13 West 32d st; for Kurzrok Bros., Inc., 1st loft at 55 West 16th st to T. London; for Castilla Corp., Inc., the 7th floor at 236-238 5th av to M. Balog & Co.; to H. Seiff, Style Garment Co., a loft at 14-18 East 32d st; for John J. Schmitt the 1st loft at 13-17 Crosby st to Chas. S. Nathan.

SHAW & EBBITT leased for Sharp & Co. 554 West 165th st, a 3-sty dwelling.

CHARLES B. WALKER leased for estate of Philip Feuring loft at 149 Grand st to S. Margolis Co.; for Anton Oestreicher space at the northwest corner of Lafayette and Canal sts to T. Gambin Co.; for estate of John R. Graham space at 210-212 Canal st to Albert Bronster; and for Frank Kruger space at 80-82 Wooster st to Joseph Zuk & Co.

WM. A. WHITE & SONS leased for the trustees of Columbia University and estate of Stephen Whitney Phoenix, to Charles H. Levitt Co. the 5-sty building at 22 West 23d st. The property has been held by Phoenix estate for the past 60 years and previous to the erection of the modern commercial building, the old Mary Phoenix homestead was on this site.

WM. A. WHITE & SONS leased the 4-sty dwelling at 102 East 64th st to Mme. Regina de Sales.

WM. A. WHITE & SONS leased additional office space at 43 to 49 Exchange pl, to Dunham & Co., brokers; also Cornell S. Hawley's apartment at 19 West 54th st to Charles Cherry.

**Bronx.**

CHARLES F. NOYES CO. leased the building at 838 Morris av to R. W. Panzir and a floor at 80 Pearl st for William P. Farrington to Marine Works.

**Queens.**

MASONIC CLUB OF LONG ISLAND CITY, located in Anable st, leased its property to the Y. W. C. A., which will make its headquarters there and establish a cafeteria and recreation hall for the girls employed in the factories and offices in the section. William D. Bloodgood & Co. were the brokers in the lease.

**REAL ESTATE NOTES.**

THOMAS J. O'REILLY has been appointed agent of the premises at 1997 3d av.

THOMAS J. O'REILLY has been appointed agent of the premises at 441 West 19th st.

LOUIS CARREAU has been appointed agent by Hale Realty Co. for 306 East 135th st.

PEASE & ELLIMAN have been appointed agents for the store and loft building at 430 Broome st, northeast corner Crosby st.

BOARD OF APPEALS, at its weekly meeting on Tuesday, had a calendar of five cases, disposed of as follows: Laid over, 2; denied, 1; granted, 2.

WM. CRUIKSHANK'S SONS have removed their offices to 85 Liberty st in consequence of the Federal Reserve Bank having taken over building 37 Liberty st.

NEHRING BROTHERS have been appointed agents of the elevator apartment house 416 Ft. Washington av, Washington Arms, and premises 556, 558 and 562 West 189th st, and 1652 University av.

PEASE & ELLIMAN have been appointed by Lucymor Realty Co. managing agents of the Blythebourne, a 5-sty apartment house at 1431-33 Madison av, the southeast corner of 99th st, on lot 60x100.

PEASE & ELLIMAN have been appointed by Dr. Frederick Peterson managing agents of the 5-sty apartment house at 4 West 50th st, adjoining the corner of 5th av; and by Thomas E. Green managing agents of 6 West 50th st, a 4-sty and basement apartment house adjoining.

A wedding of interest in realty circles was solemnized at St. Bartholomew's on June 1st, the contracting parties being Mr. Bernard Wakefield, vice-president of Cushman & Wakefield, Inc., and Miss Elizabeth Goodrich, of 790 Riverside Drive. The bride was given away by her uncle, Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Co.

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HERBERT A. SHERMAN, JR., who was for eight years engaged in the real estate business of his father, Herbert A. Sherman, at 20 Nassau st., has received his commission as Second Lieutenant of Infantry. He enlisted as a private in the Regular Army at Fort Slocum and was soon made a Corporal; two months later he was sent to Camp Dix and made a Sergeant, and trained nearly a thousand National Army men; he was then sent to the Officers' Training School at Camp Dix and was recommended for a commission; then sent to Camp Gordon, where he is now, and has received his commission as Second Lieutenant of Infantry. His brother, Roger Sherman, is a Second Lieutenant of Infantry, and has been in active service in France since February.

HOBERT ESTATE, San Francisco, owner of the property known as Fisher Building, at the northeast corner of Broadway and 37th st., secured of the East River Savings Institution through Charles F. Noyes Co. a loan of \$400,000. The Hobart property comprises an area of about 21,500 sq. ft. and is improved with a 12-story mercantile building erected in 1913. There was no inducement offered to the bank to make the loan other than the excellent security, both in value of the property and strength of bond; no sale of foreclosed property owned by the bank entering into the transaction. The Hobart Estate was represented by its New York attorneys, Messrs. Murray, Prentice & Howland; the East River Savings Institution by Edward R. Vollmer.

REAL ESTATE BOARD OF NEW YORK calls the attention of those who are interested in the extension of 7th av and the widening and extension of Varick st, to a special meeting of the Board of Estimate & Apportionment on Tuesday, June 25, at 10.30 A. M., to give public hearing on petition for relief from assessment in that proceeding. The request for such relief was made by the Real Estate Board in the latter part of March as the result of a gathering of property owners held at the Board rooms on March 21. The meeting on Tuesday will be in room 16, City Hall. Last March, at the property owners' meeting, a committee was formed to try, through both the legislature and the Board of Estimate to secure a redistribution of the assessment which will amount to between nine and ten million dollars. A bill introduced in the Legislature failed and the property owners' opportunity now comes at the public hearing of the Board of Estimate. In view of the strong opposition that has developed of the laying of this assessment, the hearing next Tuesday should be largely attended.

THEODORE P. SHONTS, President of the Interborough Rapid Transit Co., at the request of the War Department, has consented to lend to the Government the services of Arthur W. Warner, that company's real estate expert, for war work. Mr. Warner was sought, it is understood, because of his special familiarity with technical condemnation or requisition work and experience in handling real estate problems of large organizations.

He is well known in real estate circles in New York, where, after a legal and newspaper training, he entered the real estate business in 1902, going with the Interborough in 1908 to organize its real estate department, when Mr. Shonts took over the management of that company. He gained much experience in the kind of work he is to undertake for the Government in handling the purchase and condemnation of real estate for right of way and power station purposes for the Interborough and the City in carrying out the Dual contracts for the extension of New York's subway and elevated railway system.

He is a member of the executive committee of the New York Building Managers' Association, and of the Real Estate Board, Merchants' Association, and Bronx Board of Trade, and is a contributor to various trade journals on technical real estate subjects.

## REAL ESTATE STATISTICS

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

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

### MANHATTAN.

#### Conveyances.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	127	167
Assessed Value.....	\$5,877,700	\$8,709,800
No. with consideration.....	27	18
Consideration.....	\$608,150	\$365,500
Assessed Value.....	\$716,700	\$385,200
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	3,021	4,005
Assessed Value.....	\$173,922,480	\$283,004,025
No. with Consideration.....	487	516
Consideration.....	\$23,853,413	\$22,722,009
Assessed Value.....	\$26,796,900	\$30,966,050

### Mortgages.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	62	46
Amount.....	\$783,915	\$588,450
To Banks & Ins. Cos.....	17	8
Amount.....	\$263,000	\$136,750
No. at 6%.....	25	15
Amount.....	\$266,700	\$116,525
No. at 5½%.....	7	1
Amount.....	\$94,500	\$6,000
No. at 5%.....	14	15
Amount.....	\$228,400	\$219,350
No. at 4½%.....	.....	1
Amount.....	.....	\$14,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	16	14
Amount.....	\$194,315	\$232,575
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	1,184	1,797
Amount.....	\$31,473,267	\$68,635,849
To Banks & Ins. Cos.....	216	399
Amount.....	\$16,596,043	\$37,852,050

### Mortgage Extensions.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	21	40
Amount.....	\$1,109,807	\$1,696,250
To Banks & Ins. Cos.....	8	19
Amount.....	\$791,857	\$1,290,500
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	635	1,076
Amount.....	\$47,711,032	\$75,111,600
To Banks & Ins. Cos.....	242	544
Amount.....	\$26,293,357	\$57,148,850

### Building Permits.

	1918	1917
	June 15 to 21	June 16 to 22
New Buildings.....	10	5
Cost.....	\$288,100	\$221,500
Alterations.....	\$242,850	\$382,895
Jan. 1 to June 21      Jan. 1 to June 22		
New Buildings.....	94	192
Cost.....	\$5,967,650	\$21,451,825
Alterations.....	\$4,831,942	\$6,861,653

### BRONX.

#### Conveyances.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	88	102
No. with consideration.....	12	9
Consideration.....	\$86,900	\$272,925
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	2,214	2,708
No. with consideration.....	298	318
Consideration.....	\$2,956,759	\$3,514,988

### Mortgages.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	39	34
Amount.....	\$148,514	\$191,858
To Banks & Ins Cos.....	5	2
Amount.....	\$17,500	\$54,500
No. at 6%.....	20	12
Amount.....	\$61,025	\$43,850
No. at 5½%.....	5	2
Amount.....	\$22,000	\$4,600
No. at 5%.....	4	4
Amount.....	\$10,900	\$28,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	1
Amount.....	\$4,189	\$1,635
Interest not given.....	8	15
Amount.....	\$50,400	\$113,800
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	923	1,165
Amount.....	\$5,374,610	\$8,799,461
To Banks & Ins. Cos.....	44	104
Amount.....	\$797,692	\$1,540,250

### Mortgage Extensions.

	1918	1917
	June 14 to 20	June 15 to 21
Total No.....	7	9
Amount.....	\$164,500	\$186,600
To Banks & Ins. Cos.....	.....	.....
Amount.....	.....	.....
Jan. 1 to June 20      Jan. 1 to June 21		
Total No.....	184	365
Amount.....	\$3,890,362	\$6,953,649
To Banks & Ins. Cos.....	44	98
Amount.....	\$1,162,250	\$2,451,500

### Building Permits.

	1918	1917
	June 14 to 20	June 15 to 21
New Buildings.....	4	7
Cost.....	\$113,500	\$81,100
Alterations.....	\$7,000	\$19,000
Jan. 1 to June 20      Jan. 1 to June 21		
New Buildings.....	128	337
Cost.....	\$4,596,300	\$5,442,725
Alterations.....	\$1,068,621	\$633,150

### BROOKLYN.

#### Conveyances.

	1918	1917
	June 13 to 19	June 14 to 20
Total No.....	468	451
No. with consideration.....	27	42
Consideration.....	\$139,410	\$278,684
Jan. 1 to June 19      Jan. 1 to June 20		
Total No.....	10,267	10,845
No. with consideration.....	749	969
Consideration.....	\$5,950,988	\$11,709,709

### Mortgages.

	1918	1917
	June 13 to 19	June 14 to 20
Total No.....	287	246
Amount.....	\$772,811	\$1,289,868
To Banks & Ins. Cos.....	34	57
Amount.....	\$121,100	\$802,000
No. at 6%.....	192	157
Amount.....	\$386,727	\$449,718
No. at 5½%.....	61	46
Amount.....	\$272,100	\$352,150
No. at 5%.....	12	25
Amount.....	\$67,950	\$445,550
Unusual rates.....	1	.....
Amount.....	\$900	.....
Interest not given.....	21	18
Amount.....	\$45,140	\$42,450
Jan. 1 to June 19      Jan. 1 to June 20		
Total No.....	5,814	7,138
Amount.....	\$20,473,864	\$30,970,721
To Banks & Ins. Cos.....	653	1,379
Amount.....	\$3,356,140	\$11,206,294

### Building Permits.

	1918	1917
	June 14 to 20	June 15 to 21
New Buildings.....	83	29
Cost.....	\$369,400	\$126,850
Alterations.....	\$93,041	\$70,135
Jan. 1 to June 20      Jan. 1 to June 21		
New Buildings.....	1,558	1,556
Cost.....	\$10,824,951	\$14,847,650
Alterations.....	\$2,064,804	\$2,430,024

### QUEENS.

#### Building Permits.

	1918	1917
	June 14 to 20	June 15 to 21
New Buildings.....	63	65
Cost.....	\$96,895	\$508,555
Alterations.....	\$21,162	\$8,598
Jan. 1 to June 20      Jan. 1 to June 21		
New Buildings.....	1,177	1,924
Cost.....	\$3,943,296	\$6,960,981
Alterations.....	\$727,061	\$629,355

### RICHMOND.

#### Building Permits.

	1918	1917
	June 14 to 20	June 15 to 21
New Buildings.....	11	7
Cost.....	\$5,975	\$18,815
Alterations.....	\$2,158	\$2,450
Jan. 1 to June 20      Jan. 1 to June 21		
New Buildings.....	284	52
Cost.....	\$651,333	\$901,565
Alterations.....	\$247,153	\$181,571

# BLISS TALKS

"No owner need hesitate about providing his buildings with such a service."

The well-known Real Estate agent who recently made this remark to us has had much trouble in the past with the vermin pest in some of his properties. In contracting for Bliss Service, he has been fully convinced that to reduce vacancies, get the right kind of tenants and keep them, and maintain rentals on a profitable basis, Exterminator Service is absolutely essential. "Bliss Service Satisfies"—we'll demonstrate it for you without charge.

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EXTERMINATOR CO. INC.

# CURRENT BUILDING OPERATIONS, MATERIALS AND SUPPLIES

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

**P**ROBABLY no better evidence of the trend toward an improved building situation is possible than the number and quantity of the speculative structural operations that have been announced during the past week or ten days. Reports of new projects of this nature are growing in volume, and now form a representative part of the total number of active building operations. While this type of construction does not include many large individual projects there is a growing disposition on the part of speculative and investment builders to start work where possible, and although operations are on a relatively small scale the desire to build is at least a promise of better times in store for the building trades of this community.

In the Bronx, Brooklyn, Queens and also in Long Island and New Jersey, towns tributary to New York, there has been a marked movement recently toward the erection of small dwellings for one and two families. For the greater part these operations are of a speculative nature, built by owners who desire to sell them. The need has been intense for buildings of this type, and it is predicted that the builders will experience no difficulty in disposing of all they can erect at a good profit.

Within the boundaries of Greater New York a number of new tenement house projects have been planned, and construction is being started for the greater part without delay. Architects and builders have recently been assured that the kind of materials commonly used for structures of this character are readily available and in sufficient volume to make the starting of construction an easy problem, and that only in a comparatively few instances will it be necessary to wait for the delivery of essential materials and supplies.

This naturally does not apply to the supply of structural steel and some other building commodities which are required in large volume for Government needs, but as the use of materials of the sort are not always essential to construction of the type now under consideration or as some other medium may be substituted the material situation offers no unsurmountable problem.

Building projects involving the alteration and extension of existing structures continue active in large number, and the total cost of the work of this nature at present represents a large total expenditure.

Government construction undoubtedly retains its position as the dominating factor in the local building situation, and although the federal departments have not recently announced many entirely new projects to be located in this territory work on the jobs already under way is progressing rapidly, and the building trades are for the most part satisfactorily engaged at a reasonable rate of profit.

The building material markets are almost without exception extremely quiet, but there is an undercurrent of anticipation noticeable to the effect that materially increased opportunities for business will result before long. Prices are generally firm and likely to hold to their present high levels. In a number of specific instances the price scale will undoubtedly move upward owing to the increased production costs and the labor situation. The trend is all in this direction, but it is a difficult matter to predict the future of the market at this time. The demand for materials and supplies is considered satisfactory considering the circumstances under which the building industry is operating, and from all accounts there are sufficient materials available

for almost any requirement made upon the market.

**Common Brick.**—No change of any moment has occurred during the week in the Hudson River brick market. The volume of sales has been approximately the same as that which has now maintained over a period of a month or more, and the arrivals from up-river points are just about equal to the loads taken out of the market, so there is no large reserve piling up in the wholesale market. The dealers, however, have a considerable supply on hand and sufficient for every demand that can possibly be made upon them. Wholesale prices have advanced and are firm at the new level. Common brick is now being quoted generally at \$11.50 a thousand for cargo lots, alongside dock, and \$12 a thousand is being asked in some instances for the best grades. It is anticipated that this figure will be obtained in the near future as the regular market price, as the tendency is all toward a rising market. The prime reason for the advance is the scarcity of labor at production points for loading barges. The loading costs have mounted recently to an extent that producers were required to obtain the high prices now current in order to make a reasonable profit. Production is progressing, but only upon the most limited scale, and according to manufacturers there will not be any such quantity of brick under cover in the yards during the coming winter as there was last year. There has been no change in the situation as regards Raritan brick. They are out of the market as far as deliveries in New York are concerned.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, June 21, 1918. Condition of market: Demand fair; prices higher. Quotations: Hudson Rivers, \$11.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 14. Distribution: Manhattan, 4; Brooklyn, 4; New Jersey points, 6.

**Lumber.**—From almost all lines of trade the demand for lumber is strong at present, and according to the outlook business is likely to maintain steady for some time to come. Although there is only a moderate demand for lumber from building interests and the manufacturing consumers are the dominant factor in the field at present there is a growing activity among the building trades that gives promise of additional business for the material supply interests. Both wholesale and retail dealers' stocks are at a low ebb, and with the difficulties of transportation are experiencing considerable trouble in replenishing them. There has been a slight improvement in the freight situation during the past few weeks, and the lumber trade is looking forward to additional relief in the near future. Lumber prices are firm and with a tendency to advance from the existing levels.

**Structural Steel.**—During the week the only activity of importance as far as commitments for fabricated material was concerned has been the placing of orders for a large total tonnage for Government construction and for other building operations directly resulting from war needs. Private building operations requiring steel in any quantity are practically out of the market and although there is some steel available for this purpose the amount is negligible. According to the records of the Bridge Builders and Structural Society it is shown that during the month of May, 1918, sixty per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This approximates 108,000 tons which is in the neighborhood of 9,000 tons above the average for the first four months of this year. Prices are unchanged.

**Window Glass.**—Almost everybody affiliated with the window glass trade are agreed that business is duller today than it has been within their recollection. There is an absence of demand from building sources and jobbers are reporting extremely quiet times. Manufacturing has practically ceased for the balance of the season on account of the hot weather and will not be resumed again until next October or November. Only a small percentage of the plants are still in blast and these are expected to terminate operations almost any day. The output for this year has been light indeed and the industry has had many difficulties to contend with, yet there are many in the trade who are of the opinion that the season might have been much worse and that the year will produce better results in the whole than was anticipated some months ago. At the present time manufacturers' schedules of discounts remain as for some time past, but there are revisions imminent.

**Portland Cement.**—The market situation is generally considered satisfactory by the manufacturers, with the demand holding up firmly and the producers readily disposing of all they are able to make. Fuel is now coming through in good style, and the manufacturers would have little to complain of if the labor conditions could be adjusted. Prices are firm at \$2.59 a barrel for cargoes of 1,000 barrels or more, New York; but the increase in the freight rates that will become effective June 25 will undoubtedly increase the cost of this material to jobbers by about eight cents a barrel.

**Cast Iron Pipe.**—As the manufacturers of this commodity are devoting more than fifty per cent. of their output to Government requirements the private demands are only obtaining what consideration is possible after Federal demands are filled. Private buying is light and for the business current buyers are given to understand that deliveries are uncertain. At the present writing cast iron pipe for non-war requirements can be delivered by the manufacturers in six to eight weeks, which is reasonable under the circumstances. Government control prices dominate all quotations and are as follows: \$61.35 a ton, New York, for 6 in., 8 in., and heavier; \$64.35 for 4 in.

**Wire Products.**—Government requirements largely dominate the situation in this industry and although no important Federal orders have been announced within the past week or ten days the mills are loaded up for the next four or five months with contracts to furnish wire and nails directly or indirectly for Government use. The stocks in the hands of the jobbers are greatly depleted and at the present time it is indefinite when they will be able to replenish them. All of the mills producing wire and wire nails now require priority certificates before orders will be filled by them. Government control prices are effective until June 30.

**Linseed Oil.**—Although the demand for linseed oil is not particularly brisk, the market is firm and prices have advanced during the week. Current quotations are \$1.60 a gallon for lots of five barrels or more, for raw, city brands, and \$1.61 a gallon for smaller lots. The strength of the market is a result of the scarcity of seed for the crushers and according to the present outlook none is immediately available.

**Cut Nails.**—Manufacturers report a fairly heavy commercial demand for cut nails, but owing to the recent orders of the War Industries Board giving priority to Government requirements to the extent of 100 per cent. of the mill capacity, jobbers are experiencing difficulty in filling orders.

**CURRENT WHOLESALE PRICES.**

**C**URRENT 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.....\$11.50@ —  
Raritan common.....No quotation  
Second hand common, per load  
of 1,500 .....\$6.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):  
Domestic Portland, Spot.....2.59@ —  
Rebate on bags, returned, 10c. bag.  
Rosendale Natural to dealers,  
wood or duck bags.....\$1.15@ —  
Rebate on bags, returned, 10c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):  
1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
Paving gravel .....No quotation  
P. S. C. gravel.....No quotation  
Paving stone .....No quotation

**Crushed Stone** (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):  
Trap rock, 1½ in. (Nominal)...\$2.00@ —  
Trap rock, ¾ in. (Nominal).... 1.95@ —  
Crushed limestone, 1½ in. .... 1.70@ —  
Crushed limestone, ¾ in. .... 1.80@ —  
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.):  
Eastern common, dealers' price .....\$3.25@ —  
Eastern finishing, dealers' price ..... 3.45@ —  
Hydrated common (per ton)...15.20@ —  
Hydrated finishing (per ton)...17.20@ —

**Linseed Oil**—  
City brands, oiled, 5 bbl. lots. \$1.60@ —  
Less than 5 bbls..... 1.61@ —

**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..... 34.50@ —  
**Hemlock, W. Va., base price**  
per M..... 34.50@ —

(To mixed cargo price add freight \$1.50.)  
**Spruce, Eastern, random cargoes, narrow (delivered)**.. 38.00@ 42.00  
**Wide cargoes**..... 38.00@ 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

**Lath** (Eastern spruce f. o. b. N. Y.):  
Standard slab .....\$5.00@ \$5.25  
**Cypress lumber** (by car, f. o. b. N. Y.):  
First and seconds, 1-in. ....\$68.00@ —  
**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.\$60.00@ \$64.00  
Red oak, quartered, select.... 60.00@ 64.00  
Maple No. 1..... 47.00@ —  
Yellow pine, No. 1, common  
flat ..... 38.00@ —  
N. C. Pine, flooring, Norfolk..40.00@ —

**Plaster**—(Basic prices to dealers at yard, Manhattan):  
**Mason's finishing in 100 lbs. bags, per ton**.....\$17.00@ —  
**Dry Mortar, in bags, returnable at 15c. each, per ton**.... 8.25@ 8.75  
**Block, 2 in. (solid), per sq. ft.**....\$0.08  
**Block, 2-in. (hollow), per sq. ft.**.... .09  
**Boards, ¼ in. x 8 ft.**..... .12½  
**Boards, ¾ in. x 8 ft.**..... .15½

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

**Structural Steel** (Plain material at tide-water, 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@ —  
Zeas and tees..... 3.195@ —  
Steel bars, half extras..... 3.195@ —

**Turpentine:**  
Spot in yard, N. Y., per gal....\$0.62@ —

**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%

**PROMINENT CONTRACTORS ERECTING HIGH CLASS BRONX APARTMENTS**

**T**HE unusual demand for living accommodations is evidenced in the rapid and complete renting of the apartment house completed in September, 1917, built by Niewenhou Brothers, Inc., for more than twenty-seven years active builders in the Melrose section of the Bronx. Much thought was devoted to a convenient layout, which resulted in instant success of this apartment. This operation has been so successful both artistically and financially that the builders have commenced work on two more apartments of a similar character, despite the high cost of materials and labor.

The present building, as well as the two buildings now under construction,

Avenue A, which for the past fifty years has been occupied by a large asylum. The buildings which have been occupied as a house for children will be altered.

Architects have been preparing preliminary sketches of the buildings on the block, and after careful study, a conclusive layout has been devised. Structures at the corner of 90th street and Avenue A, and also the corner of 89th street and Avenue A, and the adjoining building in 89th street, the sizes of which are respectively 68 by 75 feet; 141 by 45 feet, and 87 by 52 feet, will be extensively attired.

These three buildings will be remodelled with apartment houses of a modern type with suites of three and four rooms of exceptional size, heated from



Niewenhou Bros., Builders.  
MODERN APARTMENTS UNDER CONSTRUCTION IN THE BRONX.

have been planned with an imposing court leading to the street, thirty feet wide, and elaborately treated as an entrance to the building. This court gives access to three stairways, and is laid out in grass plots and flower beds. Suites consists of four, five, six and seven room units, with six families on each floor. The floor plan is arranged so that each stairway is used by only two families on each floor. Rentals range from \$9 to \$10 per room. In every case the courts are 100 to 150 per cent. wider than those required by law assuring excellent natural light and ventilation.

Careful thought was given to planning and despite the fact that there are six families on each floor, all apartments will face the street or, in other words, will be outside apartments. Each suite has a large foyer, with living and dining rooms containing a floor area of 200 square feet. The chambers have an area of 150 to 165 square feet and are equipped with large built-in clothes and linen closets.

No expense will be spared in finishing these buildings. The woodwork throughout is of hardwood, finished in oak, mahogany, and white enamel. The floors of living rooms, dining rooms and foyers are parquet. The balance of the rooms have oak floors. The bath room walls are to be covered with a sanitary tile and all plumbing is to be the best. There are accommodations in the basement for drying clothes. The apartments will be located so as to give easy access to the Melrose station, Harlem Division of the New York Central Railroad; also crosstown surface line or easy transfer to the Lenox Avenue subway.

Niewenhou Brothers, as builders, have also obtained the contract to alter the entire square block bounded by 89th street to 90th street, First avenue to

a central heating plant and lighted with electric light. The interior finish will be equal to those of modern construction. An advantage of these apartments will be the immense court in the rear which will be exclusively reserved for the use of the tenants.

Another building to be altered is located at 90th street and First avenue, the size of which is 102 by 125 feet. This will be converted into a garage with all the modern appliances, including ramps. This building will accommodate one hundred and ten automobiles. There are two other buildings in addition to the four above mentioned, one of which is a laundry with full equipment already in place, with steam or electric power plant.

The location is exceptional, due to the fact that it is close to the water front of the East River and in close proximity to an attractive park.

This entire enterprise will be one of the largest of its kind in the city and when completed will be solely under the management of Niewenhou Brothers, Inc.

**PERSONAL AND TRADE NOTES.**

**Wesley S. Bessell**, architect, formerly at 56 West 45th street, has been retained by the Construction Department, U. S. Army, and is stationed at Washington, D. C.

**W. Weissenberger, Jr.**, architect, 32 Union Square, announces that he has changed his name and in future will be known as W. Whitehill. He requests his friends and business associates to call him by his new legal name.

# Geo. A. Fuller Company

## Fireproof Building Construction

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# J. P. Duffy Co.

## Brick—Cement Masons' Materials Plaster Boards

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Arthur W. Warner, chief of the real estate department of the Interborough Rapid Transit Co., has obtained an indefinite leave of absence and will enter the Government service to assist in the buying, commandeering and valuation of property for the army and navy. Mr. Warner is a member of the Executive Committee of the New York Building Managers' Association, the Real Estate Board of New York and the Merchants' Association.

William F. Deegan, for a number of years connected with the office of Maynicke & Franke, architects, 26 East 25th street and widely known throughout building circles in Greater New York, has recently been commissioned captain in the National Army. Captain Deegan has been assigned to the Division of Purchase, Storage and Transportation, of which Major General Goethals is chief. During his career in the building industry Captain Deegan supervised the construction of a number of prominent structures in this city, including the Fifth Avenue Building, 200 Fifth avenue, the Lewisohn Building, 119 West 40th street, the Johnson Building, Fifth avenue and 25th street, the new structure for the American Ever-Ready Co., and the group of warehouses for the New York Dock Company.

### GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

WARDS ISLAND, N. Y.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 24, for erecting boilers, from privately prepared plans. Cost, \$40,000.

BAY SHORE, L. I.—Post & McCord, 101 Park av, Manhattan, has the general contract for an extension to Seaplane Hangar No. 3, for the U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, from privately prepared plans. Cost, \$25,000.

ROCKAWAY, L. I.—U. S. Government, Navy Dept., C. W. Parks, Chief of Bureau of Yards & Docks, Washington, D. C., owner, is taking bids on the general contract, to close June 24, for an extension to the Naval Air Station, from privately prepared plans. Cost, \$185,000.

### PLANS FIGURING.

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

#### CHURCHES.

BROOKLYN, N. Y.—L. A. Abramson, 220 5th av, Manhattan, architect, is taking bids on the general contract, to close June 24, for a 2-sty brick synagogue, 60x95, at the southeast cor of East 13th st and Av Q, for the Jewish Communal Centre, 80 Broadway, Manhattan, owner. The following are figuring the general contract: Fleischmann Construction Co., 531 7th av, Manhattan; Thomas Drysdale, 26 Court st; Werner-Huberty Co., 50 Crescent st, and Miller Bergs Const. Co., 934 Flatbush av. Cost, \$50,000.

#### DWELLINGS.

MANHATTAN.—C. P. H. Gilbert, 1123 Broadway, architect, is taking bids on the general contract, to close about June 24, for a 7-sty brick and stone nurses' home, 25x100, at 412 West 35th st, for St. Mary's Free Hospital for Children, on premises, owner. The following are figuring the general contract: Watt & Sinclair, 348 West 27th st; E. E. Paul Co., 101 Park av; Charles A. Cowen Co., 30 East 42d st, and Fountain & Choate, 110 East 23d st.

TEANECK, N. J.—Harold E. Paddon, 120 Broadway, Manhattan, architect, is taking bids on the general contract, to close about June 25, for a 2½-sty hollow tile and brick veneer dwelling, garage and gate lodge, 96x32, on Teaneck rd, for Bernard Lippman, owner. George A. Dugan, 200 5th av, Manhattan; James L. Bried, West st, Englewood, N. J.; W. H. Buffett, West Englewood, N. J.; Whyte Const. Co., Hackensack, N. J., and Gillies-Campbell Co., 101 Park av, Manhattan, are figuring the general contract, and desire estimates on all subs. Cost, \$50,000.

#### HOSPITALS AND ASYLUMS.

OSSINING, N. Y.—State of New York, Commissioner on New Prisons Charles B. Hubbell, chairman, and Major Charles P.

McGuire, in charge, Hall of Records, Manhattan, owner, is taking bids on the general contract, to close 2.30 p. m., June 27, for additions to the prison, from plans by Lewis F. Pilcher, State Architect, Capitol, Albany, N. Y. Plans and specifications may be seen at the office of the F. W. Dodge Co., 119 West 40th st, Manhattan. Cost, \$1,000,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

3D ST.—Irving Margon, 355 East 149th st, completed plans for alterations to the 6-sty brick tenement at 422 East 3d st, for Leon Sobel, 215 Manhattan av, Manhattan, owner and builder. Owner is taking bids on subs. Cost, \$5,000.

129TH ST.—Louis A. Hornum, 405 Lexington av, completed plans for alterations to the 4-sty brick tenement, 35x50, at 102 West 129th st, for Louise G. Crabble, 291 Riverside dr, owner. Cost, \$5,000.

48TH ST.—William Edgar Moran, 15 East 38th st, has plans in progress for the alteration of the 5-sty brownstone dwelling, at 22 East 48th st, into an apartment house containing eight apartments, for the Simcoe Realty Co., owner. Cost, \$15,000.

#### CHURCHES.

149TH ST.—Emery Roth, 119 West 40th st, is preparing revised sketches for a 1-sty synagogue, 60x90, probably brick and stone, in the south side of 149th st, 100 ft west of Broadway, for the Congregation Bnai Israel, Jacob Adler, chairman Bldg Commission, 19 West 26th st, owner. Architect will take bids on general contract about July 1.

#### DWELLINGS.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has plans in progress for alterations to the 5-sty dwelling, 32x100, at the southeast cor of 5th av and 79th st, for Henry F. Sinclair, 907 5th av, owner.

50TH ST.—F. W. Dan, 74 West 50th st, owner, has had plans completed privately for alterations to the dwelling at 35 West 50th st, Jacob Gescheidt, 142 East 43d st, has the general contract. Cost, \$35,000.

#### MUNICIPAL.

MERCER ST.—Thomas O'Brien, 240 Centre st, completed plans for alterations to the 2-sty brick police station house and cell building, 43x57, at 253-5 Mercer st, for the City of New York, Police Dept., Richard Enright, comr., 240 Centre st, owner.

#### STABLES AND GARAGES.

4TH ST.—Alexander Baylies, Bible House, completed plans for the alteration of the 2-sty brick hall, 75x130, at 31-5 East 4th st, into a garage, for the Nitram Realty Co., 3219 3d av, owner. Cost, \$40,000.

WASHINGTON ST.—De Mattbeck Estate, owner, c/o Horace S. Ely & Co., 21 Liberty st, has had plans completed privately for the alteration of the 2-sty brick stable, 22x50, at 561 Washington st, into a garage. W. H. L. Gallon, 6 Gold st, is the lessee and builder. Project also includes a 1-sty extension. Cost, \$2,000.

9TH ST.—Charles B. Meyers, 1 Union sq, has plans in progress for a 4-sty brick garage, 34x92, at 325-7 East 9th st, for Jacob Katz, 51 Chambers st, owner. Cost, \$30,000.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

WEBSTER AV.—George Keister, 56 West 45th st, is preparing preliminary plans for two 4-sty brick and terra cotta apartments, 45x87, on Webster av, for a company being formed. Owner's name and exact location will be announced later.

192D ST.—Charles Kreymborg, 2240 Quimby av, completed plans for a 5-sty brick tenement, 84x95x88, irreg., at the southeast cor of 192d st and Creston av, for the Absar Realty Co., 2133 Bailey av, owner and builder. Cost, \$80,000.

NELSON AV.—Charles Kreymborg, 2240 Quimby av, has plans in progress for a 5-sty brick and stone apartment house, on the east side of Nelson av, 300 ft north of 174th st, for the J. T. Construction Co., 584 East 169th st, owner and builder. Cost, \$55,000.

192D ST.—Charles Kreymborg, 2240 Quimby av, will draw plans for three 5-sty brick and stone apartment house, 82x92, at the southwest cor of 192d st and Grand Boulevard and Concourse, for the Absar Realty Co., 2133 Daly av, owner and builder. Total cost, \$205,000.

## DWELLINGS.

217TH ST.—Dunnigan & Crumby, 391 East 149th st, have plans in progress for a 3-sty brick dwelling and garage, 33x27, at the cor of 217th st, While Plains and Barnes avs. Cost, \$15,000.

HILL AV.—Lucian Pisciotta, 3011 Barnes av, completed plans for a 2-sty brick dwelling, 16x47, on the west side of Hill av, 200 ft north of Randall av, for Klein & Sparsam, 815 Amsterdam av, owner. Cost, \$4,000.

## STABLES AND GARAGES.

WASHINGTON AV.—Lorenz F. J. Weiber, 271 West 125th st, completed plans for a 1-sty brick garage, 100x100, at the north-west cor of Washington av and 182d st, for Pincus Shalita, 264 South st, owner. Cost, \$40,000.

RIVER AV.—Irving Margon, 355 East 149th st, has plans nearing completion for a 1-sty brick garage, 100x100, on the east side of River av, 57 ft north of 149th st, for the Newat Building Co., 200 Broadway, owner and builder. Owner is taking bids on subs. Cost, \$20,000.

## Brooklyn.

## DWELLINGS.

WEST 25TH ST.—George H. Suess, 2911 Railroad av, has plans in progress for six 2-sty brick dwellings, 20x55, in the west side of West 25th st, 320 ft north of Mermaid av, for Guydon Cargulia, 71 Mermaid av, owner and builder. Total cost, \$36,000.

83D ST.—F. W. Eisenla, 650 68th st, completed plans for eight 2-sty brick dwellings, 17x46, in the south side of 83d st, 80 ft east of 3d av, for Herman H. Lucke, 412 58th st, owner and builder. Cost, \$46,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., completed plans for two 2½-sty brick dwellings, 20x58, in the west side of West 27th st, 140 ft south of Neptune av, for Ida Sommers, 55 West End av, Manhattan, owner and builder. Cost, \$11,000.

LEFFERTS PL.—Herbert H. Goodwin, 65 Lefferts pl, owner, has had plans completed privately for an extension to the dwelling in the north side of Lefferts pl, 137 ft east of Grand av. J. Clawson Mills Co., 44 Clinton st, has the general contract and will take bids on subs. Cost, \$20,000.

46TH ST.—S. Gardstein, 4820 14th av, completed plans for a 2½-sty frame dwelling, 24x45, in the north side of 46th st, 200 ft west of 16th av, for the M. K. Bldg. Co., 1323 46th st, owner and builder. Cost, \$7,000.

AV J.—Seth H. Cutting, 1721 Av J, completed plans for a 2½-sty frame dwelling, 25x42, on the south side of Av J, 100 ft west of East 17th st, for the Acutney Realty Co., 1721 Av J, owner and builder. Cost, \$3,000.

OCEAN AV.—Seth H. Cutting, 1721 Av J, completed plans for two 2½-sty frame dwellings, 25x42, on the west side of Ocean av, 100 ft south of Av L, for the Acutney Realty Co., 1721 Av J, owner and builder. Total cost, \$24,000.

DELAMERE PL.—M. A. Cantor, 373 Fulton st, completed plans for two 2½-sty frame dwelling, 18x46, in the west side of Delamere pl, 320 ft south of Av L, for the L. & S. Building Co., 44 Court st, owner and builder. Cost, \$7,000.

59TH ST.—H. A. Weinstein, 32 Court st, completed plans for five 2-sty brick dwellings, 20x54, in the south side of 59th st, 100 ft east of 8th av, for the B. C. Realty Co., 1563 58th st, owner and builder. Total cost, \$32,000.

NEWPORT AV.—E. M. Adelson, 1776 Pitkin av, completed plans for a 2-sty brick dwelling, 20x54, at the northwest cor of Newport av and Bristol st, for Solomon Waxman, 776 New Jersey av, owner and builder. Cost, \$3,500.

HINSDALE ST.—E. M. Adelson, 1776 Pitkin av, completed plans for two 2-sty brick dwellings, 20x54, at the southwest cor of Hinsdale st and Newport av, and on the south side of Newport av, 20 ft west of Hinsdale st, for Solomon Waxman, 776 New Jersey av, owner and builder. Total cost, \$7,000.

79TH ST.—Thomas Bennett, 7826 5th av, Brooklyn, completed plans for a 1-sty brick dwelling, 20x48, in the south side of 79th st, 295 ft east of 4th av, for Morrison-Allardyce Construction Co., 586 74th st, owner and builder. Cost, \$5,000.

EAST 8TH ST.—E. W. Thisholm, 1742 45th st, completed plans for ten 2-sty frame dwellings, 16x38, in the west side of East 8th st, 460 ft south of Ditmars av, for the Kingsboro Realty Co., 261 Broadway, Manhattan, owner and builder. Total cost, \$40,000.

78TH ST.—Charles A. Olsen, 1649 69th st, completed plans for twelve 2-sty brick dwellings, 19x82, in the west side of 78th st, 121 ft west of New Utrecht av, for the Roth-Morgan Co., 1727 77th st, owner and builder. Total cost, \$60,000.

BROOKLYN, N. Y.—William C. Winters, 106 Van Sicklen av, has plans in progress for five 2-sty brick dwellings, 20x54, for the B. C. Realty Co., 1563 58th st, owner and builder. Exact location will be announced later. Total cost, \$32,000.

79TH ST.—Slee & Bryson, 154 Montague st, completed plans for four 2-sty brick dwellings, 18x40, in the north side of 79th st, 100 ft west of Colonial road, for the Bay Ridge Properties Co., 186 Remsen st, owner and builder. Total cost, \$20,000.

SURF AV.—George H. Suess, 2920 Railroad av, completed plans for two 2-sty brick dwellings and stores, 20x40, on the south side of Surf av, 202 ft west of West 32d st, for David Friedman, on premises, owner and builder. Cost, \$9,000.

77TH ST.—Cohn Bros., 361 Stone av, completed plans for two 2-sty brick dwellings and garage, 20x57, in the south side of 77th st, 400 ft east of 10th av, for the Popgreen Construction Co., 434 Howard av, owner and builder. Total cost, \$13,000.

KENMORE PL.—Slee & Bryson, 154 Montague st, completed plans for three 2½-sty frame dwellings, 22x46, in the east side of Kenmore pl, 140 ft north of Av K, for Louis R. Paulson, 1147 Lincoln pl, owner and builder. Total cost, \$24,000.

EAST 21ST ST.—Slee & Bryson, 154 Montague st, have plans in progress for three 2½-sty frame and stucco dwellings, 24x40, in the east side of East 21st st, 100 ft north of Av K, for Louis R. Paulson, 1147 Lincoln pl, owner and builder. Total cost, \$27,000.

## FACTORIES AND WAREHOUSES.

SHEFFIELD AV.—Charles Infanger & Son, 2634 Atlantic av, completed plans for extensive alterations to the 4-sty brick factory at the southwest cor of Sheffield and Belmont avs for Parker, Stearns & Co., 288 Sheffield av, owner. Cost, \$12,000.

BOGART ST.—B. W. Dorfman, 26 Court st, completed plans for a 2-sty brick factory at the southwest cor of Bogart and Moore sts for Isaac Meseritz, 37 Bogart st, owner. Cost, \$8,000.



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**COURT ST.**—H. Hagemeyer completed plans for a 7-sty concrete addition, 91x104, to the factory at the southeast cor of Court and Huntington sts, for the Doehler Die Casting Co., Huntington and Court sts, owner. The Turner Construction Co., 244 Madison av, Manhattan, has the general contract. Cost, \$175,000.

### STABLES AND GARAGES.

**63D ST.**—Edward Cohn, 2129 63d st, owner, has had plans completed privately for a 1-sty brick garage, 24x18, in the north side of 63d st, 229 ft east of 21st av. Christopher L. Dooley, Inc., 257 Adelphi st, has the general contract, and is taking bids on subs. Cost, \$10,000.

**LEXINGTON AV.**—W. T. McCarthy, 16 Court st, completed plans for a 1-sty brick garage, 120x100, on the north side of Lexington av, 325 ft east of Nostrand av, for Norman S. Dike, Court House, owner. Cost, \$20,000.

**65TH ST.**—F. W. Eisenla, 650 68th st, completed plans for a 1-sty brick garage, 20x25, in the west side of 65th st, 80 ft west of 8th av, for James A. Bua, 6502 6th av, owner and builder. Cost, \$2,500.

**PROSPECT AV.**—Samuel Millman, 26 Court st, completed plans for a 1-sty brick public garage, 100x200, at the southeast cor of Prospect av and Seeley st, for Rehnitz Bros., 44 Court st, owner and builders. Cost, \$50,000.

**BEDFORD AV.**—E. M. Adelson, 1776 Pitkin av, completed plans for a 1-sty brick garage, 50x99, at the northeast cor of Bedford and St. Marks avs, for Isaac Schnitzer, 152 Union av, owner. Cost, \$16,000.

**ATLANTIC AV.**—Cohn Bros., 361 Stone av, completed plans for a 1-sty brick garage, 70x84, on the south side of Atlantic av, 100 ft east of Brooklyn av, for the Realty Construction Co., 1422 Pitkin av, owner and builder. Cost, \$20,000.

### THEATRES.

**SURF AV.**—Charles M. Straub, 147 4th av, Manhattan, has plans in progress for a 1-sty brick theatre, 80x113, with a seating capacity of 1,800, at the northeast cor of Surf av and West 31st st, for Max Splitzer, 46 Wooster st, Manhattan, owner. Cost, \$40,000.

### Queens.

#### DWELLINGS.

**EDGE MERE, L. I.**—A. Brook, 215 Montague st, Brooklyn, completed plans for fifteen 1-sty frame dwellings, 14x36, in the east side of Beach 58th st, 220 ft south of the Boulevard, for Max Goldblatt, 230 Adams st, owner and builder. Owner is taking bids on subs. Cost, \$15,000.

**GLENDALE, L. I.**—Louis Berger & Co., 1562 Myrtle av, Ridgewood, L. I., completed plans for a 2-sty brick dwelling, 20x55, on the west side of Fosdick av, 73 ft south of Edsall av, for John Herricht, Fosdick and Edsall avs, Glendale, owner. Owner will take bids on general contract about June 25. Cost, \$5,500.

**WOODHAVEN, L. I.**—P. H. Dein, Diamond av, Woodhaven, completed plans for a 2-sty brick dwelling, 25x46, at the northwest cor of Ridgewood and Diamond avs, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$5,000.

**WOODHAVEN, L. I.**—P. H. Dein, Woodhaven, completed plans for three 2½-sty frame dwellings, 20x35, in the east side of Diamond st, 515 ft north of Fulton st, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$9,000.

**WOODHAVEN, L. I.**—P. H. Dein, Woodhaven, completed plans for two 2-sty frame dwellings, 16x35, in the north side of Park lane, 380 ft east of Manor av, for W. H. Dein, Diamond av, Woodhaven, owner and builder. Cost, \$5,000.

### Richmond.

#### CHURCHES.

**PORT RICHMOND, S. I.**—Norwegian Lutheran Zion Church, c/o Rev. Mr. Sigmond, 1621 Castleton av, West New Brighton, S. I., purchased property in Bennett st, bet. Herberton av and Broadway, and contemplates erecting a church. Architect's name and other details will be available later.

#### DWELLINGS.

**PORT RICHMOND, S. I.**—F. Benson, 209 Elm st, West New Brighton, S. I., owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 22x32, on the west side of DuBois av, 250 ft north of Forest av. Cost, \$3,000.

**PORT RICHMOND, S. I.**—John A. B. Larsen, 30 Homestead av, Port Richmond, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 20x28, on the south side of Homestead av, 221 ft west of Herberton av. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

**PORT RICHMOND, S. I.**—Staten Island Ship Building Corp., Port Richmond, owner, has had plans completed privately for a 1-sty frame warehouse, 40x200, at the southwest cor of Cedar st and Andrews av. Trus-Con Steel Co., 110 West 40th st, Manhattan, has the general contract. Cost, \$7,500.

### Suffolk.

#### DWELLINGS.

**RIVERHEAD, L. I.**—W. S. Jones, Main st, Riverhead, has plans in progress for a 2-sty frame and stucco dwelling, 32x52, in Main st. Cost, \$7,000.

### Westchester.

#### DWELLINGS.

**NEW ROCHELLE, N. Y.**—August Sundberg, 78 North av, New Rochelle, owner and builder, has had plans completed privately for a 2½-sty frame dwelling, 36x27, on Brookdale av. Owner desires bids on subs. Cost, \$10,000.

### SCHOOLS AND COLLEGES.

**TARRYTOWN, N. Y.**—Plans have been approved for a 1-sty addition, 60x100, to be used as a gymnasium and shower baths to Washington Irving High School, for the Board of Education of Tarrytown, William C. Wright, Clerk, Board of Trustees, Tarrytown, owner, from plans by Guilbert & Betelle, 665 Broad st, Newark, N. J., and Louis M. Thorn, Fairview av, Tarrytown, N. Y., associate architects. Cost, \$50,000.

### New Jersey.

#### APARTMENTS, FLATS & TENEMENTS.

**NEW BRUNSWICK, N. J.**—W. H. Boylan, 390 George st, New Brunswick, will draw plans for apartments and store at 70 Albany st, for John Reng, 254 Suydam st, New Brunswick, owner. Details will be available later.

**NEWARK, N. J.**—R. Botelli, 206 Market st, Newark, completed plans for a 4-sty brick and stone apartment house, 75x68, at 480 Clifton av, for Joseph Bell, 174 Ridgewood av, Newark, and Morris Tzeses, 16 Belmont ter, Newark, owners and builders. Cost, \$50,000.

#### DWELLINGS.

**BLOOMFIELD, N. J.**—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, has plans in progress for a 2½-sty frame and shingle dwelling, 24x31, on Williamson av, for Joseph Garrabrant, Williamson av, Bloomfield, owner. Cost, \$7,000.

**WEST ORANGE, N. J.**—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., completed plans for five 2½-sty frame and shingle dwellings, 22x32, on Harvard ter, for Ernest McChesney, 22 Harvard ter, West Orange, owner and builder. Cost, \$4,000 and \$4,500 each.

**BLOOMFIELD, N. J.**—Frederick L. Pierson, 160 Bloomfield av, Bloomfield, completed plans for eight 2½-sty frame and shingle dwellings, 22x30, on Florence av, for Henry Hendricks, 71 Florence av, Bloomfield, owner. George Jacobus, 21 Pitt st, Bloomfield, has the mason contract. Cost, \$3,500 each.

**ELIZABETH, N. J.**—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 22x32, at 431 Myrtle st, for Joseph Udut, owner. Architect is ready for bids on separate contracts. Cost, \$4,000.

**ELIZABETH, N. J.**—J. B. Beatty, 15 N. Reid st, Elizabeth, completed plans for a 2½-sty frame and shingle dwelling, 22x42, in South 5th st, for Frank Tundis, 321 South 5th st, Elizabeth, owner. Owner desires bids on subs. Cost, \$7,000-\$8,000.

**ELIZABETH, N. J.**—J. B. Beatty, 15 N. Reid st, Elizabeth, has plans nearing completion for a 2-sty frame and shingle dwelling and store, 25x50, at the cor of South and Rector sts, for Herman Schwartzbach, 150 Rector st, Elizabeth, owner. Cost, \$8,000-\$9,000.

### FACTORIES AND WAREHOUSES.

**HARRISON, N. J.**—W. B. Taylor, architect and engineer, in charge, c/o owner, completed plans for a 1-sty brick and steel rolling mill, 200x400, at 4th st and Penn. Railroad, for the Crucible Steel Co. of America, 2 Rector st, Manhattan, owner. W. H. & F. W. Cane, Woolworth Bldg, Manhattan, have the general contract and will do the mason work. Cost, \$500,000.

### HALLS AND CLUBS.

**BAYONNE, N. J.**—Shattuck & Hussey, 19 S. La Salle st, Chicago, Ill., are revising plans for a 3-sty brick and reinforced concrete Y. M. C. A. bldg, 91x90, on Av E, bet. 22d and 23d sts, for the United Industries, owner, c/o E. E. Tomlinson, Secy. Building Commission, Y. M. C. A., 84 West 33d st, Bayonne. Will include gymnasium, swimming pool, auditorium, stage, cafeteria, club rooms, bowling alleys, barber shop, billiard room and classroom. Cost, \$250,000.

**STABLES AND GARAGES.**

**MONTCLAIR, N. J.**—H. M. Fisher, 483 Bloomfield av, Montclair, completed plans for a 1-sty brick veneer private garage, 22x22, to accommodate two cars, for which owner's name and exact location will be announced later.

**EAST ORANGE, N. J.**—B. H. Shepard, 564 Main st, East Orange, N. J., completed plans for twenty 1-sty brick garages (individual), 95x20 and 115x20, in the rear of 67 Walnut st, for the Serial Investment Co., 441 Main st, East Orange, owner. Miller & Sons Co., 441 Main st, East Orange, have the mason contract. Cost, \$7,500.

**STORES, OFFICES AND LOFTS.**

**JERSEY CITY, N. J.**—Christopher Ziegler, 75 Montgomery st, Jersey City, completed plans for four 1-sty brick stores and a garage, 50x75, at 317-9 St. Paul's av, for Herman Schluger, 201 Tonnele av, Jersey City, owner. Owner is taking bids on separate contracts. Cost, \$8,000-\$9,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—David Krause, Bridge Plaza, L. I. City, has the general contract for a 5-sty brick warehouse, 36x94, at 343-5 West 36th st, for Ida A. Roth, 1 West 104th st, owner, from plans by Thomas Connolly, owner, c/o Carnegie Steel Co., 30 Church st. Cost, \$16,000.

**PERTH AMBOY, N. J.**—John W. Ferguson Co., United Bank Bldg, Paterson, has the general contract for a hollow tile storehouse, 49x41; garage, 24x30, to accommodate four cars; 1-sty brick warehouse, 15 ft high, 42x50, and a reinforced concrete or timber slag pocket, 40 ft high, 40x18, at 313-317 New Brunswick av, for the New Jersey Roofing Co., C. H. Wright, pres., in charge, on premises, owner, from privately prepared plans.

**ROCHESTER, N. Y.**—Ferro Concrete Construction Co., Richmond and Harriett sts, Cincinnati, Ohio, has the general contract for a brick, steel and reinforced concrete storage warehouse for the Eastman Kodak Co., 343 State st, and Kodak Park,

Rochester, owner, from privately prepared plans. Cost, \$300,000.

**HOSPITALS AND ASYLUMS.**

**ORANGE, N. J.**—William Hay, 245 Valley st, Orange, has the general contract for a 3-sty hollow tile, stone and stucco hospital bldg, 66x132, with a 1-sty extension, 44x72, at Lincoln av and Frankfort st, for the Orthopaedic Hospital & Dispensary of New Jersey, 148 Scotland st, Orange, owner, and George Graves, 43 Berkeley av, Orange, chairman Bldg Commission, from plans by York & Sawyer, 50 East 41st st, Manhattan, architect.

**PEARL RIVER, N. Y.**—Ferber Construction Co., 16 Johnson av, Hackensack, N. J., has the general contract for a 2-sty brick veterinary laboratory, 36x54, for the Lederle Antitoxin Laboratory, S. D. Beard, in charge, on premises, owner, from plans by William E. Austin, 46 West 24th st, Manhattan, architect. W. J. Baldwin, World Bldg, Manhattan, is the steam and heating engineer. Cost, \$25,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS & TENEMENTS.**

**MANHATTAN.**—Harax Construction Co., 3d av and 149th st, has the general contract for alterations to the 4-sty brick apartments and store, 50x60, at 3 West 50th st, for Solomon Malvin, 542 West 112th st, owner, from plans by A. E. Nast, 546 5th av, architect. Cost, \$35,000.

**BANKS.**

**BROOKLYN, N. Y.**—William L. Kennedy Construction Co., 100 William st, Manhattan, has the general contract for a 1-sty brick addition, 56x72, to the bank at the northeast cor of Fleet st and De Kalb av, for the Dime Savings Bank, R. S. Walker, pres., on premises, owner, from plans by Russell Tracey Walker and LeRoy P. Ward, 52 Vanderbilt av, Manhattan, architects. Cost, \$70,000.

**CHURCHES.**

**MANHATTAN.**—William Lockhart, 141 40th st, has the general contract for alterations to the 1-sty brick church, 76x125, at 61 East 34th st, for the Church of the Messiah, 61 East 34th st, owner, and William Shillaber, pres., 71 Broadway, from plans by William Burnet Tuthill, 287 4th av, architect. Cost, \$15,000.

**DWELLINGS.**

**MANHATTAN.**—Story & Flickinger, 5 Great Jones st, have the general contract for alterations and addition to the 4-sty brick and stone dwelling, 22x60, at 25 West 16th st, for the County Holding Co., 100 Broadway, owner, from plans by O. B. Smith, Jr., 25 Madison av, architect.

**MANHATTAN.**—John Downey, 410 West 34th st, has the general contract for alterations and addition to the 5-sty brick dwelling, 25x79, at 9 East 62d st, for Robert J. F. Schwarzenbach, 470 4th av, owner, from plans by Harry Allan Jacobs, 320 5th av, architect. Cost, \$10,000.

**WEST HOBOKEN, N. J. (SUBS.)**—Emil Viotte, 714 John st, and Edward J. Wesp, 364 West st, both of West Hoboken, have the mason and carpentry contracts, respectively, for a 2½-sty brick dwelling, 27x50, and a garage, 22x22, on Hudson blvd, bet. Rose and Monastery sts, for Caesar Farino, owner, from plans by Peter Schultz, 400 Lewis st, Union Hill, N. J., architect. Cost, \$30,000.

**LOCUST VALLEY, L. I.**—Louis MacCaulley, Orchard st, Oyster Bay, L. I., has the general contract for a 3-sty frame dwelling, 45x65, with an extension, 30x33, for E. Jackson Reynolds, owner, from plans by Harry T. Lindeberg, 2 West 47th st, Manhattan, architect.

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STABLES AND GARAGES.

MANHATTAN.—Pace & Leisinger, 37 East 28th st, have the general contract for alterations and addition to the 4-sty brick garage, 40x40, at 323-5 East 65th st, for Kleinschmidt Magnesia Co., 323 East 85th st, owner, from plans by Werner & Windolph, 25 West 33d st, architects. Cost, \$6,500.

MANHATTAN.—Niewenhaus Brothers, 369 East 163d st, Bronx, have the general contract for the alteration of the 2-sty brick and stone church, 125x102, at the southeast cor of 90th st and 1st av, into a garage and stores, for St. Joseph's Asylum, on premises, owner, from plans by Charles Kreyborg, 2240 Quimby av, architect. Cost, \$40,000.

BROOKLYN, N. Y.—H. D. Best Co., 52 Vanderbilt av, Manhattan, has the general contract for an extension to the 2-sty garage and office at the northwest cor of Kent av and North 10th st, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$12,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL SAFETY COUNCIL will hold its annual meeting at the Hotel Statler, St. Louis, Mo., October 14 to 18. Safety exhibits will as usual be a feature of this meeting.

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.

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 OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting in Buffalo, N. Y., June 26 to 28.

AMERICAN CONCRETE INSTITUTE will hold its annual convention at Atlantic City, N. J., June 27 to 29. Headquarters will be at the Hotel Traymore. An excellent program of addresses and papers has been prepared and all sessions of the convention will be of especial interest. Of particular moment will be the session devoted to the use of concrete and reinforced concrete.

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DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION.

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

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

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

MANHATTAN ORDERS SERVED.

Bleecker st, 10-14—Kaufman & Friedman...O
Christie st, 195-7—William Kossovsky...FA
Dey st, 58—V Pop Stephanoff...ExS
3 st, 390-2 E—Herman & Hirschfield...GE-FA-Rec
21 st, 38 E—Charles W Sloane, 52 William, A-FD
33 st, 33-43 E—Glengarry Realty Corp, c Peter B Olney, 68 William...Stp
41 st, 22 E—18 East 41st St, Inc...ExS
47 st, 7 E—Helen G Huntington, Hopeland House, Staatsburg, N Y...St(R)-ExS
49 st, 145 E—William C Mott...Stp(R)
58 st, 7-11 E—Astor Estate, 23 W 26...Stp(R)
74 st, 112 E—112 East 74th St Corp, 505 5 av...Stp(R)
76 st, 153-7 E—Society of Marist Bros...FA-ExS
113 st, 229 E—Adrian H Jackson, 106 Lexington av...DC
5 av, 592-4—Black, Starr & Frost Co, ExS-Ex(R)-FD
1 av, 771-3—Ignatz A Riepe...ExS-Ex(R)
4 av, 352—Isreal Unterberg, 90 Franklin, Stp(R)
Fulton st, 102-4—102-4 Fulton St, Inc...A-FD
Goerck st, 157-9—Peter Berkowitz...FA-GE
Goerck st, 157-9—Sussman & Kaitz...GE-DC-Rec
Goerck st, 157-9—A Pasternach & Son, GE-DC-Rec
Hudson st, 161-3—Frank E Habicht, cor Hudson and Lght...St(R)-ExS-Ex(R)-WSS(R)
Hudson st, 585-9—Ross M Wilson...ExS-O
Lafayette st, 393-9—Grand Union Folding Box Co...Rec-Ex-O
Lexington av, 1091-7—Society of Marist Bros, 153 E 76...Rec-FA-GE-ExS
Lispensard st, 50—Parmelee Realty Corp, 92 William...FE(R)-ExS
Lispensard st, 50—Carlos Garcia & Co...GE
Madison av, 981—Richard C Buttman, 128 W 81...O
Park av, 981—Waters Farm Corp, 128 Bway, Stp(R)
Pearl st, 136—John Bingham...GE-Rec-O
Pearl st, 136—Grenville Kane, 120 Bway, GE-FE-St(R)-FE(R)-ExS-Ex(R)
Pearl st, 229—Henry McC Bangs, 61 Bway, WSS(R)
Pearl st, 440—Elias S Higgins Est, c Eugene, 1 Madison av...ExS
Pier 9, East River—Munson S S Line, 82 Beaver...Misc
Piers 58, 59, 60, 61 and 62, North River—Internat'l Mercantile Marine Co, 9 Bway...TD
Pier 63, North River—American & Cuban S S Line...Stp(R)-Spr-A
Prince st, 121—Richard Sidenberg, 390 4 av, WSS(R)
6 av, 219-221—Henry Lesinsky, 850 Park av, St(R)-A-FD-FE(R)
3 av, 1059-61—William F Beekman, 345 5 av, FE(R)-GE-DC-ExS
21 st, 162-6 W—Almy Realty Corp...A-FD
24 st, 127-9 W—Model Examining & Shrinking Co...Rec
28 st, 106 W—Lesser Nadelman...GE-DC
29 st, 101 W—Oscar Oestreicher, 251 W 89, FE-St(R)-ExS-Ex(R)
30 st, 114-20 W—J B McCoy & Son...A-FD
34 st, 516-20 W—Heywood-Wakefield Bldg Co...FP(R)-Ex(R)
37 st, 12-14 W—Lynaphone Co of America...GE
41 st, 439-41 W—American Piano Co...D&R-Rec
42 st, 440-2 W—Sharlow Bldg Co...D&R
53 st, 59 W—William J Bowe...FE-ExS-Ex(R)
West Houston st, 25-7—U S Trust Co, 45 Wall, Ex(R)-ExS
West Houston st, 25-7—Biltwell Hat Works...O
West Houston st, 25-7—French Hat Works...O
West Houston st, 25-7—Barney Billet...O
Wooster st, 135—Max Solomon...FA-D&R-Rec
Ann st, 50—Saml Schoen...FA-Rec
Bowery, 96—Est Edw H Gillilan, c Wm London Cheltenham, Gloucester Co, England...TD
Bowery, 274—Est Jacob & Wm Scholle, 5 Nassau...Tel
Broadway, 349—Est James C Ayer, 15 Broad, Stp(R)
Broadway, 512—Max Schoenfeld...Rec
Broadway, 1275-91—Gimbel Bros...D&R-O
Broome st, 450-2—Alfred D Pell, 22 W 53...A-FD
Canal st, 313—Michl J Adrian Corp, 137 E 34...WSS(R)
Cannon st, 35—Sachs & Sachs...DC
Charles st, 15—Abigail Free School & Kindergarten...DC

East End av, 40-2—T. J Dunn & Co...Stp
4 st, 9 E—Bag Feather Dyeing Co...Rec
12 st, 37 E—M Simiansky & Co...Rec
21 st, 141 E—Est Alexander Morten, c Marjorie...DC
37 st, 214 E—Jno J Radley, 35 W 32...ExS-Ex(R)
61 st, 305-7 E—Globe Storage & Carpet Cleaning Co...Stp(R)
82 st, 122-8 E—David Dows, 120 Bway...Stp(R)
124 st, 401-5 E—Isaac Blum...FD-A
rerry st, 16-18—Geo F Hewitt, 48 Beekman, WSS(R)-ExS
4 av, 329-331—Mtg Associates, 907 Bway...Stp(R)
Great Jones st, 7—Meyer Auerbach, 42 Bway...ExS
Greene st, 213—Philip Edelman & Co...Rec
Lenox av, 154—Moritz Gidion...DC
Lexington av, 194—Est Michl Flood, c Jane Haslam, 605 Whitaker, Savannah, Ga...GE
Madison av, 921-3—Mad Av Presbyterian Ch, 917 Mad av...Stp(R)
Park av, 520—Ellen B Kendall...Stp(R)
Park Row, 176—Bernard Golden...Stp(R)
Pearl st, 294—Fred H Cone...Stp(R)
Pearl st, 297—60 Cliff St Co, 128 Bway...SA

BRONX ORDERS SERVED.

Webster av, 1618-20—Isidore Segall...Rec

CALENDAR

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, at 3 o'clock sharp, and cases will then be taken from the General Calendar, and set down for hearing during the following week. Any requests for adjournment must be made when Clerk's Calendar is called.

The Clerk's Calendar consists of cases which are complete, but which have not yet been set down for hearing on a definite date. It is not to be confused with the Calendar, which consists of cases that have been definitely set for fixed days.

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 170, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, June 25, 1918, at 10 a. m. Under Building Zone Resolution.

618-18-BZ—South Side Robinson st, 76 ft. 3/4 in west of Nostrand av, Brooklyn.
948-18-BZ—472-482 Sterling pl, Brooklyn.
1156-18-BZ—308 Lexington av, Brooklyn.
1166-18-BZ—245-247 Sumpter st, Brooklyn.
1173-18-BZ—Southeast corner Bergen av & Bergen pl, Jamaica.
1176-18-BZ—639 Bedford av, Brooklyn.
1177-18-BZ—702-704 6th av, Brooklyn.
1185-18-BZ—474-480 17th st, Brooklyn.
1194-18-BZ—Southeast corner Flushing av & Onderdonk av, Ridgewood.
1190-18-BZ—351-361 Troy av, Brooklyn.
717-18-BZ—784-786 Hart st, Brooklyn.
Appeals from Administrative Orders.
572-17-A—82-86 Rutgers slip & 515-517 Water st, Manhattan.
2286-17-A—3 Maiden la, Manhattan.
2536-17-A—20-30 Morton st, Brooklyn.
1003-18-A—Southwest corner 5th av & 23d st, Manhattan.
1163-18-A—9 East 2d st, Manhattan.
1170-18-A—36 West 114th st, Manhattan.
1172-18-A—65 Covert st, Brooklyn.
1174-18-A—134 North 8th st, Brooklyn.
1061-18-A—17-19 Walker st, Manhattan.
1178-18-A—157-159 East 32d st, Manhattan.
1204-18-A—61 Tehama st, Brooklyn.
1201-18-A—2325 Ralph st, East Williamsburg, Queens.
1206-18-A—1035 Madison st, Brooklyn.
984-18-A—320 Waverly av, Brooklyn.
1168-18-A—487-489 Greenwich st, Manhattan.
1175-18-A—309 East 3d st, Brooklyn.
1180-18-A—18-22 West 45th st, Manhattan.
1181-18-A—181 Highland blvd, Brooklyn.
1182-18-A—120-26 East 116th st, Manhattan.
1184-18-A—122 East 34th st, Manhattan.
1191-18-A—Northeast corner of Dreyer av & Locust pl, Long Island City.
1003-18-A—186 5th av & 10 West 23d st, Manhattan.
1031-18-A—Central & Cornaga avs, Far Rockaway.
579-18-A—50-52 Pine st, Manhattan.
1240-18-A—50-62 West 34th st & 53-63 West 33d st, Manhattan.
1221-18-A—110 Bradford st, Brooklyn.
1223-18-A—106 East 2d st, Brooklyn.
1229-18-A—936 Hart st, Brooklyn.
1230-18-A—6013 4th av, Brooklyn.
1231-18-A—240 Camelia st, Long Island City, Queens.
1234-18-A—114-116 West 47th st, Manhattan.
1235-18-A—41-45 Lafayette st, Manhattan.
1236-18-A—S. S. Palmetto st, 100 ft. east Forest av, Queens.
BOARD OF STANDARDS AND APPEALS.
Thursday, June 27, at 10 a. m.
Petitions for Variations.
1179-18-S—157-159 East 32d st, Manhattan.
598-18-S—181 Ludlow st, Manhattan.
946-17-S—29 West 15th st, Manhattan.
1199-18-S—299 & rear of 295-303 Wallabout st, Brooklyn.
1025-18-S—714 5th av, Manhattan.
292-18-S—512 West 36th st, Manhattan.
500-17-S—209 Greene st, Manhattan.
575-17-S—61-65 19th st, Brooklyn.
607-17-S—185-187 Canal st, Manhattan.
815-17-S—131 Boerum st, Brooklyn.
818-17-S—106 West 12th st, 169 6th av, Manhattan.
827-17-S—39 West 4th st, Manhattan.
901-17-S—43-47 West 33d st, Manhattan.
939-17-S—132-134 West 21st st, Manhattan.
949-17-S—568-578 Broadway, Manhattan.
672-18-S—143 West 22d st, Manhattan.
1222-18-S—306 5th av, Manhattan.
1232-18-S—226 West 41st st, Manhattan.