BUILDING SITUATION IMPROVES RAPIDLY

Many Plans Put Into Execution to Make Money More Easily Available for Loans.

"Now that it is conceded in financial and building circles that it has been the high cost of money and labor and not the high cost of materials that has been responsible for increased construction costs, efforts that are being made in various municipalities to put plans into execution whereby money may become more available for mortgage loans are meeting with real success," according to the *American Architect's* weekly review. "Most practical of the ideas so far advanced to make loan money more liquid are those which would exempt from income tax mortgage investments up to $30,000 or $40,000, the Federal Loan Bank plan, and diversion of mortgage institution money from Wall Street investment back to building loans.

"In the present situation, when so much depends upon speed in getting as many homes built by autumn as possible to aid in the solution of the housing problem, the exemption from income tax plan seems to be the most practical of those advanced. It would take considerable time for the Loan Bank plan to be put in operation and consequently it could not aid much in the present emergency. Exemptions from State income tax can be made quickly, and then the Federal authorities can be asked to give some exemptions in favor of mortgage holdings up to a reasonable amount.

"It is unfair for the Government to put farm loan bonds at 5 per cent. to the investor and exempt them from all taxation. That is favoring one class against the rest of the people. The time should soon come when mortgage loans for building can be had on the same terms as farm loans.

"Opponents of these two plans, which have been strongly advocated by the New York State Reconstruction Commission, claim that in the case of the Federal Loan Home Bank there would be difficulty in selling the bonds at this time, and that the exemption of mortgage loans from the income tax is poor principle, especially since United States Government bonds are still subject to tax. They charge bad methods, but is it not the best thing to be done under present conditions? It surely makes for the liquidity of loans, and that is what counts above all else in the present situation.

"In attempting to solve New York city's problem, which may be truly said to be barometric of conditions elsewhere in the country, suggestions made by Samuel Untermyer, widely known lawyer, include immediate disposal by insurance companies of the bank and other stocks which they were required by law to dispose of eight years ago; the compulsory investment in mortgages and bonds in unencumbered real property of one-half of the assets of life, fire, health and casualty companies and the savings banks of the State, and investigation by the Federal Trade Commission 'to break up unlawful combinations that now exist in the building trades.'

"The statement of Mr. Untermyer that insurance companies are putting obstacles in the way of improving housing conditions by withdrawing from their former policy of lending on bonds and mortgages and investing their money in Wall Street securities brought answers from officials of various insurance companies. The loaning corporations brought out the fact that when the Government put the check on building during the war it was natural for them to seek investments in other fields. Since 1917 there has also been extensive subscriptions to Government loans and United States Treasury certificates of indebtedness. It was argued that if it is true that the practice of loaning on real estate was discontinued it was done for the purpose of responding to a greater necessity. Mr. Untermyer declared that if twelve insurance companies would unload their railroad and industrial stocks a sum of $100,000,000 could be raised to aid in solving the problem of financing new construction.

"It would appear from these representations that what has been called the high cost of money is, in New York at least, due to improper diversion of funds into channels that are more lucrative to the loaning companies and to discrimination that adversely affects the amount that would otherwise be available for mortgage loans.

"It becomes each day more clearly apparent that the claims loudly set forth that it is the high cost of materials that is preventing the normal resumption of building is in a great measure propaganda to disguise the real cause. The actual retardant, in this immediate locality at least, is logically demonstrated to be the non-liquidity of mortgage loans."

In the meantime, however, architects all over the country are very busy. There is a scarcity of draftsmen and those available are asking greatly increased remuneration. According to the same publication "building is going ahead briskly in all sections. There is not only a large amount of planning for low cost houses, but actual work has started on many factories, stores and other types of commercial construction. All this activity is reflected in a greater demand for building material. Lumber is moving from the yards to regular trade channels in exceptionally heavy volume, and with an acute scarcity of stocks manufacturers and dealers are experiencing difficulty in replenishing supplies to meet the demand. All lumber is holding firm in price, with advances during the week in the wholesale values of yellow pine, hemlock, fir, cypress and some of the hardwoods.

"Brick and all clay products are in good demand. The same is true of the metal building material items, especially radiation. Officials of a leading radiator company report a marked improvement in business. They say that in consequence of bigger building projects there is a substantial gain in the demand for boilers, radiators and all heating equipment. Prices of radiation are unchanged.

"In practically all lines of business the former policy of waiting for lower prices has changed to one of buying at present quotations, and there are few who now cling to the belief that reconstruction will go ahead on a lower price basis. Financiers and the heads of big corporations now see nothing but activity ahead, with a building movement likely to develop into a boom following the signing of the peace treaty."

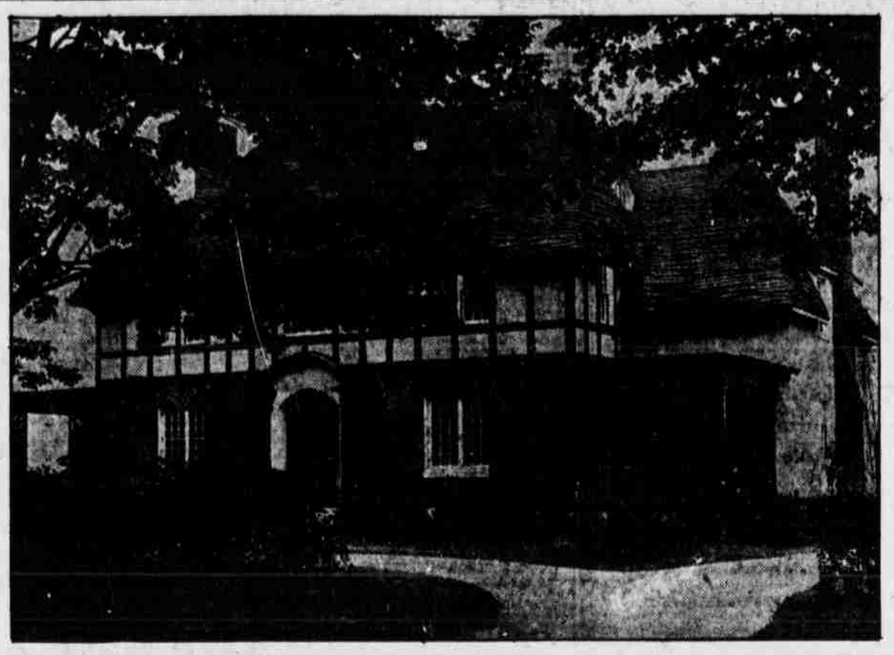
BUYS SITE FOR SILK MILL.

One of the biggest transfers of unimproved land in the mill district of South Paterson, N. J., was noted yesterday in the filing of a deed with Register John R. Morris of Passaic County, conveying fourteen city lots at 64 to 90 George street, owned by Mr. and Mrs. Michael Lynch, to Taback Brothers, silk manufacturers. It is understood the purchasers plan the erection of a silk mill.

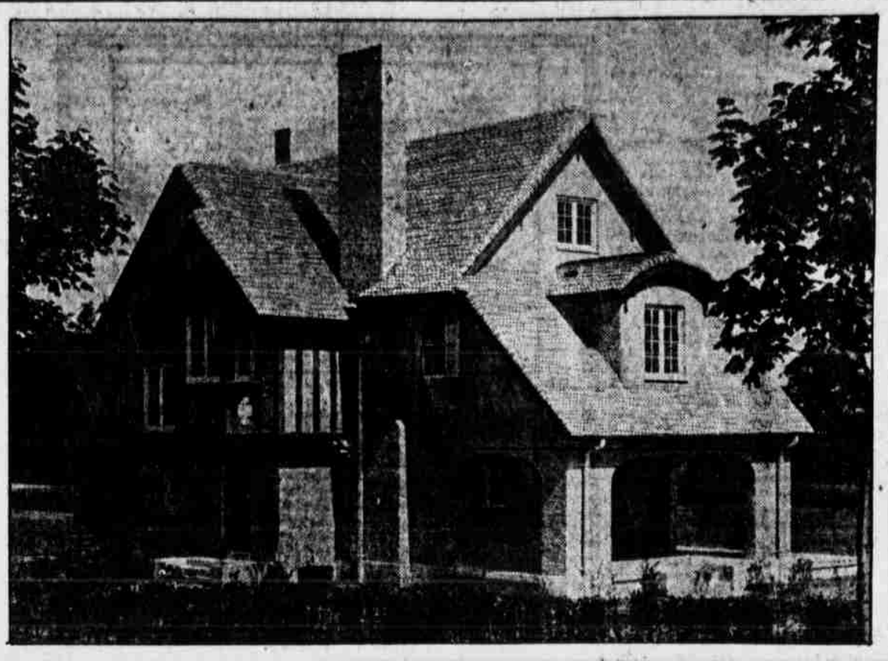
BUILDING INCREASE SHOWN.

Building expenditures at eighty cities for May, less than half the full number of cities reporting, show a total of $45,259,158, a gain of 128 per cent. over the like identical cities a year ago. The maintenance of this gain by the remaining cities would result in a total for May of $114,000,000, the third largest monthly aggregate ever recorded.

DOMESTIC THATCHED ROOF IS OF ENGLISH ORIGIN



THATCHED ROOF HOUSE AT KENSINGTON, GREAT NECK, L. I., DESIGNED BY ALFRED BUSSELLE.



COTTAGE AT JAMAICA ESTATES, L. I., ALSO OF THE THATCHED ROOF TYPE BUT FOLLOWING A DIFFERENT DESIGN.

By ALFRED BUSSELLE.

The origin of the domestic thatched roof house is to be found of course in the straw thatched houses of England, and the soft outlines which are among the charms of those cottages are sought to be preserved in the American adaptations.

Aside from the roof our work of this sort is mostly from English cottages which used tile for the roofs, but the tile was so varied in color and of such irregular slopes and workmanship, and further so modified by age, as to partake in picturesqueness with the straw itself. The American thatched shingle roof, therefore, is an attempt to do something which is agreeable in itself rather than to imitate anything else.

This roof permits—indeed naturally seems to demand—a soft brown color, which would not have much quality on straight mechanically laid shingles.

Such a roof often solves in an interesting manner some irregularities of the plan which would bother a formal design. In fact informality and rather numerous projections and surfaces are of the essence of its use. It will readily be seen that the small house at Great Neck Estates would be better if enlarged toward the left, and my own house is greatly improved by the recent addition of another wing.

This sort of roof suggests a varied use of material, plain rough stucco, half timber and brick may all be combined in the same building.

In the house at Jamaica Estates the entrance is very pleasantly emphasized, not by the doorway itself as one naturally expects, but first by placing timber work in the entire large gable, then by projecting a lesser gable over the door and finally by breaking out a bay as a further announcement that this is the important point. That is the analysis of the charm of this house, in addition to the fact that the roof is brought low at all perspectives with no long vertical line. This house has also a marked "furnishing" quality. It stands on a perfectly bare place and yet with a few vines will look all comfortably settled.

The house designed by me at Kensington, Great Neck, is built of hollow tile with a varicolored brick on the first story and dark timber and rough stucco above applied to the tile. The rough stucco soon collected an agreeable amount of weathering while the entrance of smooth cement has remained white.

The laying of such a roof is a trick which intelligent carpenters soon learn and which interests them. No formal pattern is used. It is not necessary to cut the butts of the shingles to a curved line; the sides are simply trimmed off with a hatchet as the shingles are laid. Thus, if the shingles are cut toward the top and laid close together an upward curve is produced, while if cut toward the butt the curve goes downward.

So far as my experience goes these roofs are very tight and lasting, because they take a large number of shingles and so have several thicknesses to keep out the weather. Roofs of this character should be laid on boards not on shingle lath; then the carpenter can nail them freely and firmly.

Such roofs as these are, in my judgment, for occasional and isolated use, that is to say, not in groups or too near each other. If so used distinction and individuality are lost, more so probably than with any other type or style.

Although writing at present about one particular form or treatment of the suburban house, I should like to make one remark that applies to all sorts—a house that is architecturally good is rarely for salest least not for long.

ROCKING CHAIRS ARE RAPIDLY VANISHING

Expert Declares They Had No Real Reason for Existence and Are Grotesque.

It still gets in the way of your feet on a far away hotel piazza; it still is to be seen going a goodly clip on farmhouse porches, but for all these exceptions makers of furniture see the doom of the rocking chair.

"That kind of chair has no real reason for existing and is going out of its own accord," said one manufacturer. "We propose styles, but we are here to make what people want, and with the spread of better knowledge of furniture, and particularly of chair models, the rocking chair is one of the first things in the home to be replaced.

"You see, Louis XIV. never heard of or saw a rocking chair, neither did his grandson nor his great-grandson. In the latter's troubled reign there were some rocking chairs, but not any in America. It is later than the Colonial period that we find them spreading over inhabited America. No good Yankee could keep house without a rocking chair.

"Hepplewhite didn't make rocking chairs, neither did Chippendale nor Sheraton nor Adam. And as it was from models furnished by one or more of these furniture artists that the aristocratic South was supplied the rocking chair was a long time in getting a footing below Mason and Dixon's line. When it did get down there the rocking chair became very popular. The southern matron who remembered when she was a belle liked to have these chairs on her wide piazza, and as for the fat old mammy of the negro quarters she 'doted on 'em, chile.'

"Their introduction in the South meant the debasing of taste. It does not seem right to lay this entirely to the rocking chair, but about the climax of its popularity in the South people began to get rid of their find old mahogany, their 'set' pieces which now they regret the loss of. Many handsome homes in the North are furnished with splendid old canope and exquisite chairs from this mad desire on the part of Southern women to make a clean sweep of their old furniture.

"But it is a fact that the rocking chair is an interloper without ancestry or lineage and made to supply an element of false comfort. The rocking chair habit grows on what it covers in a day's journey, for it is a parapatetic piece of furniture and never stays placed, therefore it cannot enter in a sane scheme of decoration. It is a false locomotion, too, as it is a false way of resting. The confirmed 'rocker' thinks he is soothing himself, but he is as mistaken as the man who lives near a boiler factory and denies its ill effects on his nerves. There is nothing soothing or beneficial, doctors say, about the perpetual motion of the rocking chair, and instead of its helping the body to rest it impedes it.

"Fashion, however, has issued a ukase against this kind of chair and no better reason is required to explain its gradual disappearance. But to obey fashion in many instances is hard. I know of women who are devoted to 'rockers' but who would not for the world, now that they know better than to have them in their furnishing scheme, admit that back out of sight in a sewing room or other place sacred to herself there is a rocking chair where she can go and indulge her fancy for motion unrebuked. A woman like this ought to have the courage of her rocker, but she hasn't.

"There are other women whose homes are beautifully and comfortably furnished in the style of Louis Quinze, the cushioned style, who are not happy until they find on their list of acquaintances one who still indulges in a rocking chair. She will visit her as often as she can find an excuse simply that she may have an opportunity to rock at her ease.

"With the entrance of period furniture the little lease on life that this grotesque chair still kept was broken. Favorite or not, it had to be banished. I am sorry for the people who still want to rock, but in my own clientele I would seriously frown on the attempt to smuggle it in along with Jacobean, Tudor or furniture of French of Italian epochs. It is too incongruous."

If a manufacturer finds speech to so cruelly doom the rocker, what is left of the emphatic to declare how the decorator despises it. He simply ignores the existence of the rocking chair, in fact it never did exist for him.

And yet there are factories that still turn out rocking chairs by the thousands. Where do they go? To South America and Spain. The Latin temperament finds a fitting place to indulge siesta in these "American" chairs. In all Spanish countries there are nearly as many rocking chairs in every home as there are women, and these charming women, brought up amid the most beautiful models of furniture ever built, care nothing at all for style.

Many Parcels in Greater New York to Be Sold Under Hammer

A number of interesting auction sales of improved and unimproved real estate are shortly to be conducted by Joseph P. Day on behalf of various owners, including several estates. The properties to be offered are located in different sections of greater New York and its environs, and prospective purchasers will have a wide range of choice. Among the properties to be sold are seventy-two lots in the Flatbush section of Brooklyn owned by the estate of James Buchanan Brady, who in his lifetime was widely known as "Diamond Jim" Brady, and numerous valuable lots, dwellings and tenements belonging to other owners.

An exceptionally large sale of attractive investments and speculative properties for the account of various executors and owners will be held by Mr. Day on next Thursday, June 19, at noon. The properties to be disposed of on that day consist of private dwellings, tenements and vacant land in Manhattan, The Bronx and Brooklyn.

By order of the Farmers' Loan and Trust Company, executors of the late John Sullivan, Mr. Day will offer the four story dwelling at 41 West Eighth street, between Fifth and Sixth avenues, 23x55x93; 9 Greenwich avenue, between Christopher and West Tenth streets, a four story brick tenement with store, 19.2x57x irregular; 322 East Twenty-fifth street, between First and Second avenues, a four story brick tenement in the front, with three stories in the rear 25x98.9.

To close the estates of Alma P. Taylor, John McSherry, James G. McLoughlin, Patrick H. McNulty, George S. Walworth, Calvin Demarest and Marion Cutting, the following properties will also be sold:

The three story dwelling, 20x100, at 199 McDonough street, near Sumner avenue, Brooklyn, a lot on the south side of Lafayette avenue, 150 feet east of Cypress avenue, Ridgewood, Brooklyn, 25x100; a plot on the west side of Riverside Drive, 900 feet north of 165th street, 50x100; 823 and 827 Vanderbilt street, Brooklyn, two two story, two family dwellings, 20x64 each; a plot on the north side of Vermilyea avenue 125 feet east of Dyckman street, 225x150; the southwest corner of Seaman avenue and West 207th street, a plot 100x100; a large vacant plot on Washington Heights, on the west side of Broadway, 182 feet north of 181st street, 286x100; 519 to 521 East 117th street, near Pleasant avenue, a six story new law tenement, 48.6x100.11; a plot on the east side of Lawrence avenue, running through to Graham square, Bronx, 52x125, irregular; 22 Jane street, between West Fourth street and Greenwich avenue, a two story brick stable, 24x72.7x irregular; 463 West Forty-second street, between Ninth and Tenth avenues, a four story brick tenement, 20x100.5, two parcels of vacant land in the borough of Midland Park, Bergen county, N. J., comprising about eleven acres.

Other parcels are as follows: 175 and 177 Central avenue, Far Rockaway, L. I., a three story dwelling, 50x150; 2820 Westbourne boulevard, in the Bayswater section of Far Rockaway, a twelve room private dwelling on a plot 325x200; a large residence, with outbuildings and two acres of highly cultivated land at West Nyack, N. Y.; 148 West 122d street, between Seventh and Lenox avenues, a three story dwelling, 17.4x100.11; 437 to 441 Pleasant avenue, near 123d street, a six story brick tenement with stores, 50x100; 245 and 247 East Fifty-seventh street, between Second and Third avenues, two three story brownstone dwellings, on plot 33.4x100.5, and the southeast corner of Bleecker and Bank streets, known as 417 Bleecker street, a three story frame building, 50x45.3.

245 AND 247 EAST FIFTY-SEVENTH ST

The Columbia Trust Company, Robert L. Gordon and Richard Crowley, executors of the estate of James Buchanan Brady, have instructed Mr. Day to sell at public auction to the highest bidders, regardless of price, seventy-two lots located in the Flatbush section of Brooklyn. The sale will be held Tuesday, June 17, at the Brooklyn salesroom.

Under the terms of the will of the late Mr. Brady his residuary estate, including these lots, was left to the New York Hospital and the Johns Hopkins Hospital. In order to comply with these terms, and to turn the property into cash, it was deemed necessary by the executors to sell the property at once and turn the proceeds over to the New York and Baltimore hospitals.

Sixty-three of the lots to be sold are located on Albany avenue, Farragut road, Glenwood road and Tracy avenue. The new subway which is in course of construction on Nostrand avenue is to have stations at Newkirk and Flatbush avenues, a short distance from the property.

An exceptional opportunity will be offered builders and investors to purchase excellently located Bronx lots at noon, Thursday, June 26, at the Vesey street salesroom, when Mr. Day will offer at executor's sale, to close the estate of Frances T. Lord, fifty lots and plots on Grand Boulevard and Concourse (Woodrow Wilson parkway) and Morris, Creston, Anthony, Ryer and Valentine avenues, between 180th and 181st streets; also included in this sale is a four story brownstone private dwelling 20x100.83 at 140 West Ninety-third street, between Columbus and Amsterdam avenues.

By peremptory order of stockholders Mr. Day will sell at absolute auction on Saturday, June 28, to dissolve the Hollis Wilkesbarre Realty Company, 178 lots located at Hollis, L. I. These lots lie on Hollis, Farmers and Beaufort avenues and on adjacent streets and avenues and are ready for immediate building. A number of new homes are now in course of construction opposite the lots to be sold. This sale is to be held at 2:30 P.M. on the property and will be conducted under a large tent.

TWO SALES ANNOUNCED.

B. L. Kennelly Will Sell Property in New York and Connecticut.

Manhattan, Bronx and Connecticut properties are to be sold at public auction by Bryan L. Kennelly on Wednesday, July 2, in the Real Estate Exchange salesroom. The offerings include a four story brick double tenement with two stores, at 804 East Fifth street, Manhattan, formerly the property of the estate of Cornelia L. Conklin; 2266 Andrews avenue, near 183d street, Bronx, a plot 100x100, suitable for improvement with apartment houses on which there is a two and one-half story frame dwelling. For the estate of Charles E. Lounsbury twenty-two acres in Greenwich, Conn., at the southeast corner of King street and Round Hill Road will be sold.

To close the estate of Jacob Meyer Mr. Kennelly will sell at Supreme Court partition sale on the premises at 2 P. M., Saturday, June 28, the valuable property on the west side of Mamaroneck avenue, Boston Post Road, Mamaroneck, Westchester county. There is a two story frame dwelling on the land.

ROCKMORE ESTATE SOLD.

Property Covers 105 Acres in New Castle, Westchester County.

G. H. Warner has sold his estate of 105 acres, known as Rockmore, situated on the Whippoorwill road in the town of New Castle, six miles north of White Plains. The purchaser, Max Loewenthal, vice-president of the United States Rubber Reclaiming Company, will occupy the premises as his country home.

The property consists of a main dwelling house of stone construction, built about three years ago, with a large living room, solarium, billiard room, dining room and kitchen, five master bedrooms, sleeping porch and four baths, the servants' quarters occupying a wing over the kitchen. Besides the main house there is a lodge house of stone construction and a gardener's cottage.

The property has an elevation of 680 feet and was held at $150,000. One of the features is a ten-acre lake on the property. The sale was negotiated by Chauncey B. Griffin and Company.

MANY HOUSEWIVES COMPETE FOR PRIZE

Submit Ideal Kitchen Designs in Own Your Home Show.

Present methods of designing kitchens in the modern apartment houses as well as the less pretentious suburban bungalow homes are open for considerable improvement. This is the impression gained through the opinions recorded by a number of housewives from all sections of the country who have submitted ideas in the kitchen designing contest of the "Own Your Home" exposition.

"This contest, which closes to-day," says a statement issued from the headquarters of the exposition, "has created considerable interest. Women never have been satisfied with the arrangement of kitchens, for they say that men have done all the designing and fitting up of these important sections of homes and that men know little or nothing about the necessities to kitchen efficiency and convenience.

"All of the designs received will be submitted to a committee composed of women who have made a special study of the requirements of a modern housewife. Mrs. A. Louise Andrea is chairman of this committee, and the other members include Mrs. Nancy Ashton, of the *House and Garden Magazine;* Miss Leonarda Goss, of the *Delineator;* Mrs. Oliver Harriman, Mrs. William Laimbeer, Miss Frances McKee, of *McCall's Magazine;* Miss Anne Lewis Pierce, Mrs. Rose Sachs, Miss Marie Sellers, of the *Pictorial Review* and late of the U. S. Department of Agriculture; Mrs. M. Sutton, Miss Helen Vassar and Mrs. Arthur M. Wight.

"The contest was arranged for the purpose of affording women an opportunity to suggest their ideas of an ideal kitchen. That they were interested has been proved by the large number of designs already received by the committee.

"In addition to awarding prizes for the best ideas submitted, the exposition management also has arranged to have the first prize winning plan, as a feature of the exposition which opens in the 71st Regiment Armory on June 25. That the model kitchen idea is of general interest has been indicated by the requests for photographs of the prize kitchen received from many cities throughout the United States and Canada as well as from Great Britain and France.

"The model kitchen display will be but a relatively small feature of the exposition, which is being promoted with the idea of presenting to the public some possible solutions of the present acute housing situation. The main object of the display will be to encourage the development of suburban property with the erection of homes.

"Several houses of the bungalow type will be constructed within the armory and the details of all cost items will be explained."

BUILDING COSTS BID FAIR TO GO HIGHER

Little Hope of Material Prices Ever Reverting to Pre-War Levels, Says Turner Company Official

"It was the expectation in many quarters that immediately the war was over prices on all commodities would come tumbling down to pre war levels, says an official of the Turner Construction Company. "The commission appointed by Secretary Redfield to stabilize prices made an earnest effort to do so and met with partial success along some lines. But now the country is beginning to realize that very little can be looked for in this direction, and in many lines the business is becoming very active and prices are actually advancing. In the middle West especially a revival of business has started.

"Political economists and banking experts agree that aside from any other cause the immense issues of paper money, the large bond issues which will be utilized for borrowing at the banks and the credit expansion due to increased bank deposits would automatically maintain a very much higher level of prices than we had before the war. They point to similar periods in the world's history as examples. English and other European authorities seem more positive than our own, as the proportionate increase in prices and the bond issues were proportionately greater in those countries. Another important factor is the determination of organized labor to maintain wages and the actual scarcity of common labor, which will hold the price of common labor up. They also state that it will be a great many years before foreign goods can be manufactured to take care of the European needs and leave a sufficient surplus to export to this country and disturb our local markets.

Slim Prospect of Reduction.

"It is hard for the ordinary business man to follow the scientific reasonings of the political economists, but if an analysis is made of the individual items which we use in concrete construction it can be readily seen that there is no prospect of prices being reduced to the pre war level, except as the commodity price level lowers gradually over a period of years.

"The price of cement at Eastern mills in 1913 was 55 cents a barrel without bags. One ton of coal would burn five barrels of cement. The mills had contracts for coal at 75 cents a ton previous to the war. For each one dollar that coal was advanced the price of cement has automatically advanced about 20 cents. The price of coal is now probably around $2 a ton at the mines. The freight rates on coal have been advanced, so that cement costs for fuel alone at least 30 cents more a barrel. The other heavy item in cement production is labor. Common labor is used in mining the rock, in transporting to mill, in packing the bags and loading cars. Where labor used to be 15 cents an hour it is now 40 to 45 cents. So it can be safely said that the actual production cost must be double that of 1912-1913.

"To the production cost must be added the overhead, which consists of depreciation and repairs, a heavy item in cement mills; interest on investment, selling expenses, &c. This item is practically constant whether the mill is running at full or partial capacity. During the last year they have not been running over 40 per cent. capacity on the average, with a correspondingly high overhead cost a barrel of cement. So that the statement which has been made that the mills showed a better return in the pre-war period at 85 cents a barrel than they do now at current prices may be substantiated. Under these conditions there seems to be little likelihood of a reduction in price until the mills have been operating for some time at a higher percentage of capacity.

Sand and Gravel Have Doubled.

"Both sand and gravel are dependent upon the cost of common labor and the cost of transportation. Both of these items have more than doubled since 1913. The sand and gravel plants during 1918 did practically nothing outside of Government work, with consequent heavy overhead expenses, so that it is doubtful whether any material reduction can be expected in the sand price. The amount of gravel produced in New York and vicinity is relatively small and follows the price of broken stone.

"Lumber is also dependent upon the cost and scarcity of labor to cut the timber and upon the transportation rates. The lumber price in the South is practically double the prewar figures. The common labor in the forests costs over twice the prewar rate and is becoming very scarce. The lumber is being cut further away from the railroads, making it more difficult to ship. Freight rates have been increased 40 per cent., and the competition from sailing vessels is almost eliminated by the high cost of tonnage. It is true that the yards are adding a larger charge to the wholesale price for handling, storing and delivering, much of which can be saved at the present time, as freights from Southern points are arriving promptly. All expect a large demand for housing lumber this season, and when it develops many predict a sharp advance in mill prices. Certain items such as finished flooring are already getting scarce and have advanced in price.

Steel Reduction Impossible.

"Steel has increased in price more proportionately than any of the other products. Producers claim that any reduction below present levels will force many mills to suspend operations. Wages have been advanced to much more than double the prewar rates and labor is becoming scarce. Fuel and limestone for fluxing are at least double former costs. The determined effort of the Railroad Administration to force down steel rail prices has not met with success, and the passing of the extra dividend on the common stock of the Steel Corporation would apparently show that it does not expect to make the profits at present prices that were made in 1918. Many of the other items used in concrete construction are dependent on the steel and metal prices, so that they will also stay up.

"Brick is generally not an important item in concrete construction. The cost of manufacture has been greatly increased by labor and transportation costs and no material reduction can be seen at present.

"Thus a reason for the advance can be seen in almost every item when studied. As a whole, building materials on the average have not proportionately increased with other commodities which are in continued use, such as food products, clothing, fuel, chemicals, &c., as there has been almost no building done for two years outside of Government requirements, but the demand for houses in this country is extreme and there is bound to be much construction work done, so that the outlook for material prices is that they may go higher rather than lower."

Bronxville Apartment Planned

Probably the largest building operation now under way in Westchester county is the construction of the Hillcrest Apartments on the Lawrence Park properties in this model Westchester village.

This building was started early in the spring, and will be ready for occupancy on October 1 next. It is a further development of the country apartment type of structure which has been so successfully developed by the Lawrence Park Realty Company and later by its successor, the Village Investing Company, the owner of the building under construction.

Hillcrest is of fireproof construction, being built entirely of stone, tile and cement, and is surrounded by ample grounds, trees and shrubbery. It occupies a commanding site along the hillside on Sagamore road, looking over the Bronx valley and Parkway. The building will contain fourteen apartments of six and seven rooms, with two and three baths respectively, and will cost about $150,000 to build. All rooms are outside and command extensive views of the surrounding country, and the building is located within three minutes' walk of the Bronxville station.

The architects are Bates & Howe, who have designed an exceptionally beautiful building of an English type, a feature of which are the attractive balconies for each apartment.

Every apartment in the building has already been leased at rentals varying from $1,200 to $1,800 a year.

The Hillcrest Apartment is the sixth of a series of large buildings of similar type, all of which have been constructed in recent years upon the Lawrence Park properties.

WHITE PLAINS LOTS WILL BE AUCTIONED

C.B.Griffen to Sell 140 Choice Building Sites June 21.

Chauncey B. Griffen, of the firm of Chauncey B. Griffen & Co., announces the offering at public auction sale of 140 building sites in the highest and best residential section of White Plains, Westchester county. The sale will be held on June 21, on the premises at 1:30 P. M., rain or shine, and will be absolute, without reserve or protection.

The property to be sold is located on and adjacent to Green Ridge avenue, which is the principal residential thoroughfare of White Plains. The streets in which the lots are located are Grand View, Long View, Davis, Lexington and Smith avenues, in addition to Green Ridge avenue.

All plots to be sold have frontages of 100 feet and are ready for the builder. Sewers, water and gas are installed.

The terms of sale are decidedly easy and are as follows:

Ten per cent. on day of sale, 20 per cent on July 21, 70 per cent. on mortgage for three years at 5 per cent. a discount of 5 per cent will be allowed for all cash and Liberty bonds will be accepted at par value, or savings bank books, as deposits on purchases.

White Plains is twenty-two miles distant from the Grand Central Station in Manhattan and has the best express service on the Harlem Division of the New York Central Railroad. It is reached in forty minutes. White Plains is also the county seat of Westchester and has a population of 25,000.

Many costly and high class residences have been erected in and adjacent to Green Ridge avenue. All sale titles have been guaranteed by the United States Title Guarantee Company.

LUNCHEON TO BE HELD JUNE 20

Lewis Nixon, chairman of the Public Service Commission; John H. Delaney, Rapid Transit Construction Commissioner; Gen. T. Coleman du Pont, Commissioner of Police Commissioner, and Maurice J. Connolly, president of the Borough of Queens, will be the guests of the Chamber of Commerce of the Borough of Queens at its second luncheon meeting, to be held Friday noon, June 20, at the Hotel Commodore.