

## Business Men Declare For Business As Usual Representatives of 381 Lines in Convention Complete Plans for Preventing Great Disturbance in Readjustment Period

Atlantic City, Dec. 10, 1918.

**T**HE greatest piece of constructive work accomplished by the convention of business men held here last week under the initiative of the Chamber of Commerce of the United States was the re-establishment of American pluck and determination to achieve success in the minds of several thousand leaders in hundreds of lines of business who came here disposed to have confirmed their opinion that the country was in for a bad time generally for the next few years.

It is probably true that nine out of every ten delegates to the convention expected to hear that conditions elsewhere in the United States were much worse than in his own community where he was assured "there was likely to be trouble." There had not been any trouble yet, it was true, but just wait until one of many things happened and then everybody would see what we were up against. There were the four million soldier boys who would be back in a short time and want jobs—and would have to have them even if some other fellows who had been just as patriotically at work but who had not been in uniform had to get out. There was the labor question, meaning the question of a reduction of wages, and just listen to what Gompers said last week. And there was the mater of the piles and piles of wool, and iron and wheat and cotton and tractors and autos and monkey wrenches and a million other things that the Government had bought, at high prices, had not used, and was now ready to dump into the regular channels of trade at a price that would play havoc with the whole works. These were only a few of the things that "were going to" bring about chaos, and nearly every man had local variants of the tales of woe. Gossip had been busy spreading the propaganda of disintegration and decay and possible revolution throughout the clubs and in the corner groceries of the whole country.

And these men who are good business men because they keep in touch with what is public opinion and community affairs had been influenced to despair of getting back to normal conditions without having to undergo the wrenching and vicissitudes of panicky times.

That's how it was when the convention met. In two days seven men had turned nearly five thousand timorous and hesitant individuals who were apparently ready to settle down into aimless acceptance of an inactive and unprofitable period of reconstruction into a militant body of alert, vigorous American manhood ready to make Business Depression look like Chateau Thierry after the old 69th had smashed its way through it over the flower of the Hun's army.

These seven men deserve the Congressional Medal or surely as General Pershing did. They said, relying on their intimate knowledge of the tested enterprising character of the American business man, as General Pershing knew that he could depend on the men in his

army when he offered it to General Foch, that the American Army of Commerce was equal to the emergency which confronted it and was ready to and would go over the top.

The American Expeditionary Force without the grit and courage and confidence of General Pershing would have made a sorry exhibition of itself instead of acquitting itself with glory. The American Commercial Force under the inspiring leadership of Generals Wheeler and Schwab and Redfield and Farrell and Rockefeller and Warburg and Baruch has turned "face front" and is ready for business.

It took nerve to say to five thousand men, hungry for foreign trade to keep their will wheels turning, that the United States must not try to bag the foreign commerce of the world but must practice the doctrine of live and let live so that the American people could not be accused of dollar philanthropy—but that is what Mr. Harry A. Wheeler, President of the Chamber of Commerce and Chairman of the convention did not hesitate to say, and was heartily applauded.

It was courageous for Mr. Charles M. Schwab, President of the Bethlehem Steel Company, to suggest borrowing money to build factories when the five thousand pessimists in front of him were wondering what they were going to do with the plants they had—but he made them feel he was on the right track.

It required vision to urge upon a crowd of men burdened with the problems of practical business to seek the aid of science in shaping the future so that competition would be more easily overcome, but Secretary William C. Redfield lifted a big load off the tired business men's shoulders when he showed them that with the aid of the machinery in the Department of Commerce they could cut the costs of manufacture and enable them to meet foreign competition on better terms.

It was only to a nation that had been baptized with fire for humanity's sake that a man could say we must not accept as our commercial standard the principles that had brought the hatred of the world upon the heads of the German people, but James A. Farrell, President of the U. S. Steel Corporation, declared that the future security of the world could not be brought about by waging a perpetual bloodless war, inspired by the same enmity, suspicions and fears that but lately divided the world—and the men who are the keenest in business competition in the whole world saw the truth in what he said.

High purpose was necessary to point out to those who had grudgingly admitted labor to a share in the profits of business that still more of freedom and of generous participation must be granted to the partners of Capital in the world's work if the land was to be made safe to live in—but Mr. John D. Rockefeller, Jr.'s, creed was subscribed to with enthusiasm by the men who had



## Industrial Creed Proposed by John D. Rockefeller, Jr., and Unanimously Adopted by Nearly 5,000 Representatives of 381 Lines of Business at the Atlantic City Convention of War Service Committees Called Together by the Chamber of Commerce of the United States to Plan the Readjustment of the Nation's from a War to a Peace Basis.

1. I believe that labor and capital are partners, not enemies; that their interests are common interests, not opposed, and that neither can attain the fullest measure of prosperity at the expense of the other, but only in association with the other.

2. I believe that the purpose of industry is quite as much to advance social well being as a material well being, and that in the pursuit of that purpose the interests of the community should be carefully considered, the well being of the employes as respects living and working conditions should be fully guarded, management should be adequately recognized and capital should be justly compensated, and that failure in any of these particulars means loss to all four.

3. I believe that every man is entitled to an opportunity to earn a living, to fair wages, to reasonable hours of work and proper working conditions; to a decent home, to the opportunity to pay, to learn, to worship and to love, as well as to toil, and that the responsibility rests as heavily upon industry as upon government or society to see that these conditions and opportunities prevail.

4. I believe that industry, efficiency and initiative, wherever found, should be encouraged and adequately rewarded, and that indolence, indifference and restriction of production should be discour-

tenanced.

5. I believe that the provision of adequate means of uncovering grievances and promptly adjusting them is of fundamental importance to the successful conduct of industry.

6. I believe that the most potent measure in bringing about industrial harmony and prosperity is adequate representation of the parties in interest; that existing forms of representation should be carefully studied and availed of in so far as they may be found to have merit and are adaptable to the peculiar conditions in the various industries.

7. I believe that the application of right principles never fails to effect right relations; that the letter killeth and the spirit maketh alive; that forms are wholly secondary while attitude and spirit are all important, and that only as the parties in industry are animated by the spirit of fair play, justice to all and brotherhood will any plans which they may mutually work out succeed.

8. I believe that that man renders the greatest social service who so co-operates in the organization of industry as to afford to the largest number of men the greatest opportunity for self-development and the enjoyment by every man of those benefits which his own work adds to the wealth of civilization.

looked askance at any further concession to labor, and were only a short time before quaking because they were so doing.

It was a bold proposal to continue making common cause with our allies by further loans of money and extensions of credits for the purchase of raw and manufactured material when business here was seeking Capital for its own uses—but Mr. Paul Warburg had the audacity to see New York vying with London as a world exchange market if the national effort, born in idealism, is properly safeguarded from debauchery of unscrupulous business methods and ineffective or disturbing Governmental action.

It was almost revolutionary to ask if the wasteful practice of competition under some circumstances should not be done away with—but Mr. Bernard M. Baruch, retiring chairman of the War Industries Board, made this suggestion as the result of the knowledge he has acquired in the Government war service to this assemblage of men whose training has been rather in the art of commercial warfare than in the field of non-competitive combinations.

The fearlessness and audacity and inspiring attitude of these seven speakers, who had accepted the rates of leaders because they were broad minded, with clear vision and had the courage of their convictions, turned the thoughts of the allied business men from the contemplation of the coming of troublous times to the determination to act together and at once to prevent the undermining of the business structure; to present a united front to the approach of disturbing elements; to depend on individual initiative and the characteristic American habit of the will to put things over and so prevent a period of depression by joining hands to force the continuance of prosperity. Panic is more a state of mind than a condition of facts—this fear of what

may happen than a knowledge of what actually is.

So these men, who prevented a rout and compelled their business associates to think in terms of victory, deserve at least the thanks of the country even if they cannot have the Congressional Medal for merit. It's a good job to inspire a lot of half beaten men with the purpose of making a winning fight.

Of course these men had some very telling arguments with which to counteract the gossipy prognostications of hard times to come. They made good use of the following facts: That the soldiers are not all to be sent home at once; that immigration, which has practically been nil for several years, has to make up a deficit of 5,000,000 before it can again be a formidable factor in furnishing an over supply of unskilled labor; that the shipbuilding program calls for more than double the output next year, with consequent urgent need of more shipyard workers than are now employed; that the Government will not dump goods on the market in such way as to demoralize business; that the whole world looks to us for raw and manufactured products, for money, for credits and that therefore the high cost of living will be maintained, that wages will not be materially reduced and that the cost of materials will continue on a high level; that there was more money than ever before for constructive work; that normal times are on the way, but "normal times" meaning a period in which the relative proportions will again exist, but naturally on a higher level than before the war.

So 5,000 leading business men, enthused by the undaunted spirit of seven, went home to preach the doctrine of readjustment in an optimistic frame of mind.

The next most important action of the Convention was the creation of a new and powerful federation of American industries. This Association, made up of the

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# Offers Comprehensive Port Development Plan

## New York and New Jersey Joint Commission Recommends Creation of Port District—No Federal Tunnel Appropriation

**A** PROPOSED agreement between this State and New Jersey for the development of this port on a comprehensive plan has been prepared and published by the New York and New Jersey Port and Harbor Development Commission.

The Commission recites the fact that in 1834 New York and New Jersey entered into a treaty relating to the Government of the waters of the port of New York, and states that the further development of the terminal facilities in the port can best be accomplished by the cooperation of the two States under an amendment of the treaty of 1834. It is proposed that each State pledge to cooperate "in the future planning and development of the port of New York" and makes possible the creation of a "Port of New York District."

The treaty does not fix the boundary lines of the district. These are to be determined by the Legislatures of the two States. The treaty creates what is termed "The Port of New York Authority," made up of six commissioners, three to be appointed from each State, having authority to purchase, acquire, construct, lease and operate any terminal or transportation facility within the district; to make charges and establish rates of toll for the use of the same, and to take, own, hold, lease and operate any kind of property; to borrow money and secure the same by bonds or mortgage upon the property held or to be held by it.

It is provided that the treaty is not to affect the legal title to any property now vested in or held by either of the two States or by New York city or any other city, county or village within the district. Nor does it affect the revenues now derived by the city from its dock properties. The treaty would authorize the port authority to make orders, rules and regulations within the port district for the improvement of navigation and commerce not inconsistent with the Constitution of the United States or of either State or with acts of Congress; and it provides a method by which rules, orders and regulations are to be made effective only after submission to the municipalities within the district for their approval.

The proposed plan does not deal with the physical or economic features of port development. These are being separately studied by the commission and will form the basis of its report to the Legislatures of both States. The treaty is based, however, upon the assumption that the commission will conclude from its study that comprehensive development of port facilities must come through the cooperation of the two States, joining when necessary with Federal and municipal authorities, acting through a legally constituted agency vested with broad legal powers to build, maintain and operate port facilities, to improve commerce and navigation at the port, to borrow money for the purpose and to deal with all phases of the matter by public or private ownership or by both.

All legal questions were carefully considered by the commission before this synopsis of the proposed treaty was made public.

It is stated that the plans of the New York-New Jersey Port and Harbor Development Commission do not collide with the proposed improvements for New York city urged by Dock Commissioner Murray Hulbert.

The commission consists of William R. Willcox, chair-

man; E. H. Outerbridge, Arthur Curtiss James, representing New York; and J. Spencer Smith, vice-chairman; De Witt Van Buskirk and Frank R. Ford, representing New Jersey, with William Leary, secretary; B. F. Cresson, Jr., consulting engineer, and Julius Henry Cohen, counsel. The proposed treaty creates a legal plan for the comprehensive development of the port under a strong central authority.

The Senate Interstate Commerce Committee voted on Thursday its disapproval of the Calder bill, providing for an appropriation by the Government of \$6,000,000 to build a vehicle tunnel under the Hudson River at New York. A decision not to report the bill to the Senate was reached after the committee had heard representatives of the Joint Tunnel Commission of New York and New Jersey and other advocates of the tunnel scheme.

The project was rejected on the ground that Congress would be setting a precedent for tunnel and bridge enterprises, backed by Government capital, in other communities. Senator Kellogg of Minnesota said there was no more reason for the Government building a tunnel under the Hudson River than under the Mississippi River.

Gen. Goethals explained that he had passed on the question of whether the New York and New Jersey shores ought to be connected by bridge or by tunnel. "I decided against a bridge because it would be an obstruction to navigation," he said. "If destroyed in time of war it would block navigation. A vehicular tunnel project would relieve congestion where a bridge would not and fogs and ice would not be the terror to traffic that they are now."

Gen. Goethals' plan embraced a tube forty-two feet in diameter, of concrete block construction, with two tiers and a sufficient width to allow three trucks to pass. It also provided for a footpath. An engineering firm, he said, had estimated the cost at \$12,000,000 and that it would take two years to build it. The yearly maintenance was placed at \$125,000.

"This tunnel," he said, "would relieve congestion along the shore front and if the proposed port development, with a large freight classification yard on the New Jersey side, is followed out it would bring material relief in lightering and other river traffic, now very much congested."

Among those at the hearing were General George W. Goethals, who was called in by the Joint Tunnel Commission as an expert; E. W. Bloomingdale of New York, chairman of the Joint Commission; Paul Windell, counsel of the commission; George W. Dyer, chairman of the New York Tunnel Commission; William H. Noyes, chairman of the New Jersey Tunnel Commission; former Governor Franklin Murphy of New Jersey; Edward A. Byrne, consulting engineer of the New York Tunnel Commission, and J. D. Tamblin, Associate Secretary of the New York Chamber of Commerce, Governor-elect Smith of New York and Governor Edge of New Jersey telegraphed their inability to attend.

At the meeting of the Sinking Fund Commission Mayor Hylan expressed more sympathy with the port development urged by Dock Commissioner Hulbert than he has in his previous public utterances. He indicated that his attitude hitherto had been taken more or less

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# Own Your Own Home Campaign Inaugurated

## National Federation of Construction Industries Starts Country-Wide Propaganda—Directors Elected at Convention

IT is indicative of the importance of real estate and construction development in the business life of the country that out of 381 committees representing the great lines of industries which met recently at Atlantic City to consider reconstruction problems, 97 were interested in construction. Following the larger conference these 97 committees met in convention called by the National Federation of Construction Industries to consider the business outlook and to decide upon the best means of immediately tackling construction problems.

Among the prominent men who were present at the meeting and who discussed the question at issue were D. R. McLennan, chief of the Non-war Section of the War Industries Board; Hugh MacDonald, assistant in the newly created Surplus Materials Division of the Housing Corporation; Judge E. B. Parker, Chairman of the Priorities Division of the War Industries Board, and Hon. William B. Calder, Senator from New York.

The most significant action taken at the Convention was the launching of an "Own Your Own Home" Campaign in which all the various organizations represented will participate. It was pointed out that although great public works might temporarily absorb labor and materials, the ultimate economic basis of normal conditions must rest on private construction. In fact a return to normal conditions can only be reached after the buildings deferred on account of the war, for which there is now so insistent demand as shown in advancing rents and shortage of space, have been replaced. The "Own Your Own Home" Campaign to be launched by the Federation is the first step in this direction.

To carry the campaign through, it is proposed to capitalize the community interest in housing, which has been stimulated during the war, and to enlist the cooperation of the various Chambers of Commerce, Boards of Trade and Real Estate Boards throughout the country. If the opinion of a well-known expert on business conditions who recently stated that "the experience of the past shows that building is active when prices are

highest" may be taken as an indication, the timeliness of this movement is well gauged. Not only is there an insistent demand for more and better housing accommodations in most of the larger cities of the country, but high wages and general prosperity which always accompany high prices make home building particularly attractive. If the interest of American communities in housing can be properly directed, much of the emergency war construction in this field will be made of permanent benefit to the country.

The direction of the campaign will be in the hands of a group of prominent men in the building field—among these are Colonel John R. Wiggins, of Philadelphia, President of the National Association of Builders' Exchange; L. McNamara (St. Louis, Mo.), President, National Association of Master Plumbers; J. J. Comerford (Detroit, Mich.), President, National Retail Lumber Dealers' Association; Col. Sam Tate (Tate, Ga.), representing the National Marble Association; Hugh Cotty (New York), General Contractor; F. T. Miller (New York), President, F. W. Dodge Company, representing the trade press; Thomas Earle (S. Bethlehem, Pa.), President, Steel Fabricators of the United States; J. T. Duryea (Syracuse, N. Y.), representing the Boiler and Radiator Manufacturers' Association; C. W. Gompertz (San Francisco), General Contractor; A. M. Maddock, of the Sanitary Potteries Company, Trenton, N. J.; Ernest T. Trigg, of the G. B. Lucas Paint Co., Philadelphia, President, National Federation of Construction Industries; B. F. Affleck, President (Chicago), Portland Cement Association; W. C. Dickey (Kansas City), representing the Clay Products Association; John L. Kaul (Birmingham, Ala.), representing the National Supply Manufacturers' Association; John A. Kling (Cleveland), representing the National Builders' Supply Association.

A meeting of these men has been called at Chicago for January 8th, 1919, to consider the details of the campaign.

Officers of the Federation are: Ernest T. Trigg, President; A. M. Maddock, Treasurer.

# Comptroller Travis' Plan for New Taxation

ALBANY, N. Y., December 11.—State Comptroller Travis says that the imposition of a State income tax on all general business corporations and partnerships, including manufacturers, appears to be the best solution for increasing the State's revenues to meet the constantly growing cost. According to the Controller's estimate, about \$15,000,000 would be realized annually from this new source which would help to offset the loss of \$12,000,000 excise tax and the increased cost of government, without the need of increasing the present direct tax on general property or developing any new special taxes of an indirect nature on franchises, privileges and incomes to overcome the expected decrease in revenues.

"That the present system of taxation is unscientific has been demonstrated," said the Controller, "as under it the real property pays a tax out of proportion to that paid on intangible property which cannot be successfully taxed by unskilled and underpaid boards of local assessors.

"The general property tax plan of this State has fallen down with particular reference to the taxation of personal property. Under our laws, the assessors are supposed to assess each taxable person with the amount of personal property owned. It is estimated by some that the amount of personal property owned in the State of New York is three and one-half of the State. Examination of the assessment rolls shows that the amount of personal property assessed in 1917 equals but 4 per cent. of the amount of real property so assessed. In fact the history of this subject reveals that in 1866 25 per cent. of the taxable property assessed in the State was per-

sonalty. Since 1866 the percentage has steadily declined.

"It is the experience in Europe and in the several States of this country that if you tax personal property at a greater rate than say \$8 per \$1,000 the taxpayers will by one method or another conceal their property and evade the payment of the tax.

"It is not possible in the short space of time adequately to discuss the measures necessary to produce substantial justice of taxation in the State. Briefly, however, my plan is as follows: First, re-enact the law in force until 1911 imposing a tax upon the property of non-resident decedents similar to that adopted in nearly every other State.

"Second, the imposition of a State income tax on all individuals, general business corporations and partnerships, including manufacturers.

"Third, the mortgage recording tax should be repealed and mortgages should be taxed annually at the rates prescribed for investments. Some may be shocked at such a proposal, but upon analysis all reasonable persons will agree.

"Fourth, the rate of investments should be increased from 2 mills to 3 or 4 mills, and the revenue received divided 'fifty-fifty' between the State and the tax district where the owner resides. As it now stands, the owners of investments are not generally paying the investment tax. In fact it is a permissive tax. I have no authority to attempt to compel its payment. It is my notion that the tax law should be amended to make the payment of this tax mandatory, and also to provide an appropriate penalty to induce its prompt payment."



# Great Building Activity May Come Next Spring

## Readjustment of Wage Scales and Reduction in Cost of Materials Likely to Result in Bringing About Much Construction Work

**T**HROUGHOUT all branches of the building industry there has recently been much discussion as to the possibilities of an early revival of industrial building activity and as to exactly what form such activity might be expected to assume. The fact of a marked increase in the number of structures to be erected for industrial occupancy is almost taken for granted as it is now assured that the United States will in future be the leading industrial nation of the world. In order to successfully maintain this position, however, a great expansion of its industrial facilities must be provided for. This presupposes the erection of factory and industrial buildings of every type and description throughout all parts of the country and a consequent period of lively activity for the building industry engaged in this kind of work. The planning for a large volume of industrial construction as an important part of the reconstruction program has occupied the attention of almost everyone associated with the building industry.

Many well informed men in the building trades are to be found who are strongly of the opinion that the cost of materials entering into the construction of buildings will have to be materially reduced before the building industry will again be able to assume its former prominent position among industries of the country. This will be necessary because the present prices of practically all materials and commodities entering into building construction and which are not actually under Federal regulation and control have advanced to a figure almost prohibitive except for structures absolutely essential and for which current high building cost is of little or no object.

These high prices are partly, but by no means entirely due to the greatly increased wages of labor, transportation and other factors entering into the cost of production. The increased cost of labor is based upon two principal factors: the first, the actual increases in money per hour, or per day which the workingman receives; and second, the loss of efficiency and consequent decrease in the rate of production which seems always to accompany any shortage of labor.

A large part of the increased cost of construction however, appears to be the direct result of the shortage

in materials that was created by the abnormal demand during the past few years and which culminated with the entrance of the United States in the World war.

In other words, the producer has in many instances taken advantage of an opportunity to make a considerably larger percentage of profit on his goods than would have been possible had the times remained normal and the world conditions not upset by a great upheaval.

Now that the enormous demand for labor and supplies in so many lines has diminished as the result of the armistice and the consequent reduced pressure for munitions and supplies, competition will again make itself felt and it is possible that a lowering of the high price standards may result.

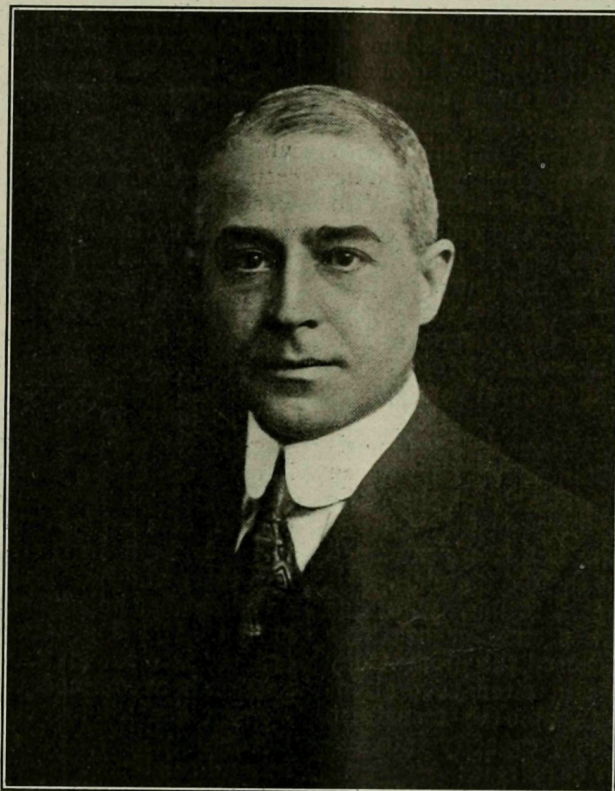
The efficiency of labor will also be materially improved now that the demand is lessened for workers in munitions factories and other essentially war industries. Without considering the question of reducing the existing scale of wages paid to labor this reduction in demand for labor will operate to bring about a further decrease in the cost of almost every kind of manufactured articles, including supplies for building construction.

Of course, there are other important influences at work at the present time that may offset much of the

foregoing and operate as a factor in maintaining the existing high price levels. One of the most potent of these is likely to be a large and insistent demand for manufactured articles and raw materials from foreign countries. There has been recently a large number of inquiries for building materials from European sources and export business in these lines is likely to be a prominent feature of the business of the producers of building materials for the next year or so.

It is the opinion of a large number of close observers that if a reasonable readjustment of conditions can be made during the coming winter months considerable building activity may be anticipated during the spring and summer of 1919.

Of the total amount of money placed for building operations in the future a substantial part must be set aside for the improvement of the nation's industrial facilities.



G. EDWARD ESCHER, PRESIDENT,  
White Fireproof Construction Co.

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in the interest of a diplomatic settlement of the differences between Comptroller Craig and the Dock Commissioner.

Acknowledging that there was a great demand for new piers and terminal facilities along the waterfront the Mayor added:

"We do not know how much money we shall have for that purpose. As soon as we have a concrete proposition before us we shall take it up. I am going to call a conference to iron out all these propositions. There is a demand for piers. There is no doubt that more are needed. But we must go slowly in such matters. Such things cannot be decided offhand."

Within a few days the Board of Estimate will hold a

meeting to revise the appropriations outstanding against the debt limit.

In consonance with the general scheme for port development Alfred E. Marling, president of the Chamber of Commerce, during the week sent to United States Senator Calder and Representative William E. Cleary of the Committee on River and Harbors urging them to do what they could to expedite legislation that would provide for the removal of Sheel Reef, in the East River, for its entire distance.

A communication was sent also to the Board of Estimate indorsing Dock Commissioner Hulbert's plans for port development and urging immediate action signed by officials representing the Chamber of Commerce of



# How to Increase Rents from One-family Houses

## Examples of Buildings Remodeled in War Times Which More Than Doubled Income, Notwithstanding High Cost of Alterations

EXISTING opportunities for the profitable alteration of old dwellings into apartments are exemplified in a number of interesting projects which have recently been completed and which indicate that in spite of the cessation of building construction a number of enterprising owners have been able to capitalize the existing shortage of residential space. Even before the war and American participation in it, the trend of city life from the private house to the apartment became a marked one; within recent years the principal demand for apartments has been concentrated upon the small suite, ranging in size from one to four rooms and practically all structures of this type have been rented with ease. The stoppage of building construction tending further to restrict supply intensified the demand. With no new apartment houses in prospect, the old dwelling which had been built for the occupancy of one family and has outlived its usefulness for this purpose presented immediate possibilities for alteration and many owners and builders, regardless of the advanced cost of material and labor, began to undertake projects involving interior reconstruction and general remodeling for apartment use.

This movement has long since passed the experimental stage, and numerous instances may be given where owners have been able to realize through the expenditure of comparatively small amounts, two, three and four times as much annual income in a remodeled structure as was obtainable from the old building.

Vincent C. Pepe, of Pepe & Brother, who has been prominently identified with a number of these projects within recent years, discussed the present day opportunities along these lines and cited several instances where owners have been able to transform holdings of small income producing capacity into excellent investment holdings. Mr. Pepe said:

"The demand for small apartments in the Washington Square section, especially in altered dwellings, is growing steadily and I am in a position to state that at this time the supply is able to meet only about 40 per cent. of the demand. Never before has there been a better opportunity for property owners, builders and operators to profitably remodel the old houses in this section. In spite of the fact that the mortgage market is not encouraging, that prices of labor and material have been advancing and conditions created which for a time made it difficult to undertake even small alterations by some builders, I can provide several instances which may be regarded as typical examples of existing opportunities.

"An alteration which has just been completed concerned property under our management at 18-20 Jones Street, houses which are owned by the Greenwich Improvement Society. Before they were altered, the monthly rent returned was \$70 for each house, or \$140 for the two. About three months ago the owner decided upon re-improvement and a total of \$7,000 was spent for the installment of steam-heat, electricity, plumbing, other interior alterations and painting. The rentals are now \$310 a month for both and all the apartments were rented a month before completion to good tenants. The building project was successful in spite of the fact that it cost 30 per cent. more than a similar project would cost in ordinary times. It may be interesting to note in connection with this property that I offered it for sale about a year ago at a figure below the assessed valuation but could find no buyer. Finally the owners ordered it sold at public auction; not a single bidder appeared and the owners were compelled to bid it in.

"The property at 17 St. Luke's Place owned by Josephine Brokaw was also altered at about the same time and we experienced the same excellent results, all the apartments having been leased to responsible tenants.

"This is in a new section near Hudson Park. This property was a three story and basement brick building rented as a private house for the last five years at \$50 a month. The owner, who paid \$9,000 for it about

nine years ago, spent about \$3,800 on the alteration and now realizes \$160 a month from the house. The return on the original investment was about 5½ per cent. but the total investment is now 15 per cent.

"The property owned by Judge Wauhope Lynn at 14 St. Luke's Place, a similar property that formerly was rented for \$1,000 a year, was altered last May into studio apartments and the rental increased to \$2,800 a year. These are not the only houses which have been profitably remodeled and a great many other instances can be cited in support of the contention that there are still a number of splendid existing opportunities in spite of the fact that prices are yet on a war basis. Houses which were altered in normal times show even a greater return, but I have only given instances of projects which were undertaken within recent months when conditions were not normal."

Charles E. Duross has been active in urging upon owners in the Chelsea district the necessity for the re-improvement of old dwellings and he also furnished a number of interesting examples of recent alteration projects. In discussing them he said:

"New York City was accustomed to look to emigration to keep up its steady growth, but this has been stopped for the past four years; still the city grows and it is becoming a problem to house all the inhabitants. The Tenement House Department is now taking up the subject of modifying the law, by which old houses, formerly built for private dwellings, may be changed into three and four family houses. This plan of altering dwellings has been going on for some little time in Manhattan. If the proposed tenement house changes are enacted into law, it will do a great deal to relieve congestion in accommodations and, at the same time, cause a great deal of private house property in Manhattan Borough, which is now a drug in the market, to be useful and salable.

"Many houses have already been altered into studio buildings and bachelor apartments, with great profit to the owners. Our office during the past five years and up to a year ago, when building practically ceased, induced many owners to thus improve old buildings. The field for this class of building has only begun to be developed. The demand for apartments in the altered house, in my opinion, will be permanent. Tenants appreciate the greater freedom, light and air usually found in small altered houses. Some owners have been skeptical about the permanency of such improvements but when they see the profit to be derived from the altered house, as compared to the old dwelling, they are usually willing to admit it is a good investment.

"One of our clients had a five story rear building at 64 West 9th Street which had at one time been used for factory purposes. As a factory or storehouse it was worth \$1,200 per year. He decided to change it to studio apartments. He put in steam heat, electricity, ten bathrooms, painting, tiling, etc., at a cost of \$10,000, and the rent from the rear building now is \$4,800, the expenses being \$800, showing a total profit of \$4,000 and leaving him a return of thirty per cent. on the money invested for the improvements.

"I might mention another property in Tenth Street between Fifth and Sixth Avenues (size 26 by 50 on a lot 26 by 100) an old four story and basement dwelling. It had been occupied by the owner, an old lady, for many years and until she died, leaving a will which directed that the property be sold and the proceeds to be given to charity. As a private house it would, after being overhauled, rent at \$2,400. Our office sold the property to a Wall Street man who altered it under our supervision, with the result that the income was raised to \$8,500 as against \$2,400, showing a profit of \$6,100 on an investment of \$14,000, the cost of the alterations.

"I might also mention a smaller house in the Chelsea District as an example of a dwelling of the English type which had become obsolete and could no longer be rented as a private dwelling or even a boarding house.

(Continued on page 685)



# Use of Portland Cement Will Be Much Greater

## Large Quantities Required for Road Construction and Farm Buildings, Report at Annual Meeting of Association

A FUTURE of great possibilities was the underlying current of feeling at the annual meeting of the Portland Cement Association held at the Hotel Biltmore Monday, Tuesday and Wednesday of this week. Throughout all sessions of this convention optimism was the keynote and the deliberations centered upon the preparation of plans for handling the great volume of new business that will come with the anticipated period of reconstruction rather than discussion of the adverse circumstances that for a year or more have hindered the production of cement.

Some of the members of the association came to the annual meeting direct from the great Reconstruction Congress held at Atlantic City the week previous and these men were filled with enthusiasm for making the coming year a momentous one in the economic history of the United States. The Atlantic City meeting accomplished great things in clarifying the industrial outlook and many of the thoughts presented were of great benefit to the cement interests.

It now seems assured that Portland cement will be produced in greater volume and will have a wider range of use than at any time in the past history of the industry. Active planning for construction work is now under way that makes this statement not a conjecture but a certainty.

The item of road construction alone is expected to make tremendous demands upon the cement interests during the coming year. This character of activity will in all probability continue its growth as the necessity for new road building and the reconstruction of existing roadbeds is of paramount importance to the national industrial development. The war has caused a great volume of contemplated road work to be held in abeyance and now that conditions are rapidly changing there is every prospect that a large percentage of this work will be undertaken as soon as the weather conditions warrant.

The rapid development of the tractor and motor truck

and the increasing adaptability of these for short and medium distance hauls in order to conserve freight car space during the period of emergency has demonstrated that they can be used to advantage for industrial and commercial use and that the transportation costs may be reduced by their use. The one essential to the economic use of tractor and truck, however, is good roads throughout the country and this unquestionably means the construction of miles of new roads along modern lines.

Recent years have been prosperous ones for the average farmer and as a class they have accumulated reserve funds which they are now destined to use for the development of their properties. Plans are well advanced for a large amount of farm building construction during the next year or so and the farmer has learned considerable about the value of cement and its adaptability for farm building construction. Barns, stables, silos, dairy buildings and even dwellings will be constructed in great number during the years and in many instances the fundamental medium will be portland cement.

In discussing the annual meeting of the Portland Cement Association with Wm. M. Kinney, recently made general manager of this organization, he stated:

"The Portland cement interests are not at all worried about the future of the industry. Many of the problems that have beset the producing end have been disposed of and the others will naturally be solved by a speedy return to normal conditions throughout the country. There are excellent indications that the use of cement for construction work of almost every character will be greater than ever in the past and that road and farm building construction will lead the list in the requirements for the next year or so."

The annual meeting closed Wednesday evening with the annual banquet of the association at the Hotel Biltmore at which the speaker of the evening was Frank L. Mulholland, a prominent lawyer of Toledo, Ohio.

## How to Increase Rents from One-Family Houses

(Continued from page 684)

We submitted a plan, by an experienced architect, to the owner. He decided to make the improvements at a cost of \$5,000, and raised the rent from \$900, the former rent, to \$2,250. These are actual examples of what can be done by a little thought and expenditure of necessary money. The location of this house is No. 457 West 21st Street. There is a similar alteration, on about the same plan, at No. 245 West 21st Street where the new rent was a little higher, owing to its slight advantage of location over No. 457."

Even better results have been attained on the upper west side. Mr. Duross calls attention to alterations in the group of properties known as the Kirtland Houses located at 38 West 72d St, 333 West End Avenue and 121 West 86th Street. Some of these private dwellings which formerly rented at prices ranging from \$2,000 to \$3,000 now rent at \$10,000 to \$12,500.

Edward C. Ohl, manager of Pease and Elliman's west side office, which manages a considerable number of these properties, in discussing the situation said:

"Inquiries for small apartments are more numerous than ever before and many owners of private dwellings have wisely met this demand, in a measure by altering their houses into small suites. Many more such, however, could be disposed of and leased in a short time and while the architect may be limited in his plans, concerning the small individual unit generally involved, it seems that there is still room for improvement. House-keeping facilities are in most part inadequate, due, no doubt, to the various restrictions of the city departments, upon which point there is now some discussion and if remedied a plan may be devised that would prove very popular to a vast number to whom this feature would very much appeal.

"Notable among the recent remodeled dwellings on the west side, which we had no difficulty in disposing of all the apartments in a short time, are those at No. 39 West 76th Street and 48 West 72nd Street. These two converted private dwellings before being altered could probably have been rented for about \$2,500 or \$3,000, while at the present time they are producing an annual gross rental of \$7,500 to \$8,500. On this basis private residences, as an investment, present an interesting proposition and considering the adverse conditions under which these improvements were installed and the likelihood that in some respects building and labor conditions will ease up, many other private house owners will be induced to enter this field."

The four story and basement residence at 330 West 86th Street figured in an interesting project. This house, formerly occupied by one family, contained 12 rooms and 2 baths and brought from \$2,200 to \$2,400 a year. This property was remodeled into a 5-story house, now contains two apartments on each floor, consisting of one apartment of 3 rooms and bath in the front and an apartment of 2 rooms and bath in the rear, a total of 10 apartments, which bring in an annual gross rental of \$11,000. While figures concerning the cost of this alteration are not available, the outlay probably was not more than \$12,000.

William R. Ware who has also been actively identified with the rental of apartments and remodeled dwellings on the upper West Side furnishes an interesting example in the three-story and basement house at 228 West 82d St., which formerly rented at \$1,200 a year as a private house and which, after an alteration at comparatively small cost, now shows an annual return of \$2,640.



# Analysis of the Mortgage Loan Market Today

Walter Stabler, While Recognizing the Limitations Put Upon Building at Present, Believes That Future of Realty Is Bright

**W**ALTER STABLER, comptroller of the Metropolitan Life Insurance Company discussed the building loan and general mortgage situation on Tuesday night at the monthly dinner and meeting of the New York Building Managers' Association, at the Park Avenue Hotel.

After declaring that large loaning institutions such as the life insurance companies were out of the market on account of heavy Liberty Bond purchases, he expressed the opinion that the building revival would come slowly and that the resumption of activity would be gradual rather than sudden. The revival in his opinion, depends upon financial arrangements and he suggested the bond issue, popular in other cities, as a possible solution.

Mr. Stabler who was introduced by Chairman William T. Ropes as the best posted man on the local financial situation, said:

"Real Estate has passed through the greatest epoch in its history. Not even in 1873, which I understand was the most critical period, nor in 1893, 1904, 1907 and 1914—never in all these years has real estate met and conquered adverse conditions such as have existed during the war period.

"Before the war we had already begun to slow down in building construction largely as a result of the over-production of apartment, loft and office buildings. You are all familiar with the great accumulation of office space in this city which amounted almost to a tragedy.

"But even the most pessimistic of us saw the period when this tremendous over-supply of space was absorbed and we may thank the war for it. We can all agree that never before in history has there been a condition so favorable as exists today with regard to real estate holdings, in spite of the high taxes and advanced labor and material costs.

"I want to impress upon you that I believe that we have a most promising future. I have always been optimistic with regard to real estate but I am particularly so now. We have a great many problems to face but they will be the easier for solution on account of the improved standing of real estate holdings, largely due to the increase in rent and I feel confident that such good conditions will continue.

"Since the war began building has slowed down until it eventually stopped and there is now no construction, as we know it now, in any part of the United States except those Government projects which were undertaken as war measures. But the other kind of building construction, such as we are interested in will, it is hoped, start but it must start slowly. The country is bare of materials necessary for building construction and it will take a long time to recuperate, but the return of building activity must come as a normal development. There is little doubt that we will have lower prices of steel but as against this we are confronted with a shortage of brick, cement and other necessary building materials and the high cost of labor.

"Very little present-day building of importance is now undertaken without the necessary finance and at present there is no money available for this purpose. The large reservoirs of money heretofore available, the life insurance companies are completely loaded up with Liberty Bonds that have come in recent issues and the companies are preparing for anticipated issues. These institutions have made heavy subscriptions to bonds in the United States and Canada and it will take a year or more to pay for them. We have not been buying these bonds because we think less of real estate, but because we deemed it our patriotic duty and the life insurance companies have performed their patriotic duty to the limit. I speak for my company and may also express the same opinion for the other life insurance companies, all of whom have also gone to the limit of their resources in connection with bond purchases. Savings banks are in practically the same position; they have also made large investments. Their outlook, however, is somewhat different because they anticipate the

return of large sums which were withdrawn during the war period, money which was popularly called "stocking money." These funds are being returned in steadily increasing amounts and the banks expect to have considerable money in the future, for release into the real estate field. I am informed that some of these banks are now taking applications for mortgage owners. But this encouraging situation has no effect on the building outlook because savings banks are prohibited by law from making building loans and that is the particular phase of the situation in which you and I are interested.

"I wish to repeat that there is no time like the present offering more possibilities for the building loan operator. When he begins to realize that there are opportunities to get back into the market, things will begin to pick up. If the situation could be created whereby the building loan upon the completion of the operation, would be turned into a permanent loan and if it could become known more generally that savings banks and others are in a position to take these permanent loans, there is bound to be a revival and whatever is done will tend to relieve present congestion as far as all kinds of property is concerned.

"Moderation will make for safety and I hope that we never reach the point reached eight years ago when so many lenders encouraged builders too liberally and permitted entirely too many structures to be erected. But we all learned our lesson. The moderate resumption of building will work great advantages to the city without working to the disadvantage of the present favorable condition. It is obvious, however, that before there can be a resumption of building activities we must adopt some new plan of finance and I can suggest one plan never before used in New York City which has been extensively employed in other cities, the bond issue. I am familiar with conditions existing in many parts of the country, where new construction has been financed through bonds and notes issued in small amounts even as low as ten and fifteen thousand dollars divided into small units, the issues being controlled by proceeds. If such a plan could be practised in New York nothing would produce better results. No railroad or any other similar project thinks of any other plan and it has worked out satisfactorily. Such issues should be for long terms and above all, arrangements made for an amortization every year or six months so that the debt is greatly reduced and the loan made safe. The owner would be benefited through a reduction of his obligation and the entire situation would lead toward a conservative loan and greater confidence for lenders.

"As far as mortgages in general are concerned we have been too careless in the way we borrow and the way we lend. Speculators have had in mind one idea and that is to attain as near the expense of operation as they could. I do not blame them but I blame the lenders because this is bad principle and is productive of bad results.

"The Metropolitan Life Insurance Company has a mortgage policy which requires a reduction on the principle of all its mortgages of 2 per cent. every year. This is now becoming an accepted rule with regard to practically all institutions and is based on a sound foundation. It is as much to the interest of the owner as it is to the lender because it enables him to pay all his debt in installments instead of being faced with the situation where he must meet his entire obligation. I predict that this rule will eventually be the plan of all the mortgage institutions in New York City and I hope to see it the universal practice.

"As far as I know there has been no general call for mortgage loans. I know that the Metropolitan Life Insurance Company has never called for payment in full when the interest and taxes were paid. If owners accept the situation cheerfully and made the requirements for the payment of small sums annually in the reduction of principle they will not alone benefit be-

(Continued on page 687)



# Calls Conference to Unite on Tax Legislation

Nathan Hirsch, Chairman of Mayor's Committee on Taxation, Asks All Interests to Meet December 18 and 19, for Concerted Action

**I**N an effort to crystalize the best prevailing opinion relative to New York City taxation, the Mayor's Committee on Taxation, Nathan Hirsch, chairman, announces that public hearings will be held at the Aldermanic Chamber on Wednesday, Dec. 18, at 3 o'clock, and on Thursday, Dec. 19, at the same hour.

In a statement issued yesterday, Mr. Hirsch outlined the purposes of the hearing, the immediate plans of the committee, and announced the names of the speakers who will deliver addresses on the subject of taxation.

Mr. Hirsch's statement follows:

"A number of recent developments with a direct bearing on the tax situation, which may result in considerable losses in revenue to the City of New York, serve to bring more forcibly to the attention of every one interested in the welfare of New York City, the necessity for the undertaking of immediate measures of relief.

"The bone-dry law will mean a great loss in revenue.

"Senator Henry M. Sage, chairman of the Senate Finance Committee announced the other day that the cost of state government for next year would be fifteen million dollars more than last year, as against an estimated loss in revenue of twelve million dollars, making a total decrease of twenty-seven million dollars, the major portion of which will have to be paid by the City of New York.

"Other conditions, such as losses through subway operation, increased salaries of city employes, and the increased cost of supplies for city departments, make it imperative to seek new sources of revenue, and it may be necessary to even change fundamentally our methods of taxation.

"I am informed that various interests, including real estate association, individuals, members of the state Legislature and city officials, have prepared, or intend to prepare, certain bills for introduction at the next session of the Legislature.

"I am afraid that we are going to see a repetition in Albany of the same procedure, which has characterized the position of New York City, relative to tax bills, for the last five or ten years, when practically no relief has been obtained because they were not properly presented and supported.

"Recognizing this situation and desiring to prevent its repetition at a time in the history of New York real estate when relief has become absolutely vital, the Mayor's Committee on Taxation, after conferring with His Honor, John F. Hylan, Mayor of the City of New York, has decided to attempt a co-ordination of all the opinions of real estate men and others who have studied taxation problems, for the purpose of preparing a bill, or bills, which will represent the product of their united efforts, and which will be supported not alone by the city administration, but by all of the real estate organizations, taxpayers and citizens at large of Greater New York.

"We have called a public hearing to be held in the Aldermanic Chamber, City Hall, on Dec. 18 and 19, at 3 p. m. His honor the Mayor will preside at the meeting on the first day, and addresses will be made by Charles L. Craig, comptroller of the City of New York; by Alfred G. Milbank, chairman of the Taxation Committee of the Advisory Council of Real Estate Interests; and Robert E. Dowling, chairman of the Taxation and the Legislation Committee of the Real Estate Board. On Thursday, Dec. 19, addresses will be made by Eugene M. Travis, comptroller of the State of New York; by Jacob A. Cantor, president of the Department of Taxes and Assessments; by Stewart Browne, president of the Real Estate Owners Association; by Senator James A. Foley and others.

"In a further effort to obtain the best prevailing opinion, relative to the tax situation, the Mayor's Committee on Taxation has sent out the following questionnaire to leading real estate men and others qualified to express an opinion, and they have been requested to answer the following questions:

1st.—In your opinion is the present system of taxation wrong?

2nd.—What in your opinion are the fundamental defects?

3rd.—How in your opinion can these defects be remedied?

4th.—Are you in favor of a tax on personal property?

5th.—Are you in favor of a state income tax, and a business tax?

"The Mayor's Committee on Taxation would appreciate it if not only the leaders in the New York real estate field, to whom we have sent the above questionnaire, would make an early reply, but we would also appreciate it if every citizen and taxpayer in Greater New York, who desires to register his opinion, would send in replies to the Committee, Room 823, Municipal Building.

"An additional committee will be organized, to be known as the New York City Citizens Real Estate Committee, which is expected to co-operate with the Mayor's Committee on Taxation, so that we will be in a position to have the corporation counsel draft the necessary bills for real estate relief.

"I want to take this opportunity of declaring most emphatically that this movement is entirely non-partisan and non-political, and emphasize the point that only when we go to the Legislature as one great unified body, representing all interests, can we succeed."

## Analysis of Mortgage Market

(Continued from page 686)

cause their obligation which will be minimized, but the position of the lender will also be strengthened with the greater equity in the property and the loan will be a better and safer one each year.

"In closing, I wish to say that no security has ever held its own under adverse conditions so well as real estate. No security has made such a good return and weathered such storms without Government help. I grant you that vacant property is suffering largely because of building conditions but improved property has more than held its own. I can say with utmost confidence to all prospective owners of real estate that nothing will pay them better than well-located, improved, income-producing real estate."

At the regular business meeting of the Building Managers' Association a number of interesting matters came up for discussion. Chairman Ropes read a letter from the U. S. Department of Labor requesting co-operation with employers to aid returning troops to get back their old positions and to aid in the obtaining of new jobs. The building managers as an organization adopted a resolution stating that they would take back in their employ all men who had returned from the Government service and who showed either discharge or release papers. Treasurer Lee Smith reported that the membership of the association now comprised 103, that the financial condition was healthy and that all dues for the year had been paid. Other committees that reported were the Ash Removal and the Tenement House Committees. E. M. Biggs, of Brokaw Brothers, was elected an associate member.

Chairman Ropes appointed several committees which will work on the drafting of a uniform lease. These men will work out a satisfactory lease based on present ones now in use and affecting different kinds of properties.

William T. Ropes will be chairman of the general committee which will be subdivided into three smaller committees, each to deal with certain classes of property. The committee for office and semi-office building will consist of William H. Class, chairman; M. D. Littlefield and L. Dailey; for store and office buildings A. W. Warner, chairman; A. C. Bang and Aaron Robinowitz and for apartment houses and dwellings of R. W. Murray, chairman; M. Sloman and F. S. Bancroft.



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### SECTION II.

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

## Facts for the Timorous

When Judge Gary predicted that "the next five years in this country will be the most progressive, prosperous and successful in our history" some people professed to believe that his wish was father of his optimism. But there are certainly enough favorable facts, officially proclaimed, to justify the belief that if this country does not experience the most golden period of its existence in the next few years the people will be themselves to blame.

Business depression does not follow on good crops and the Department of Agriculture places a value of \$12,272,412,000 on the nation's principal farm crops this year, exceeding the record year 1917 by \$614,380,000. In other words the farmers alone have received in actual cash for their products in two years enough money to pay the entire cost of this war to the United States, including the loans to the Allies.

The United States Employment Service has received reports from thirty-four states showing that in most of the large industrial centres of the country the demand for labor equals or exceeds the supply. Buffalo is the only New York city reporting a surplus of labor, 6,000 men being temporarily idle owing to the laying off of workers on airplane contracts. In New Jersey there is a heavy shortage in several of the largest cities and in other cities no surplus, all of which means that, with little chance of immigration on the old basis, and with prospects of emigration increasingly apparent, the returning soldiers will have no difficulty in finding work. The Shipping Board announces that it can give employment to a million men.

The aggregate resources of 28,880 state and national banks throughout the country on June 30 last amounted to \$40,210,000,000. These banks had deposits of \$32,589,000,000 and loans of \$22,046,000,000. State banks

showed an increase in deposits of 5 per cent. over the record of the previous year and national banks of 9.87 per cent. The total resources of the banks of this country almost exactly equal the total cost of the war to England as stated by Lloyd George.

The Government has announced the policy of abolishing restrictions on business as rapidly as is possible or consistent with the good of the country. Dispersion of the great supplies of raw materials in possession of the Government will be made with discretion, as is evidenced by the procedure in the auction sales of wool, for which there is great demand, and which the Federal authorities propose to hold bi-weekly, in quantities that can be readily absorbed by the trade. The action of the steel manufacturers in adopting a schedule of prices materially reduced from that which is in force until the end of the year indicates that war prices generally have begun to come down.

The measures adopted by the business men of the country at the Atlantic City conventions, designed to co-ordinate the entire working forces of the nation, governmental, financial, mechanical, the trading and manufacturing units, and the transportation establishment for the readjustment of the entire commercial policy on a peace basis, is assurance that business depression can only come about with great difficulty.

The farmers are rich, money is plentiful; the bugaboo of an overabundance of labor is unsubstantiated by facts; wages can only come down gradually, and only as the cost of living is reduced; prices of raw and manufactured materials will not slump but only fall slowly; the business of the country will not be allowed to set into panicky conditions.

Strong men are at the helm—the same long headed, broad minded, resourceful, energetic Americans that in eighteen months made the United States the greatest military nation in the world, knowing next to nothing about war and caring less. It is a much simpler task for these men to make this country the greatest trading nation in the world, which was never our ambition before. They know the game, they like it and they will make the most of all the advantages we possess—which are many and great.

## Encouraging, At Least

Real estate transactions during the week have assumed proportions that have not been equalled for some months and have been of a character that in ordinary times would have been taken to mean a revival of business if not the inception of a boom in the realty field. With the readjustment period only in its early stages it would be unwise to base predictions of a broad and active market upon the fact that in one week there have been double the transactions for a similar period in a long time.

But there are some facts in the news of the week which are at least significant and encouraging. The transactions have been spread over the entire city, have been largely in properties which indicated permanent investment and generally were of the character of those that form the real basis of a satisfactory and broadening real estate market. The best times in the realty business are not those when skyscrapers figure most conspicuously, with little actual money passing. It is in the marketing of private houses, tenements and small business buildings in considerable numbers that brings about a favorable tone in the real estate business. It is because this was the character of a considerable part of the week's business that it is possible to feel that perhaps the turn has come at last.

Real estate is held at such low figures now that the



opportunity for good investments was never better. And this is bound to have its effect in bringing into the market many buyers who have faith in the future of this city.

### All In the Day's Work

The Record and Guide acknowledges the receipt of congratulations from numerous of its readers on the comprehensive report it gave of the convention held at Atlantic City last week by the industrial leaders of the United States.

One of our readers made the observation that "only in the Record and Guide was the true atmosphere of

the gathering portrayed, and the manner of handling a tremendously large and difficult subject was accomplished with the result of creating a news story of vital interest to readers in which the facts were faithfully reported and all of the non-essentials deleted."

For several thousand of the most important business men of the United States to gather to discuss War Re-adjustment was an occasion of vital importance. Naturally, the Record and Guide regarded it as a duty to furnish to its readers a comprehensive report of the proceedings. This, however, was merely in the line of the day's work, merely pursuing the policy by which the Record and Guide is always striving to make itself useful and valuable to its readers.

### Business Men Declare for Business as Usual

(Continued from page 680)

nearly 400 War Service Committees that were formed under the direction of the Chamber of Commerce of the United States, was created by the Committees to act in the future as the spokesman for industry before the Government just as the Committees acted separately as the point of contact between industry and the Government during the war period.

The Federation voted to function under direction of a Committee of the Chamber of Commerce and it will have back of it and serving it the Chamber's organization. When necessary it will have, too, the benefit of the weight of expression of the membership of the Chamber. The chairman of the War Service Committees will sit as an Industrial Advisory Council to the organization.

The views of this assemblage of industries respecting industrial readjustment were expressed at Atlantic City in a series of resolutions covering the most important subjects that today engage the attention of business men. These resolutions, most of them adopted without a dissenting voice, covered the following lines of action:

To remove all Governmental restrictions on industry.

That war contracts accepted by the Government in good faith, whether formally executed or not, shall be promptly and equitably adjusted.

That the War Service Committees tender their services to the Government for the purpose of assisting in the disposal of the raw and finished products acquired by it but unused during the war.

That if in special cases there shall be for a time a temporary condition of unemployment the communities thus affected shall promptly meet such conditions; that local Chambers of Commerce should be able to contribute in an important way to this work and that the development of public works of every sort, as recommended by the President, should be promptly resumed in order that opportunities may be created for unskilled labor.

The recommendations of the Shipping Board relative to the formation of local commissions at each port, the membership of which shall contain representatives of the industrial, commercial and railroad interests centering at the port, which commission shall foster the installation of needed facilities at these ports.

That hydro-electric power shall be developed wherever possible by legislation of the Federal Government.

That the Government shall extend the work of the Forest Products Laboratories.

That uniform cost accounting should be adopted by industries.

The remaining resolutions adopted at the War Conference recommended:

Encouragement and preservation of private indus-

tries shown to be essential by the war.

Removal of all obstacles to reasonable co-operation in industry.

Filling of vacancies on the Federal Trade Commission with able men of broad business experience and clear vision.

Amendment of present taxation laws, or passage of new revenue legislation.

Allowance in taxation for reserves for subsequent shrinkage in value of merchandise.

Early return of railroads to owners, allowing proper pooling, combinations or consolidations.

Opposition to Government ownership and operation of telegraphs, telephones and cables.

Construction of a great Merchant Marine.

Further study of public utilities problems.

Sharing of war materials, equipment and tonnage with, and extension of further credits to Allies.

Commission of American business men to attend Peace Conference.

Development of foreign markets.

Education in foreign trade for American youth.

Development of commercial and financial associations with other North and South American countries.

Protecting American rights in Mexico.

Organization of industries in national associations.

It was also voted that all resolutions adopted by War Service Committees, or by Related or Major Groups which came properly before the Clearance Committee and upon which no action is otherwise recommended should be referred to the Chamber of Commerce of the United States for review.

New York, Dec. 12, 1918.

Editor of the Record and Guide:

In the excellent account published in the Record and Guide of November 30th relative to the conference held in the Tenement House Department last week affecting three and four-family converted dwellings, there is a slight misconception which I should like to correct.

Toward the end of the article reference is made to a letter received from former Tenement House Commissioner John J. Murphy, now secretary of the Tenement House Committee of the Charity Organization Society, in which it is stated that certain sections of the bill would probably be approved, certain others disapproved, etc. At the conference two bills were discussed, one having reference to three-family converted dwellings, and the other having reference to both three and four-family converted dwellings. Mr. Murphy's letter applied only to the "Three-Family Converted Dwellings" bill.

FRANK MANN,  
Commissioner.



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## RANDOM NOTES IN THE REALTY FIELD

### Will Attempt to Facilitate Sale of City-Owned Realty—Barge Terminal Construction Progressing

IN order to facilitate the sale of city-owned real estate, Comptroller Charles L. Craig plans to have introduced in the next Legislature a bill which will permit the payment of commissions to real estate brokers who dispose of city property. At the present time all of the city's real estate which is sold must either be placed upon the auction block or else purchased direct, through the Comptroller. Under the present arrangement the city cannot pay commissions to brokers.

#### Barge Terminal Progress.

Frank M. Williams, State Engineer and Surveyor, has notified the Chamber of Commerce of the Borough of Queens that rapid progress is being made toward the construction of the three barge canal terminals acquired by the state four years ago on the East River and Flushing Bay, so that shippers in Queens will be able to avail themselves of these additional and cheaper facilities for sending and receiving freight.

Mr. Williams, in a letter to the Chamber of Commerce, states: "Contracts have been awarded for the erection of a freight house and the paving of the site or the terminal to be located on the East River just north of the Queensboro Bridge. The City of New York has started proceedings under which the approach to these terminals will be opened and paved. I see no reason why construction at this site should not progress.

"As to the construction contemplated at Halletts Cove and Flushing, I wish to advise you that the work of this department has been seriously handicapped during the past few months due to the number of employes who entered the military service. I trust conditions will so adjust themselves within the very near future whereby a considerable number of these men will return to the department. If so I feel confident that construction at both Halletts Cove and Flushing should begin some time during the latter part of the winter or the very early spring."

#### Real Estate Men on Grand Jury.

Real estate men are well represented on the December grand jury of New York County. Among the members are John Burlinson, of the C. P. L. Huston Company; Edward J. Hogan, Lewis Phillips, George H. Stonebridge and Harry Goodstein. Albert Buchman, the architect, is also a member.

#### Auctioneers Elect Officers.

James L. Wells was re-elected president of the Real Estate Auctioneers' Association at its recent annual meeting. William F. Redmond, who has been vice-president and treasurer of the association for the last year, was also re-elected. Henry Brady was elected secretary to succeed Hugh D. Smyth. Joseph P. Day will be chairman of the executive committee, the other members being Bryan L. Kennelly, Samuel Goldsticker, J. Clarence Davies and Lewis Phillips.

#### Suggestions of the City Club.

The City Club, in a programme for state construction effort, submitted to Governor-Elect Alfred E. Smith, urges the appointment of a commission which will take up the matter of proper housing for working people of limited income.

Commercial builders have never supplied a sufficiency of proper houses at low rents, the programme says in this connection, and the cessation of building operations during the war has made the shortage acute. The memoranda attached to the recommendations call attention to the action of the Government in building such houses for its employes near many ship yards and munitions plants and calls upon the state to extend such a policy as a peace measure. Such

a commission to be appointed by the Governor should be like that appointed to plot out the zoning system in the city—having representatives of all the varied interests involved in the scheme.

The construction platform carries also the plank that the Legislature systematically push forward the completion of all necessary public works that were provided for before or during the war in order to provide employment for the men of the returning armies.

#### Plan Merger of Realty Boards.

Discussions at the first in a series of informal conventions of the Real Estate Association of the State of New York in Utica last week centered upon the proposed board plan of membership, in successful operation in the National Association in the State of Ohio and the State of Illinois. A plan will be submitted to the twenty-four local boards throughout the State of New York, including the Real Estate Board of New York, the Brooklyn Board of Brokers, the Real Estate Exchange of Long Island, and the Westchester Board of Brokers. The two latter organizations have already signified their intention of joining the State Association as a body.

Charles A. Miller, president of the Savings Bank of Utica, and attorney for the Savings Banks of the State of New York, delivered an address on "Taxation," warning of the danger of greatly increased taxation on real estate, especially in the city of York.

#### Ask Tenement Amendment.

The Rockaway Beach Property Owners' Association, which has been making an effort to secure a modification of the Tenement House law to benefit the Rockaway section, is much interested in the stand taken by the commissioners, who propose to have an amendment introduced in the coming Legislature providing that a house having a store on the ground floor and two living apartments above shall be termed a three-family house. It has been found by the commission that many storekeepers live in the rear of their stores and, as this is generally accepted as proper, they will endeavor to have the Tenement House law amended so as to legalize this use. The Property Owners' Association hopes to induce the commissioners to also amend the law so as to term a cottage a rooming house, as many persons rent a house for the summer season, and then get back part of their rental by subletting a part of the house to another family.

#### Brooklyn Realty Auction.

Jere Johnson, Jr., Company auctioned in the Brooklyn Real Estate Exchange for the Broadway Savings Institution the dwelling 1296 Dean street, for \$3,000, to Oliver Rousse; for the Bond & Mortgage Guarantee Company, 513 Myrtle avenue, for \$3,800, to Nicholas Meyer; 1241 Gates avenue, to Rocco Imbsi for \$1,750; 49 Taylor street, for \$1,900, to Hyman Agar; 332 Stagg street, corner Bogart street, for \$2,400, to Bernard A. Zinis; 148 Grattan street, corner of Varick avenue, to Bernard A. Zinis, for \$6,950; six parcels bounded by Eastern Parkway, Truxton street, Stone avenue and Somers street, with frame mansion occupied as a club, for \$3,350, to Herman Weingarten; lot, 25x100, corner of Stone avenue and Somers street, for \$1,200, and the adjoining lot, to Mr. Weingarten, for \$825. The next three lots were purchased for \$2,250 by G. Reid.

#### Sulzberger Heirs Buy Realty.

A total of \$455,000 was obtained for the Sulzberger property sold at auction in court partition proceedings by Joseph P. Day in the Vesey Street Salesroom. All of the forty properties offered were purchased in the names of interested parties and are to be turned over to a realty company now being formed by the various members of the family for the purpose of holding the realty.



# Real Estate Review for the Current Week

## Market Shows Remarkable Improvement, Setting New Record of Year for Weekly Volume of Business

**C**ONTINUING its steady progress, the real estate market recorded such a substantial improvement that it not only eclipsed last week's excellent showing, but set probably a new mark for the year. It is doubtful whether so much business, covering so wide a range and involving holdings in so many sections, has been reported in a single week for the last two years.

It is not the purpose here to sound too high a note of jubilation or to become over-enthusiastic. There have been other weeks in the past which revealed sporadic outbursts of activity and which raised the drooping hopes of real estate men only to bring on new and more poignant disillusionment. The real estate millenium will never be reached as the result of an overnight revolutionary upheaval. It must come as the result of steady and normal progress, in pace with the clearance of the financial situation affecting mortgages, in pace with degrees of relief from tax burdens and in pace with the eradication of all or most of the evils which have combined within recent years to depress the market and attract capital into other fields.

Nevertheless the improvement this week was so marked and so many encouraging deals were closed that property owners, real estate brokers, building managers and all who are interested in real estate, may regard the market in a newer light, worthy of real optimism.

The expansion of business was characterized by three distinct phases, each meriting special recognition because it showed a basically healthy condition which may be taken as foundation for the belief that the market is steadily becoming sounder and that the immediate future is imbued with unusual potentialities for a strong buying moving of both unimproved and improved properties.

Probably the most important development of the week was evidence of a remarkable demand for residential properties consisting chiefly of dwellings and apartment houses in many parts of the city. The business focused attention not only upon moderate priced properties but also concerned itself with costly dwellings on the Lenox Hill and Carnegie Hill sections, and with upper west side multi-family houses. This particular phase of the situation is not new since there has been, within recent months, a steady buying movement affecting dwellings of the better class. The new development which is encouraging is the demand for the smaller types of properties by classes of buyers who have been conspicuously absent from the market for a long time. The real test of market strength is not the spectacular million dollar purchase of a well-known property by a prominent buyer or the sensational trade involving exchanges of large equities, but the purchase of the small investment holding by the buyer

who intends to hold the property. While the professional buyer continued to be identified with the market and this kind of purchaser figured in a number of transactions, such a large number of new purchasers appeared that the business assumed an entirely new aspect. It is a long time since so many deals for small holdings were consummated.

The second important trend which manifested itself was the purchase of office and loft properties and the acquisition of sites for improvement with business buildings. In spite of the prevailing opinion among men familiar with the building situation that there will be no general early resumption of construction activity, it is obvious to every one that eventually the movement must come and many prospective builders are beginning to take advantage of the splendid opportunities now existing, due to the low prices at which unimproved property is being offered for sale. That some of these transactions should affect lower west side properties is not surprising since the operation of the new Seventh Avenue subway the extension of the avenue down Varick street and the dock improvements which will probably shortly be undertaken, will make the entire neighborhood especially desirable for various kinds of wholesale firms.

Large transactions of the week affecting business properties concerned a valuable Wall Street building which was taken by the New York Stock Exchange to provide for future extension of business and a tall office building at 198 Broadway, which was bought by well-known operators.

The third conspicuous feature of the business was the unusual activity of the operators, who bought and sold properties of practically every description on both a large and small scale. The ease with which operators are reselling properties assumes a special significance at this time because knowledge of their business reveals that many of them buy with the idea of making a quick resale. The fact that they have been so active recently leads to the belief that they are anticipating in the immediate future, the return of investment capital into real estate and they are seeking to capitalize the existing low prices at which property can be now bought.

Analysis of the business of the week must disclose to even the most pessimistic market observer that the trend is unmistakably upward. The belief is steadily growing that it will continue in this direction, and this contention is based not alone upon optimism but upon progress graphically illustrated by the growing number of transactions and the expanding demand. The fact that no marked improvement in the mortgage situation has become noticeable, tends to endow the business of the week with additional importance.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 50, as against 36 last week and 20 a year ago.

The number of sales south of 59th street, was 18, as compared with 15 last week and 8 a year ago.

The number of sales north of 59th street was 32 as compared with 21 last week and 12 a year ago.

From the Bronx, 14 sales at private contract were reported, as against 13 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 698 of this issue.

### Stock Exchange Plans Expansion.

The New York Stock Exchange has purchased the Mortimer Building at the corner of Wall and New streets from Robert E. Dowling, president of the City Investing Company, for a reported price of \$750,000. The building adjoins the exchange and was purchased with a view of preparing for a great expansion of business, which is anticipated in consequence of the growing importance of America's position in the world of

The building is eight stories high and nestles into the northwest corner of the Stock Exchange. It is one of the pioneer structures of the district. It was built in 1884 from plans made by George E. Post, and has a frontage of 57 feet on Wall street, 67.7 feet on New street, 52.6 feet on the southerly line and 57 feet on the easterly line.

The listings of domestic securities next year are expected to be large, and in addition bankers expect that the exchange will undertake the transaction of large business in foreign securities. In order to care for this expansion and to provide room for a new plan of clearance, which is expected to be adopted in the near future, as well as to house in one building the departments now located at 18 and 42 Broadway, and in other buildings, the Stock Exchange took advantage of the offer of the Mortimer Building. Robert E. Dowling contracted recently for the purchase of this property and that at 64 and 66 Nassau street from the Mortimer family.

### Bing & Bing Buy 198 Broadway.

A lower Broadway office building has passed into new ownership with the sale of 198 Broadway by Isaac H. Clothier, of Philadelphia, to Bing & Bing.

The property, which was held at \$500,000, is a twelve-story office and store building, on a lot 23 by 161.10. Mr. Clothier acquired this property in May, 1904, from the Campbell Realty Corporation, subject to a mortgage for \$350,000. It is one of the many properties he purchased in this city during a speculative campaign which he terminated about five years ago. A few weeks ago Mr. Clothier sold the twelve-story Jefferson Building, on 23d and 24th streets, just west of Sixth avenue, to the same purchasers.

The Broadway property is one of the first examples of the improvement of a narrow lot with a tall structure. It is one of five ownerships forming the block front comprising the Dutch Reformed Church, corner of Fulton street, formerly occupied by the Evening Post, the Riker-Hegeman property of the Flagler estate, the Childs Restaurant property, purchased in 1910 from the Southack estate, and the Corbin Building property, at the John street corner. This and the Fulton street corner are held under leases by Elias A. Cohen, who recently remodelled the structures. The remaining John and Dey street corners of Broadway have been modernized in recent years, the most notable improvement being the new Western Union Building.



**New West Street Project.**

A modern business building will replace a group of old West street buildings as the result of an interesting transaction just closed. Leon S. Alt-mayer and the Douglas Robinson, Charles S. Brown Company have sold for J. Seaver Page to Albert C. Merkle represented by John J. Buckley, attorney, the properties at 509, 511, 513, 515 and 517 West street, and 114, 116 and 118 Horatio street, eight business buildings, four stories and two stories in height. The property has a frontage of 109.7 feet on West street and a frontage of 125 feet on Horatio street. It is adjoined on the south by the American

Seamen's Friend Society who occupy a 5½-story modern fireproof building. The buildings sold will be immediately demolished and a fireproof business structure erected covering the entire plot of about 14,000 square feet. The actual height of the new building has not yet been determined, but it will be fireproof and modern. The present houses on the premises were built prior to 1839 by Z. Volney King & Brother, and have been used continuously since then as plaster mills.

**Another Horatio Street Deal.**

In a deal affecting adjoining property the heirs of Frederick W. Devoe sold

100 to 110 Horatio street, through to 99 to 111 Jane street, eleven brick buildings, ranging from one to six stories in height, fronting 171 feet in the former and 161 feet in the latter thoroughfare, having a depth of about 175 feet. The Douglas Robinson, Charles S. Brown Company, was the broker. The Devoe interests acquired the property about half a century ago, and up to about a year ago, it was occupied by the paint works of the Devoe & Reynolds Company. George Cressey is the buyer.

**Manhattan—New Jersey Exchange.**

A Broadway apartment house and a Montclair, New Jersey, residence figured in a \$500,000 trade. The Broadway property is the St. Regis, at the northwest corner of 152d street, a six-story elevator structure, valued at \$350,000, which Frederick Brown sold to the 3675 Broadway Corporation, incorporated at Albany, with W. M. Kilcullen, L. Bertcher, and J. W. Winkler as directors, and capitalized at \$40,000. This house has accommodations for forty-eight families and shows a total yearly rental of \$38,000. It occupies a plot 100 by 150.

Els Lodge, one of the finest estates on Upper Mountain avenue, Montclair, held at \$150,000, was taken in part payment by Mr. Brown. The place contains about four acres, laid out in attractive gardens, terraces, etc., having a frontage of 600 feet on Upper Mountain avenue. It overlooks Harrison Park and from its elevated position has extensive views of Manhattan. The residence on the property contains twenty rooms and five baths, billiard room and palm room.

**Out-of-Town Apartment Buyers.**

Philadelphia interests have bought the ten-story apartment house at 780 Madison avenue, between 66th and 67th street, held at \$350,000. The sale was made by Malcolm E. Smith and Rudolph C. Culver, Inc., and Edward J. Crawford, as brokers, for the North Madison Avenue Corporation. Two women are understood to head the buying syndicate which plans to manage and operate the property. The building stands on a plot 40 by 80 and is of modern construction. The selling company acquired title last October, following an auction sale of the property, which is next to the large residence of the Cutting family.

**Buyer for the Abbotsford.**

The Central Trust Company, as trustee for the estate of Mary W. Eels, sold the ten-story Abbotsford apartment house, at 411 West End avenue, southwest corner of 80th street, 102.2 by 100 feet, held at \$410,000, to an operator. The house is laid out with three ten room suites to a floor. The annual rentals are reported to approximate \$55,000. The building will be remodeled into small suites.

**Park Avenue Dwelling Buyer.**

Rufus L. Patterson, vice-president of the American Tobacco Company has sold, through Pease & Elliman, the four-story and basement dwelling No. 101 East 64th street, at the northeast corner of Park avenue, with a frontage of 20.10 feet on 64th street and 100.5 feet on Park avenue. The purchaser, Thomas A. Howell, well known in the sugar business, expects to rebuild the house and will occupy it on completion. Mr. Patterson bought the house last August. Directly opposite, at the southeast corner of 64th street, is the large plot accumulated by John D. Rockefeller, Jr., on which, it is understood, will be erected the new building for the Fifth Avenue Baptist Church.

**Brokers in Maiden Lane Deal.**

William A. White & Sons, negotiated the sale of the four-story building at 91 Maiden lane, on a lot 21.9 by 66, for the Preferred City Real Estate Company to the Empire Mortgage Company. The property adjoins the large plot assembled by Sigsbie Graham.

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### PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 4, 1918.—Sealed proposals will be opened in this office at 3 p. m., December 20, 1918, for the labor required for the construction complete, with materials that will be furnished by the Government, of three new buildings, the extension to and changes in a fourth building, the moving of Surgeon's residence to a new location, the construction of certain walks and ramps, and the installation of certain outside steam, sewer, water, and electric services for the United States Marine hospital at New Orleans, La. Drawings and specifications may be obtained from the Superintendent of Construction, Custom House, New Orleans, La., or at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

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**Art Dealers Add to Realty.**

Duven Brothers, art dealers, are reported to be the buyers of the four-story residence at 1 West 56th street, on a lot 25 by 100.5, sold by Pease & Elliman, for Thomas Thacher and Philip G. Bartlett, as executors of the estate of Frederick Meade. The house is assessed at \$110,000. It adjoins the buildings of Duven Brothers and Farquharson & Wheelock on Fifth avenue, and the holdings of August Heckscher on 56th and 57th streets.

**Heights Exchange and Re-Sale.**

The A. & J. Realty Corporation, Joseph Bender, president, bought from Frederick Brown, 530 West 144th street, a six-story elevator apartment, between Amsterdam avenue and Broadway, 87.6 by 100, containing thirty suites, renting for \$20,000 a year, and assessed for \$160,000. The seller bought the house November 30. In part payment he took and immediately resold to the Moses Realty Corporation, the seven Blythebourne apartments at the southeast corner of Madison avenue and 99th street.

**East 65th Street Residence Sale.**

Mrs. E. D. Douglass has sold the new five-story American basement dwelling at 16 East 65th street, between Fifth and Madison avenues, on a lot 20 by 100.5. This house has only recently been completed and has never been occupied. The property was held at \$113,000. Douglas L. Elliman & Co., were the brokers. It is interesting to note that this is the second sale of a fine modern residence in this street consummated by the same brokers within a fortnight. Walter E. Sachs is the buyer.

**Tenant Purchases Dwelling.**

George O. May, the tenant, has purchased the three-story residence at 53 and 55 East 91st street, on a plot 32.9 by 100. Mrs. Betty Greene, the seller, purchased two old dwellings that formerly occupied the site and subsequently erected the present building. The property is about 105 feet east of Madison avenue. It was held at \$90,000. The Carnegie residence is on the block to the west at the south corner of Fifth avenue.

**Big Westchester Trade.**

Well-known Westchester properties figured in an interesting exchange effected by Fish & Marvin, who sold the Parkhill apartments, a modern five-story terra cotta and brick structure, 100 by 150, at 242-46 South Broadway, Yonkers, N. Y., adjoining the Parkhill station and Parkhill Inn, to the Olds Holding Corporation, Frederick Brown, president, who gave in part payment the Pomeroy property known as Oakholm at Oriental Park, Mamaroneck, comprising two acres, a large dwelling and outbuilding. The Parkhill Apartments were built by the American Real Estate Company, are fully tenanted and were sold at \$150,000. The Pomeroy property is among the finest of Westchester residences, and was held at \$40,000.

**Plan Yonkers Hotel.**

The Ludlow Hotel Corporation, Inc., comprising James Runciman, president; H. A. Youmans, vice-president, and James H. Bennett, secretary and treasurer, purchased the southwest corner of Broadway and Ludlow street, Yonkers, as a site for a 400-room hotel, details of which are being worked out by the Roberts-Frost Company, of Manhattan.

**Bath Beach Houses Sold.**

Harry J. Appel of the Andrew Reis Company, in conjunction with Charles J. Curtin, sold to a client the dwellings 2012, 2014, 2018, 2020, 2030, 2032, 2036, 2038 and 2042 85th street, between 20th and 21st avenues. The property is valued at \$72,000. Mr. Appel predicts there will be a great demand for 1 and 2-family houses, especially in the Eastern Parkway Section owing to the convenient transit facilities which the new Interborough Subway will afford.

**Manhattan.**

**South of 59th Street.**

ELDRIDGE ST.—Juliana D. Baher estate sold 203 Eldridge st, a 6-sty front flat and a 4-sty rear flat, 25x100, between Rivington and Stanton sts.

FORSYTH ST.—The 5-sty tenement, 25x100, at 45 Forsyth st, has been sold through Byrne & Baumann for the estate of Sigmund Rothfeld to Phillip Freeman.

GREENWICH ST.—Daniel Birdsall & Co. have sold for Henry Youngs of Goshen, N. Y., 801 Greenwich st, a 6-sty building, on lot 25x77.10, to Joseph Yellen, the tenant.

MADISON ST.—Lawrence Davis sold to a client of J. Finkelstein & Son 284 Madison st, a 6-sty tenement, on lot 25x100.

SOUTH ST.—Richard S. Elliott has purchased from the Stewart estate a third interest in the 5-sty building at 159 South st, and 257 Front st, adjoining the corner of Dover st. Horace S. Ely & Co. and Charles F. Noyes Co. were the brokers.

22D ST.—H. Nelson Flanagan sold 231 East 22d st, a 3-sty stable and factory building, 25x98.9, for the estate of Charles H. Phillips, which has owned the place since 1865. The new owner is a Mr. Ridercroft.

45TH ST.—Van Vliet & Place sold the 3-sty dwelling, on lot 16.8x100.5, at 215 East 45th st, which has not changed hands since 1867.

49TH ST.—Douglas L. Elliman & Co. sold for Mrs. Langdon B. Valentine the 4½-sty and basement residence at 21 West 49th st, between 5th and 6th avs, on a lot 22x102.2. This property, which is one of the Columbia College Leaseholds, was the residence of the late H. H. Hollister, and was assessed at \$67,000. Julia S. Walburg is the purchaser.

51ST ST.—Annie I. Kneer is reported to have sold the 3-sty dwelling at 236 West 51st st, on a lot 17x100.5, between Broadway and 8th av.

52D ST.—Pease & Elliman have sold for Dr. H. B. Baruch the 4-sty English basement dwelling, on lot 14x100.5, at 71 East 52d st, to Herman Patrick Pappe.

55TH ST.—Thomas J. O'Reilly sold the 5-sty tenement at 307 East 55th st, 25x100, to an investor, for the Emigrant Industrial Savings Bank, which recently acquired it at foreclosure.

LEXINGTON AV.—Douglas Robinson, Charles S. Brown Co. sold for the Henrietta Smith estate to John Gamble Rogers 367 Lexington av., a 3-sty dwelling, between 40th and 41st sts, on a lot 19.9x75.

**North of 59th Street.**

JUMEL PL.—Henry Baff, Inc., bought from William D. Kilpatrick the vacant plot, 25x100, 46 Jumel pl, 75 ft north of 168th st, for the site of a 1-sty poultry market, plans for which have been approved. Its construction will be started in the near future.

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73D ST.—Ernest N. Adler has sold for the Equitable Trust Co., as successors to the Madison Co., to Elias Rosenbaum, 227-29 East 73d st, two 5-sty tenements on plot 50x102.2. The purchaser plans for an extensive alteration of the premises.

75TH ST.—Harry Sugarman and Schindler & Liebler have sold for C. A. Clarke to James H. Cruikshank, the 4-sty front and rear tenement at 241 East 75th st, on lot 20x100, assessed by the city at \$15,000.

78TH ST.—James H. Cruikshank has purchased from Adeline V. Shaw, executrix of William A. Boyd, deceased, the 4-sty residence at 24 East 78th st, between 51th and Madison av, on lot 15.2x100, assessed by the city at \$44,000. P. J. H. Wittaker, Edgar J. Thompson and Charles E. Moore were the brokers.

78TH ST.—Julius Friend, Inc., sold for Frederick W. Lamor to Mrs. Annie Kneer the 3-sty residence at 219 West 78th st, on a lot 20x100.

86TH ST.—The 4-sty residence at 59 West 86th st, on lot 20.6x100.8, adjoining the northeast corner of Columbus av, has been sold. Title has stood in the name of Christian F. Pietjen since 1891.

90TH ST.—James H. Cruikshank purchased from Eugenie Gideon 18 East 90th st, a 3-sty brick private dwelling, on lot 17x100.2, and has resold same to a prominent Long Island yachtsman, who intends to extensively renovate the dwelling and occupy it as his winter residence. Harry Sugarman was the broker in the sale to Mr. Cruikshank and Bryan L. Kennedy, Inc., negotiated the resale of the property. The property is assessed at \$18,000.

90TH ST.—Charles Galewski Co. resold for cash to Della Tramor the 6-sty flat, 40x100, at 332 East 90th st, acquired recently in a trade involving 615 Jefferson av, the Bronx. C. J. Bigar negotiated the deal.

103D ST.—F. V. Kelley has sold 222 East 103d st, a 4-sty tenement with stores, on lot 25x100.11, between 2d and 3d avs.

108TH ST.—The Lawyers' Mortgage Co. has sold 327 and 329 and 335 and 337 East 108th st, two 6-sty new law apartment houses, each on a plot 50x100, just west of 1st av. The selling company acquired the properties at auction about two months ago as plaintiff in foreclosure proceedings.

131H ST.—The Duff & Brown Co. sold for Joseph R. Park, of Rye, N. Y., the 5-sty flat at 353 East 131st st, on a lot 20x100.

131TH ST.—Nehring Bros. resold for the estate of Jane E. Ahrens 62 West 131th st, a 3-sty dwelling, on lot 17x100.11, held at \$12,000, to the present tenant, Lillian Masserer. The seller recently acquired the house in exchange for the stockton apartments at St. Nicholas av and 100th st through the same brokers.

127TH ST.—Walter V. Reynolds has bought through L. B. Crane the 3-sty dwelling, on lot 12.6x99.11, at 236 West 127th st. Title is held by Wilkie T. Ebert.

130TH ST.—A. G. Thompson & Co. sold for Solomon Wortheime 249 West 130th st, a 3-sty dwelling, to Fannie L. Wood.

136TH ST.—Horace S. Ely & Co. have sold 159 West 136th st, a 4-sty dwelling, 12.6x99.11, for Katharine S. Galbraith to a client of Albert H. Stout.

138TH ST.—B. W. Smith has sold for Anna L. Lambert, 308 West 138th st, a 3-sty dwelling, on lot 18.6x99.11, to Charles Barnes.

139TH ST.—Clotilde Bendheim sold the 5-sty flat, 18.2x99.11, at 221 West 139th st, one of a row of King model houses, to a client of Nail & Parker.

204TH ST.—Abner Distellator, ribbon manufacturer, purchased the 5-sty apartment, 75x100, at 677 West 204th st, adjoining the historic Dyckman House, from the Benenson Realty Co., which acquired the property three weeks ago. Phelps & Damaine negotiated the resale.

MADISON AV.—Eugene Sillari has bought from Frederick Brown the 4-sty dwelling, 20x35, at 1998 Madison av.

MORNINGSIDE AV.—H. T. Wood sold for the Bergen estate to Dr. Charles Bartels for investment the 5-sty flat at the southeast corner of Morningside av and 118th st, known as 370 West 118th st. It stands on a lot 25.5x100 and was held at \$50,000. In exchange Dr. Bartels gave his summer place of 23 acres near Pearl River, N. Y., containing a 16-room house, with barns and outbuildings, valued at \$15,000.

NAGLE AV.—Joseph G. Abramson purchased through Byrne & Baumann 114-16 Nagle av, adjoining the corner of Arden st, a new law 5-sty apartment, 40x105x130, containing two three and three four-room apartments on each floor. The property has an annual income of \$9,000 and was held at \$55,000.

ST. NICHOLAS AV.—Henry Dahnke & Brothers sold for Walter G. McGee 759 St. Nicholas av, a 4-sty dwelling, 20.5x96.24x92.4, between 148th and 149th sts.

#### Bronx.

BECK ST.—Cohen & Neisman sold the two 5-sty apartments, 180x100, at 909 to 919 Beck st, northwest corner of Tiffany st, from Morganstern Bros., who held the houses at \$150,000. The same buyers recently acquired the apartment house at 894 Beck st, covering a plot 80x100. Phillips & Goldberg were the brokers.

FAILE ST.—Frederick Brown sold to the J. G. Leasing Co. 969 Faile st, at the southwest corner of Aldus st, a 5-sty flat, on plot 37x109, held at \$60,000.

SIMPSON ST.—Dr. M. Gecker has bought for investment from a Mr. Silverman 914 Simpson st, a 5-sty apartment house, on plot 75x105, adjoining the northeast corner of Barretto st. It is one of the two houses erected at this point by the Simbar Realty Co.

135TH ST.—Samuel Goldsticker sold for the James Mulligan estate the frame buildings, formerly a soda water factory, in the south side of 135th st, just west of 3d av, 30x100, to the New York Building and Improvement Co. for a warehouse site.

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147TH ST.—The Benenson Realty Co. sold the 5-sty flat, 45x100, at 433 East 147th st, to Frank Blanchard, a client of Laumeister & Herman. In part payment the sellers took the 6-fam tenement, 68x105, at 15 Washington pl, Mt. Vernon, and a 100-acre farm in Sullivan county.

165TH ST.—Schindler & Liebler have sold the private dwelling 836 East 165th st for the Melrah Realty Co. to a client.

165TH ST.—Ennis & Sinnott have resold to G. Fasano 502 East 165th st, a 4-sty tenement, on lot 25x96, held at \$20,000. George Price was the broker.

BATHGATE AV.—Central Trust Co. sold 2423 Bathgate av, a 5-sty new law house, 32x89, at the southwest corner of 188th st.

BELMONT AV.—D. A. Trotta has sold for Ann de Feo the 5-sty apartment, with stores, at the southeast corner of Belmont av and 187th st.

BRYANT AV.—Schwab & Co. resold for a client, for cash, to Robert Benenson, the 5-sty new-law apartment house, 1076 Bryant av, size 40x100, with a gross rental of \$7,800. The property was held at \$47,500.

GRAND CONCOURSE.—Frederick Brown bought from Mrs. Emma G. Keith the 4-sty apartment house, 50x80, at 2403 and 2405 Grand Concourse and Boulevard. T. H. Kelly was the broker.

UNIVERSITY AV.—Charles S. Kohler has sold to an investor 2512 University av, near 190th st, a 5-sty apartment house, containing 23 apartments, on a plot 50x57x125, renting for over \$10,000, for a reported price of \$85,000. In part payment the William M. Moore Holding Co. took the southwest corner of Minerva pl and Grand Boulevard and Concourse, vacant, 70x100, for a consideration of \$25,000.

WHITE PLAINS RD.—W. J. Huston & Son sold for the Bond & Mortgage Guarantee Co. a plot, 100x100, east side of White Plains rd, 457 ft south of Watson av.

**Brooklyn.**

DEAN ST.—L. Covert sold for Henry Batchis a 4-sty residence at 1324 Dean st, to Renee de Fina.

GRAND ST.—The John Pullman Real Estate Co. has sold 116 Grand st, a 3-sty business dwelling, for Carol C. Doepker to Oscar Ross for investment.

MAPLE ST.—J. D. O'Connell, Jr., sold 159 Maple st, a 2-sty stone dwelling, 20x100, for Josephine Ruhlmann to an investor; also 311 Caton av, a 2-sty brick dwelling, with garage, 20x100, to Ada Nicholson.

UNION ST.—Charles E. Rickerson has sold for Charles H. Fletcher to M. J. Sage, the 2-sty brick stable at 788 Union st, between 6th and 7th avs.

EAST 14TH ST.—Cahn & Pittman have bought from the estate of Ida A. Zentler and Florence P. Schmickl 1754 East 14th st, a 2½-sty building, on plot 35x100; also 1402 Av P, southeast corner of 14th st, a 2-sty dwelling, 16x96. M. M. Rongler negotiated the sale.

55TH ST.—Martin A. Ansbre sold in Brooklyn 546 55th st, a 16-fam. flat, for Rose Bowling; 449 63d st, a 2-fam. house, for Daniel Spillane.

61ST ST.—Tutino & Cerny sold for a client to Samuel Meltzer, for investment, the 2-sty frame dwelling, lot 20x100, at 363 61st st.

74TH ST.—Walter S. Ross and C. C. Gretzinger sold 273 74th st, a 2-sty 2-fam house, lot 20x100, for Henry Mally.

FLATBUSH AV.—The McInerney-Klinck Realty Co. sold for the Liebermann Construction Co., for a reported consideration of \$100,000, the 4-sty store and apartment house at the southwest corner of Flatbush av and Dorchester rd, on a plot 100x115.

ST. MARKS AV.—Bulkeley & Horton Co. sold 649 St. Marks av, between Rogers and Nostrand avs, a 3-sty stone dwelling with 2-sty and basement extension, lot 20x125, for W. R. and Howard Mercer.

**Queens.**

EDGEEMERE.—The Lewis H. May Co. resold for Bernard Cohen the Lancaster property on the northwest corner of Grandview and Sprayview avs, Edgemere, L. I., to Mrs. Bertha Flush, who after extensive alterations will occupy. This property adjoins the Edgemere Club.

LONG ISLAND CITY.—James H. Cruikshank purchased from Joseph W. Lawrence the 3-sty flat, with store, at 85 Borden av, on plot 25x90, assessed by the city at \$10,000. Harry Sugarman was the broker. Mr. Cruikshank immediately resold it to the present tenant, Sigmund Feldman. W. P. Jones was the broker in the resale.

**Out of Town.**

GREAT NECK, L. I.—William Ingersoll, actor, now appearing in "The Wise Fools," purchased a corner site of about three-quarters of an acre at Cedar dr and Myrtle av in the Great Neck Estates section, through I. G. Wolf. Mr. Ingersoll is having plans drawn by George Hardway, architect, for a residence to be ready for occupancy next June.

CRANFORD, N. J.—Feist & Feist, Inc., report the sale of 55 acres in the centre of Cranford, N. J., having a frontage on Lincoln av, which is to be developed for marketing in plots that are being laid out, and is to be known as Cranford Park. When the property is developed there will be about 300 50-ft. plots of highly restricted property. Contracts are to be given out after the first of January for the continuing of sewerage pipes and water pipes through the property, and the paving of the streets, laying of sidewalks, etc. The buyer is Walter W. Mooney.

TARRYTOWN, N. Y.—The Robert E. Farley Organization has sold for the Estates of Tappan Zee, Inc., another large plot on the corner of Millard and Phillipse avs, in the Phillipse Manor section, to J. McLaughlin of Tarrytown.

BRIARCLIFF MANOR.—Fish & Marvin sold for the Briarcliff Realty Co. a portion of their

property known as "Pocantico Lodge Cottage, with one acre of land, situated on the Pleasantville rd, just east of Briarcliff Manor, to Charles P. Robinson, who is connected with the United States Food Administration of this city.

OSSINING, N. Y.—The Robert E. Farley Organization sold for William Washburn Ryder about 30 acres of land on Pinesbridge rd to the Catholic Foreign Missionary Society of America

for the enlargement of Mary Knoll, first Catholic foreign missionary society organized in America. It is understood that some time in the near future additional buildings will be constructed on the new property.

WHITE PLAINS, N. Y.—The Westchester Real Estate & Improvement Co. sold through Griffen, Prince & Ripley, a house and large plot on Mitchell pl, to E. W. Weber.

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A 3-story brownstone dwelling containing 10 rooms and bath. Size 17.2x100.8.

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162 REMSEN ST. BROOKLYN  
Telephone 6480 Main**RECENT LEASES.****\$700,000 Railway Express Lease.**

The Rowantree-Schley Co. state that all previous reports of the leasing of the space at 111-119 West 19th street through to 110-118 West 20th street by the Equitable Life Assurance Society to the American Railway Express Company were premature, as the first and final papers were only signed Wednesday. The lease involves the third to eighth floors inclusive, 100 by 184 feet, making a total of 110,000 square feet. After the completion of alterations this entire space will be used as accounting and clerical offices to supersede the offices now located in numerous locations about town. The lease is for a term of years at a rental involving about \$700,000.

**Big Brooklyn Pier Taken.**

G. F. Butterly leased for the Ireland Realty Company the steamship and railroad pier, foot of North 1st street, Williamsburgh, Brooklyn, on the East River, just vacated by the New England Steamship Company (New York, New Haven & Hartford R. R. Company), which is now accommodating shippers, receivers and manufacturers at the Eastern District Terminal. The lessee is a steamship company which has been engaged in exporting products to and from the West Indies and Coastwise ports, and since the termination of hostilities propose acquiring additional water fronts in New York harbor, to further facilitate shipments, the receiving of cargoes and berthing steamers from many foreign ports. The annual rental secured for this pier is much higher than that heretofore paid by the R. R. Company. The property measures 500 ft. from North 1st and River streets to the outside pier head line, and has an average width of 150 feet. These measurements include the upland and land under water having thereon a covered pier measuring 42x300; also a two-story freight house and office building. The lease is for a period of ten years commencing Dec. 14; the aggregate rental being about \$300,000 for the term including taxes, insurance and repairs.

**\$300,000 Beaver Street Rental.**

National Transit Company, H. D. Bushnell, president, leased the eleventh and part of the twelfth floor at 18 Broadway, containing about 12,000 square feet of floor area, from E. E. Smathers, through Felix Isman, Inc. The property forms an L around the corner of Broadway and Beaver street, and has a frontage in the latter thoroughfare. The lease is for twenty years and expires May 1, 1939. The rental is at the rate of \$2.50 a square foot. Severance & Van Alen, architects, are completing extensive alterations to the structure at a cost estimated to be about \$300,000. Two stories will be added to the building and in addition to other structural changes, a new heating plant is being installed. The Exchange Buffet is negotiating for the leasing of large space in the basement of the building.

**Novel Commercial Lease.**

L. C. Cowen has rented for Jos. Reinhorn to the Montiray Food Co., Inc., the first loft in 216 West 42d street, adjoining the New Amsterdam Theatre. The tenant will establish a demonstrating room and restaurant for the display and sale of the Mexican and South American Food products which the company manufactures. The restaurant will be called the "Sonora."

**Sixth Avenue Schulte Store.**

The Schulte Realty Company, through Herbert Hecht & Co. leased from Samuel Gruber for a term of ten years, a 25 foot corner store at 6th avenue, southeast corner 36th street. This location was chosen in view of the rapid development of 36th street as the wholesale millinery center, the most recent accession to this colony being F. Blumenthal & Co. After extensive alterations another link will be added to the

chain of Schulte Cigar Stores. The Liggett-Riker-Hegeman Co., recently leased the northwest corner of 36th street and Broadway, through the same brokers.

**Lessee Will Alter.**

The Club Operating Company, which has recently leased several dwellings on the east side for conversion into small apartments, plans a similar change at 48 East 50th street, a twenty-foot house, which Pease & Elliman have leased to the company for Austen Gray for a long term of years.

**Manhattan.**

JAMES S. ANDERSON & CO. have rented to Charles F. Biele for a term of years the three 5-sty brick buildings at 379-381 West 12th st, through to Jane st, to be occupied for the manufacture of show cases; also the building at 122 Jane st, which will be occupied as a garage after extensive alterations. This plot covers a ground area of about 7,500 sq. ft.

BASTINE & CO. have rented the following space: 7th floor 78 5th av to the Union Textile Co., Inc.; space at 112 East 19th st to Row-Peterson & Co.; at 112 East 19th st to John Dunlop's Sons; the 4th floor 28-30 Waverly pl to the Superior Coat Front Co.; 9th floor 19-21 West 24th st to Harris Blumenfeld; and 6th floor 19-21 West 24th st to I. Zelikow & Sons.

THE BRETT & GOODE CO. leased for the Berman Stores Co. the top floor, containing about 12,000 sq. ft., in the former Simpson-Crawford property, southwest corner of 6th av and 20th st, for a long term of years to Weinrub Bros.; also in 7-11 West 45th st a half floor to Charles T. Dougherty Co., Inc., jewelry manufacturers.

DUFF & BROWN CO. leased, for W. L. O'Connor, 531 West 148th st, a 3-sty dwelling, to J. L. Vincent.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling at 211 East 94th st, between 5th and Madison avs, for Major Theodore L. Bailey to E. Lawrence White, furnished, for the season.

DOUGLAS L. ELLIMAN & CO. have leased a large apartment in the new building at 270 Park av for the Vanderbilt Avenue Realty Corporation to John B. Lord; an apartment in 925 Park av, northeast corner of 80th st, for Mrs. Henry Winthrop Gray to George Whitney, furnished, for the season; and an apartment in 140 West 57th st to W. P. Hardenbergh, Jr.

J. ARTHUR FISCHER leased for Charles Hensle to George Bravaseles the parlor floor store at 203 West 38th st.

N. BRIGHAM HALL and WM. D. BLOOD-GOOD, INC., leased apartments in 109-111 East 58th st to Mrs. L. M. Worrell, Miss Rosa Belle Holt, Mrs. Louise G. Crosby and Mrs. W. K. Simson; in 611 West 136th st, apartments to Mrs. E. B. Harnett, Mr. J. R. Mason, Mrs. A. Hovey, Miss Florence Smith, J. J. Pusey and W. B. Fisher; in 48-50 West 21st st, the 7th loft to Progress Tucking & Hemstitching Co., and the 11th loft to Vinegrad & Kaye.

HERBERT HECHT & CO. leased to the St. Regis Restaurants for a long term of years a large store in the building formerly occupied by "Pabst's," adjoining the Park Theatre. The space was held at \$14,000 per annum. This store will have a combined frontage on the Circle and 58th st totaling about 70 ft. The lease is taken from the Circle Realty Co. (Walter J. Salmon), who recently obtained a long term lease on the entire property, and is now extensively remodeling same into a store and office building. The Schulte Cigar Co. has made arrangements to open up a large store at the corner of 58th st and 8th av in this same property.

HEIL & STERN have leased in 31-3 East 28th st the 9th floor to J. & M. Schoen; in 8-10 West 19th st the 7th floor to Eagle Neckwear Co.; in 3-5 East 28th st the 6th floor to Zenker & O'Donnell; in 41 East 21st st the 7th floor to C. B. L. Co.; in 142-6 West 26th st the 11th floor to Inflexible Waist Co.

M. & L. HESS, Inc., have leased the 7th floor at 244 5th av to P. F. Collier & Son, publishers; also, in conjunction with Spear & Co., the 6th floor at 115-17 East 23d st to Danda-Halpern Co., art linens.

THE HOUGHTON CO. leased to Charles Spiro the 5-sty American basement dwelling 321 West 89th st for the estate of Edward Early.

HUBERTH & HUBERTH have leased offices in the American-Circle Building to Harry B. Carpenter, M. G. Macdonald and Inland Machine Works.

SAMUEL H. MARTIN, in conjunction with William A. Taylor, Inc., has leased for Mary E. McMonegal the dwelling at 171 West 87th st for a term of three years to Thomas Callahan.

J. K. MOORS has rented apartments at the "Kenmore," 353 West 57th st, to Alexander Fraser, Dr. Jonesoff, Mrs. Alice Simpson, and studio apartments at 327 West 57th st to Miss Marie Mallard, Robert Markham and Lynn Rich.

PEASE & ELLIMAN have leased, furnished, for Mrs. Montague Flagg to Mrs. John R. O'Mare the 4-sty dwelling at 114 East 39th st, between Park and Lexington avs. The same brokers have also leased to Walter R. Bullock the 4-sty dwelling at 32 East 53d st, between Madison and Park avs; also furnished, for Mrs. O. E. Railing a large apartment in 270 Park av to Dr. R. S. Naon, the Ambassador to the United States of the Argentine Republic; furnished, for Mrs. A. A. Hart her apartment in 970 Park av to Mrs. G. W. McClelland; and apartments in 383 Park av, for D. L. Elliman & Co. as agents, to Killae & Van Rensselaer; in 10 East 53d st to G. B. Warner; in 144 East 36th st, for Miss Betty



Randolph, to C. S. Switzer; in 695 Lexington av to Miss Eva Stott; in 24 East 47th st to Walter Field; in 21 East 57th st to Mrs. L. Deane; in 30 West 59th st to Mrs. K. R. Robinson; in 115 East 56th st to the Misses Nathalie Cole and Vivian S. Wolf; in 33 East 63d st for Mrs. H. Waixel to Howard Esterbrook, and in 345 West 85th st to Mrs. Katherine M. Brice. Pease & Elliman also leased for Mrs. J. M. Allen, who was represented by Hugh Gordon Miller as attorney, to Smith & Jaffe, the store in 35 West 46th st.

LOUIS M. POLLOCK leased the 5-sty building at 42 West 34th st, near the Hotel McAlpin, for a long term to the Alpine Restaurant Co., S. J. Klein, president. Fred D. Menkl and the Cross & Brown Co. negotiated the lease.

GEO. R. READ & CO., have leased a floor at 11 East 30th st to Boris Dessler, 1er Butler & Baldwin; 9 East 35th st to Eugene Rothenstein; space at 17 Madison av to Import Sign Co., at 11 5th av to Maurice Rosenstein, at 1170 Broadway to Abraham Schnitzler, at 392 5th av to C. D. Heller Co.; also, in conjunction with L. J. Phillips & Co., the apartment (furnished) of Mrs. Duke, in the "Beljord," Broadway, 86th and 87th sts, to H. J. Adama; also, for Mrs. M. M. Clifford, at 52 West 56th st, the 3d floor apartment (furnished) to Mrs. Levitus, and the 4th floor apartment to Mrs. Kingsland.

RULAND & WHITING-BENJAMIN CORPORATION leased space on the 7th floor in 17-19 West 45th st to the Marshak Jewelry Co. for a term of years. They also report leasing the 3d loft in 69 Beekman st to Jordan Bros., electricians; space in 35 Ann st to Birmingham Bros., jewelers and enamellers; store and basement in 79 Mercer st to Max Amsler, commission merchant.

STEPHEN H. TYNG, JR. & CO. leased for Homer Foot, Jr., to Lang & Hoffman, silks, large space on the 17th floor in 334 4th av, for a long term; for Fredk. Fox & Co. the entire 7th floor in 12-16 East 22d st, to Stanton Bros., dealers in ladies' neckwear; for Johnson-Kahn Co., in 212 5th av, large offices to the N. Y. Reciprocal Underwriters & Individual Underwriters, for a long term; for Douglas Robinson, Chas. S. Brown Co., the entire 10th floor in 73 5th av, to Moskin Bros., for executive offices for their chain of clothing stores, and for U. S. Life Ins. Co., the 7th floor at 99-101 5th av, to M. Brodsky & Co., dealers in threads and yarns.

THE UNITED STATES RAILROAD ADMINISTRATION rented, through A. A. Hageman, the Norfolk & Western Railway Company's store, 1245 Broadway, to Otto Kuehn, jeweler and optician.

E. K. VAN WINKLE rented furnished apartments at 504 West 113th st for Miss Susan H. Kurtz to Geo. E. Everart; at 801 West End av for Mrs. Olga L. Kohler to Federico Lesser, in conjunction with Clark Realty Co.; at 307 West 79th st for Mrs. M. Von Reutlinger to Mrs. H. D. Wise; also rented unfurnished apartments at 60 West 75th st for estate of J. V. D. Card to Jos. Langer; at 804 West End av for L. O. Peck to Barnett Braslow; at 128 West 72d st for Edw. C. Ely to Mrs. E. B. Brown; at 19 East 57th st for the 19 East 57th St. Co. to C. W. Layton; at 723 St. Nicholas av for Wm. Whitlock to Edward M. White; at 19 East 57th st for 19 East 57th St. Co. to Benj. Frankfeld.

WM. A. WHITE & SONS leased 245-251 7th av, a loft, to Isidore Helitzer; 78 Greene st to O. S. Waist Co.; at 325-331 Lafayette st to Salvatore Chiariharo and Abraham Goldberg; and in conjunction with Spear & Co. at 186-188 Wooster st to the Novelty Training Bag Co., and with L. Tanenbaum, Strauss & Co. 620 Broadway to Harry Feil and Martz Rauner.

WM. A. WHITE & SONS leased offices at 18 Broadway to Independent Trading Co.; at 24 Stone st to American Dock Co., and at 111 Broadway to Humbreto Braeza and Howard E. Perry; also in conjunction with Geo. R. Read & Co. the 12th floor at 43-49 Exchange pl to Hays, Kaufmann & Lindheim.

WM. A. WHITE & SONS leased to James Gordan the houses at 172 and 174 West 126th st, and to Harry Lesser the tenement at 532 East 13th st; also in conjunction with B. W. Smith the house at 234 West 136th st.

**REAL ESTATE NOTES.**

J. B. ENGLISH has been appointed agent of the building at 587 3d av.

PEASE & ELLIMAN have been appointed managing agents of the 12-sty apartment house at 30 West 59th st, between 5th and 6th avs.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloogood, Inc., has been appointed managing agent for 25 West 83d st.

HENRY BRADY has been appointed agent for 416 East 101st st by John G. Deyer, receiver, pending foreclosure proceedings.

CHARLES LAUE is the buyer of the 5-sty tenement at 235 East 56th st, sold recently by Harry Sugarman for James H. Cruikshank.

PORTER & CO. negotiated the sale, recorded recently, for the Gaines-Roberts Co., to Florence Gorday, for occupancy, of the 3-sty dwelling, 245 West 121st st, 18x100.

WM. A. WHITE & SONS have been appointed agents for Charles A. Lane of the 5-sty mercantile building at 44-46 Duane st, and for the estate of Mary F. T. Norwood of the 4-sty tenement at 209 East 113th st.

THE ATLAS STORAGE CORPN. to the actual purchaser of the Lemp Brewing Co. building at 555-57 West 22d st, credited to C. B. Richard & Co. Douglas L. Elliman & Co. and the Charles F. Noyes Co. were the brokers.

I. B. REINHARDT of New York has purchased from N. A. Larkin of Troy his private camp on Lake Burden, including a tract of 80 acres, with numerous buildings, and valued at \$35,000. The camp, which is completely equipped, is on the Mohawk Trail, about twelve miles from Troy.

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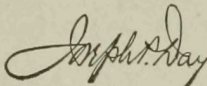
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## REAL ESTATE STATISTICS

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 Dec. 6 to 13	1917 Dec. 7 to 13
Total No.	123	95
Assessed Value	\$5,467,000	\$4,244,800
No. with consideration	14	8
Consideration	\$392,650	\$172,050
Assessed Value	\$446,000	\$180,000
Jan. 1 to Dec. 13		
Total No.	5,624	7,089
Assessed Value	\$323,884,180	\$484,435,723
No. with consideration	857	978
Consideration	\$34,663,862	\$41,756,218
Assessed Value	\$38,317,900	\$52,231,956

### Mortgages.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	45	41
Amount	\$727,820	\$439,258
To Banks & Ins. Cos.	4	3
Amount	\$62,800	\$23,000
No. at 6%	24	14
Amount	\$174,720	\$80,958
No. at 5½%	6	1
Amount	\$48,500	\$5,000
No. at 5%	8	12
Amount	\$299,500	\$149,300
No. at 4½%	1	1
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	7	14
Amount	\$205,100	\$204,000
Jan. 1 to Dec. 12		
Total No.	2,276	3,097
Amount	\$51,196,534	\$117,890,660
To Banks & Ins. Cos.	376	604
Amount	\$23,096,280	\$64,163,340

### Mortgage Extensions.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	21	27
Amount	\$1,210,600	\$786,850
To Banks & Ins. Cos.	12	6
Amount	\$1,046,100	\$549,000
Jan. 1 to Dec. 12		
Total No.	1,139	1,721
Amount	\$72,692,297	\$118,376,125
To Banks & Ins. Cos.	508	842
Amount	\$45,574,057	\$91,952,900

### Building Permits.

	1918 Dec. 7 to 13	1917 Dec. 8 to 14
New Buildings	2	4
Cost	\$80,000	\$422,000
Alterations	\$70,850	\$829,050
Jan. 1 to Dec. 13		
New Buildings	167	297
Cost	\$8,231,300	\$29,000,200
Alterations	\$8,765,314	\$12,858,055

### BRONX.

#### Conveyances.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	87	82
No. with consideration	4	14
Consideration	\$24,350	\$51,950
Jan. 1 to Dec. 12		
Total No.	4,222	5,566
No. with consideration	477	961
Consideration	\$4,582,076	\$7,450,494

#### Mortgages.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	23	35
Amount	\$346,427	\$248,375
To Banks & Ins. Cos.	2	3
Amount	\$125,000	\$10,500
No. at 6%	18	15
Amount	\$320,227	\$41,400
No. at 5½%	2	3
Amount	\$11,000	\$94,500
No. at 5%	2	5
Amount	\$1,200	\$37,000
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	.....	8
Amount	.....	\$69,717
Interest not given	1	4
Amount	\$4,000	\$5,758
Jan. 1 to Dec. 12		
Total No.	1,742	2,636
Amount	\$10,924,668	\$16,331,123
To Banks & Ins. Cos.	99	169
Amount	\$1,501,542	\$2,606,115

### Mortgage Extensions.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
Total No.	5	8
Amount	\$48,500	\$250,000
To Banks & Ins. Cos.	1	1
Amount	\$10,000	\$110,000
Jan. 1 to Dec. 12		
Total No.	121	138
Amount	\$6,217,307	\$11,468,874
To Banks & Ins. Cos.	80	155
Amount	\$2,108,700	\$4,081,500

### Building Permits.

	1918 Dec. 6 to 12	1917 Dec. 7 to 13
New Buildings	2	3
Cost	\$10,500	\$29,400
Alterations	\$7,900	\$12,150
Jan. 1 to Dec. 12		
New Building	406	594
Cost	\$7,166,875	\$8,333,775
Alterations	\$1,294,350	1,169,775

### BROOKLYN. Conveyances.

	1918 Dec. 6 to 11	1917 Dec. 6 to 12
Total No.	356	339
No. with consideration	21	25
Consideration	\$147,310	\$226,650
Jan. 1 to Dec. 11		
Total No.	22,476	21,433
No. with consideration	1,512	1,777
Consideration	\$12,803,483	\$17,440,247

### Mortgages.

	1918 Dec. 5 to 12	1917 Dec. 6 to 12
Total No.	228	218
Amount	\$694,104	\$1,681,818
To Banks & Ins. Cos.	18	49
Amount	\$88,800	\$657,250
No. at 6%	170	135
Amount	\$448,690	\$300,018
No. at 5½%	32	20
Amount	\$149,073	\$96,850
No. at 5%	8	14
Amount	\$29,000	\$34,400
Unusual rates	2	1
Amount	\$10,000	500
Interest not given	17	48
Amount	\$62,341	\$1,250,050
Jan. 1 to Dec. 11		
Total No.	13,065	13,390
Amount	\$43,116,162	\$56,010,013
To Banks & Ins. Cos.	1,229	2,298
Amount	\$7,034,122	\$18,845,036

### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 7 to 13
New Buildings	29	45
Cost	\$136,550	\$706,350
Alterations	\$88,130	\$142,785
Jan. 1 to Dec. 11		
New Buildings	2,748	2,830
Cost	\$16,549,371	\$25,289,315
Alterations	\$3,786,158	\$4,670,307

### QUEENS.

#### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 7 to 13
New Buildings	25	48
Cost	\$112,090	\$78,300
Alterations	\$22,134	\$10,287
Jan. 1 to Dec. 11		
New Buildings	2,077	3,342
Cost	\$7,120,589	\$10,937,049
Alterations	\$1,453,294	\$1,556,656

### RICHMOND.

#### Building Permits.

	1918 Dec. 5 to 11	1917 Dec. 30 to 13
New Buildings	22	6
Cost	\$54,305	\$33,255
Alterations	.....	\$3,460
Jan. 1 to Dec. 11		
New Buildings	697	601
Cost	\$1,800,817	\$1,882,372
Alterations	\$364,676	\$306,179

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# Judge Gary Outlines Future of Steel Industry

## War Industries Board Ceases to Function on January 1—Steel Manufacturers Propose Lower Scale

**A**NOUNCEMENT from Washington this week that the War Industries Board will cease to function on January 1, next, and, therefore, would take no action towards further control of the price of steel as regulated by Judge E. H. Gary, Chairman of the Board of Directors of the United States Steel Corporation, and spokesman for other members of the Iron and Steel Institute, had the effect of focusing attention on the steel market in the immediate future. The "country's barometer" will have the centre of the stage for the next few weeks, at least, as never before.

Judge Gary had prepared a schedule of prices on a materially lower basis than were in effect under Government regulation. He made them public with the announcement that, while they had not been recommended, they represented what the steel industry believed to be a proper price basis beginning with the new year.

The present prices with the proposed reductions in the basic steel products were Bessemer pig iron \$35.20, basic pig iron \$33 and foundry pig iron \$34, each to be reduced \$3 a gross ton; blooms and large billets, now \$47.50, to be reduced \$4 a gross ton; heavy shapes, now \$67.20, to be reduced \$4 a net ton; sheared and universal plate, \$72.80, to be reduced \$5 a net ton; merchant bars, \$64.96, to be reduced \$4 a net ton; black sheets (No. 28), \$112 a gross ton, to be reduced \$6 a net ton; tin plate, \$7.75 a hundred pounds, to be reduced 40 cents.

The proposed prices also contained reductions in about the same proportion in the less important products of the steel mills, with the exception of plain and barbed wire and wire nails. Iron ore was eliminated from the list of new prices.

The effort to stabilize the market at a lower basis is considered an intermediate step in throwing the market open. Under Government supervision it was easy enough to maintain a maximum price list for the various products, but after Dec. 31 the consumer at home and abroad is going to have the real voice in determining prices for steel.

The market may later tend to work downward from the proposed plane; it may work upward. Steel trade journals report substantial inquiry for pig iron for export.

During the balance of the current month it is probable that cancellations of Government contracts will show their full force and the new year will begin with conditions ripe for a normal period of buying.

In this connection it is of interest to give the predictions as to the future of business made by Judge Gary at the meeting of steel manufacturers before they went to Washington to try to induce the War Industries Board to continue Governmental control of steel.

Mr. Gary said that he hoped no manufacturer would favor wage reductions, notwithstanding that the War Industries Board might decide the matter of prices.

"I am assuming," he said, "that you will not favor reductions in the wage rates unless and until it shall become absolutely necessary. Our prices have been high during the last year, and in the cases of a few companies the profits have been large.

"Costs of production in the course of time will be decreased, though not to former levels. It is hoped that no seller of our products will feel inclined to make prices too high simply because he may be able to secure them, nor too low simply because he is in need of ready cash. We ought to get back to a peace basis as speedily as possible.

"We are so rich and prosperous and our resources are so large that indulgence in feelings of fear or doubt as to our financial, commercial or industrial safety and progress would be wholly unjustified. Our prospects are bright, our opportunities for success are greater than ever before.

"I predict the next five years in this country will be the most progressive, prosperous and successful in our history. The results will astonish even the most optimistic to-day. We need to be conservative, thoughtful, persistent, fair minded and wise to the limit of our understanding."

In discussing the labor situation, Judge Gary said:

"During the war the wage rates have been increased materially and frequently. They are now much higher than ever before, so far as I am informed; it is claimed in some respects they are out of proportion. For one, I believe we

have not been paying more than was proper and just. The necessary costs of living have been growing, and unless and until they are reduced it would seem that, on the average, the present wages are reasonable.

"It is urged that on the basis of the present scale of wages the employers cannot afford to make reductions in the prices of their commodities, and many insist they are entitled to higher wages. As we, in this country at least, are operating and living on a basis of general prices that are abnormal, we might consider the propriety of making reductions at the same time in every direction; but this would be impracticable. Therefore, if there are to be reductions they must be gradual and considered in individual cases. We must commence at some point or place. Judging from the past all of us believe we should not commence to make reductions at the point of wage rates; sacrifices must previously be made by employers. Our employes must continue to be treated liberally with respect to their compensation and general welfare. We will continue to show to them that it is our intention to consider their merits, and to treat them as associates and valuable assistants in our work. We should give no cause for reasonable complaint or unfavorable criticism.

"If the workmen generally are treated fairly and liberally they will stand contented for fair treatment of the employer. I refer now to the wage earners. But who are workmen? You and I, as well as the man who works by the day. Most of us, if not every one of us, started on the farms or in the shops or mills, for very low compensation, and we are proud of it. We are still workmen, with long hours and arduous tasks. No man wishes to remain at the bottom of any ladder. All wish to climb and to prosper. All desire to occupy positions of independence and they want to secure this by hard work. Let us use our influence in assisting our employes to progress and succeed. Let us retain their confidence and loyal support by our action. They will meet us half way if they are permitted to exercise their own judgment and spirit of fairness. Conditions now are good, and you who are listening to me have been a potential factor in bringing this about.

"I am assuming you will not favor reductions in the wage rates unless and until it shall become absolutely necessary, notwithstanding it is possible the War Industries Board may decide there ought to be conservative reductions in the price of our commodities after January 1. Our prices have been high during the last year, and in the cases of a few companies the profits have been large. In order to maintain production up to full capacity of all manufacturing works, so as to meet the military necessities of this country and its associates in the war, it has been necessary to fix prices larger than normal, because of increasing costs of production, by reason of wage increases and higher prices for everything the producer has been obliged to buy or pay for. However, the war is ended and producing and selling conditions are changing. Furnaces and mills will be returned to ante-war uses and methods. The law of supply and demand will again control. There will soon be no restrictions in prices nor anything to prevent their settling down to a lower basis, depending upon circumstances. Costs of production probably will, in the course of time, be decreased, though not to former levels. It is to be hoped no seller of our products will feel inclined to make prices too high simply because he may be able to secure them, nor to make them too low simply because there is need of ready cash. Everything depends upon the individual producer. If we are fair and reasonable toward our employes, our customers, our competitors and those who own our properties, we shall not become demoralized nor foolish, and we will be entitled to the approval of all other lines of business and to the people generally. No one in the long run is benefited by unreasonably high or low prices. This has been tested over and over again. The general public, as in 1907, expects the steel industry, called the barometer of trade, to exercise moderation and skill, and, so far as legitimate and right to lend its efforts in aiding the stabilization of business. For our past attitude we have been commended. In the future we may expect to receive our just deserts."



# CURRENT BUILDING OPERATIONS

THE Federal Government recently assumed a leading position in the widespread effort to revive the building industry and return conditions again to the normal of the pre-war period without undue delay. The Supervising Architect of the United States Treasury Department during the week presented a number of important building projects, planned before the entry of the nation in the European war, but which were held in abeyance during the emergency, to general contractors for estimates. There is considerably more of this type of work scheduled to follow as soon as these bids are closed. The fact that the Government has resumed its plans for the erection of large public structures without further delay cannot but exert a beneficent effect upon the building situation as a whole. The result will undoubtedly be a large increase in the number of projected operations brought out for estimates within the next few weeks and the award of many substantial contracts for civil construction throughout the country.

The week past was a noteworthy period for the number of structural projects out for estimates aside from these to be built by the Government. The list of operations placed with the builders for estimates is widely diversified and represents a large potential expenditure for construction during the early spring and summer of 1919.

Building interests in the Metropolitan district are practically undivided in the opinion that construction costs will not be lowered to any great extent during the period of reconstruction either by a decrease in material prices or by reduced labor costs. There are even those to be found who would not be surprised if structural costs were advanced a further notch before a recession to lower levels is possible. The fact that it is generally conceded that high construction costs will maintain for a year or so at least will in all probability hasten the start of many operations scheduled and which might better be built at existing levels while the demand for rentable space is strong and unsatisfied.

The markets for building materials are generally quiet, but wholly optimistic for the future. There have been a number of inquiries for materials in substantial amounts current during the past week or so, but dealers and producers are strongly of the opinion that

the coming two or three months will be quiet as far as volume of actual business is concerned, but pregnant with possibilities for next spring and summer. The intervening period will be used to advantage in perfecting plans for the expeditious handling of the tremendous amount of building material orders that are certain to follow the winter of preparation.

Almost without exception building material prices are firm, and there is no immediate prospect of a recession from present levels. Dealers are fairly well supplied and will be able to supply any ordinary demand of the next few months.

**Structural Steel.**—The most prominent feature of the steel situation at the present time from the viewpoint of the building industry is the large tonnage that is still being devoted to Government building operations in various parts of the country. While the demand for fabricated material in any great volume required for Federal projects holds there is little likelihood of steel for civil building projects being released in large amounts. The subject of steel prices is another matter that is respon-

sible for the hesitancy on the part of the building interests to mature their operations to the point of starting. There is a strong feeling that fabricated steel prices will be substantially reduced within the next few months and prospective builders are not willing to make commitments at the current price levels when they are almost certain that by waiting a while they will be in a position to obtain materially reduced estimates for their steel. The outlook for the spring is steadily improving and new projects are almost daily being announced as in the preliminary stages of development. That the steel situation is becoming readjusted to the new conditions is manifest by the figures recently announced which showed that the unfilled orders on the books of the United States Steel Corporation November 1, were 8,124,663 tons, compared with 8,353,293 tons on October 31. This is a decrease of 228,630 tons. One year ago the unfilled orders were 8,897,106 tons. There have been but two increases in orders this year and these were in June and in October.

## BUILDING COMMODITY 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.....\$15.00@ —  
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.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,  
wood or duck bags .....@ —  
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) ..\$1.85@ —  
Trap rock, ¾ in. (Nominal) ... 2.00@ —  
Crushed limestone, 1½ in. .... 1.80@ \$1.85  
Crushed limestone, ¾ in. .... 1.90@ 2.00

**Building Stone**—

Indiana limestone, per cu. ft. ....\$1.23  
Kentucky limestone per cu. ft. .... 1.50  
Brier Hill sandstone, per cu. ft. .... 1.50  
Gray Canyon sandstone, per cu. ft. ... .95  
Buff Wakeman, per cu. ft. .... 1.50  
Buff Mountain, per cu. ft. .... 1.50  
North River bluestone, per cu. ft. ... 1.05  
Seam face granite, per sq. ft. .... 1.00  
S. Dover marble (promiscuous mill blocks, per cu. ft. .... 2.25  
White Vermont marble (sawed), New York, per cu. ft. .... 3.00

**Linseed Oil**—

City brands, oiled, 5 bbl. lots ..\$1.58@ —  
Less than 5 bbls. .... 1.59@ —

**Turpentine:**

Spot in yard, N. Y., per gal. ....\$0.71@ \$0.72

**Lumber** (wholesale prices, N. Y.):

Yellow pine (merchantable 1905, f. o. b. N. Y.):  
3x4 to 5x12, 10 to 20 ft. ....\$48.00@ \$52.00  
6x12 to 14x14. .... 51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.  
Base price, per M. ....@ —  
Hemlock, W. Va., base price  
per M. ....@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered) .. 38.00@ 42.00

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Funds are needed to bring home our armies, to reconstruct devastated Europe and to insure the real fruits of victory and peace.

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# MATERIALS AND SUPPLIES

**Electrical Supplies.**—New business in electrical lines is lacking and there is prospect of a quiet period for the industry until conditions are readjusted to peace times. Prices are firm and are without indications of a break. Large stocks, ordered some time before the signing of the armistice are now being delivered and as a consequence it would not be surprising if the market gave way slightly. Local stocks are generally in good shape and jobbers are practically marking time until a general resumption of building activity. There is every anticipation that any demand that might arise as a result of increased building activity can be cared for without difficulty or strain.

**Lumber.**—The local yards are as a whole confident that the coming spring will bring a marked increase of business from building sources and they are holding off until the general conditions are more settled and the situation again near normal of pre-war times. During the past week orders and inquiries from the building trade have slowed down somewhat, but the demand from manu-

facturing consumers is firm. Lumber prices are almost without exception steady, and what tendency there is for changes is upward.

**Linseed Oil.**—The market is quite dull and the outlook is without special promise for the next month or so. This is generally the quiet part of the year, and so the condition of the market is not unusual. Stocks of linseed oil are limited, but a new supply, sufficient for all existing demands is in sight and the recent market tension brought about by the scarcity of oil will be relieved shortly. Prices are firm and unchanged.

**Cast Iron Pipe.**—Aside from some inquiry involving export business the cast iron pipe situation is quiet. Domestic demand is light and although there are numerous important projects planned these are not likely to become active until next spring. The outlook for municipal business during 1919 is good and should comprise a large percentage of the business for next year. Government fixed prices dominate all quotations; 6 in., 8 in., and heavier, \$67.70; 4 in., \$70.70, and 3 in., \$77.70, New York.

**Window Glass.**—Up to the present writing the manufacturers of plate and window glass are undecided as to the commencement of operations for the coming season. A meeting was held in Pittsburgh during the week between the Window & Plate Glass Manufacturers and the National Glass Distributors' Association at which a number of serious trade problems were discussed. The action of the meeting has not been announced as yet. Local glass distributors are not anticipating a large increase in the demand for glass during the next three or four months, but do expect materially improved business with the coming of spring and the completion of a great amount of new construction work that is the result of release from the recent building curtailment orders of the Government. The manufacturers' schedule of discounts remains unchanged.

**Common Brick.**—Conditions in the wholesale market for Hudson River common brick improved materially during the past week. There was an increase in the arrival of cargoes, seventeen boats having docked during the past seven days. Buying interests also improved and a total of twelve cargoes was disposed of. Prices are much stronger than they have been for some time and the prevailing figure is \$15 a thousand, in cargo lots alongside dock. This level seems firm at the present writing and while no further increase is anticipated for the immediate future, there is no prediction as to the manner a sudden demand for brick in large amounts would affect the price situation. The general tone of the common brick market is strong, due no doubt by the increased number of inquiries during the week. There is now every prospect of a busy spring and summer season for 1919. Up-river activity is centered upon the burning of brick made during the past season and getting it on the barges and shipped before the river is closed to navigation. There is no material change in the Raritan situation and brick from this district is not being quoted for New York delivery.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, December 13, 1918. Condition of market: Demand improved; prices advanced. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 17; sales, 12. Distribution: Manhattan, 3; Brooklyn, 3; New Jersey points, 6.

## IN LOCAL WHOLESALE MARKETS

Wide cargoes ..... 52.00@ 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. .... \$70.00@ —  
 Cypress shingles, 6x18, No. 1  
 Hearts ..... 10.00@ —  
 Cypress shingles, 6x18, No. 1  
 Prime ..... 8.50@ —  
 Quartered oak ..... \$100.00@ \$105.00  
 Plain oak ..... @ 80.00  
**Flooring:**  
 White oak, quartered, select. .... @ \$67.00  
 Red oak, quartered, select. .... @ 67.00  
 Maple No. 1. .... \$56.50@ —  
 Yellow pine, No. 1, common  
 flat ..... 43.00@ —  
 N. C. Pine, flooring, Norfolk.. 43.00@ —  
**Sand**—  
 Screened and washed Cow Bay.  
 500 cu. yds. lots, wholesale. \$1.25@ —  
**Lime** (standard 300-lb. bbls.):  
 Eastern common, wholesale  
 price ..... \$2.70@ —  
 Eastern finishing, wholesale  
 price ..... 2.90@ —  
 Hydrated common (per ton).... 16.00@ —  
 Hydrated finishing (per ton)... 18.16@ —  
 Rebate for returned bags \$4.00 per ton.  
**Window Glass.** Official discounts from manufacturers' lists:  
 Single strength, A quality, first three  
 brackets ..... 77%

B grade, single strength, first three  
 brackets ..... 77%  
 Grades A and B, larger than the first  
 three brackets, single thick..... 77%  
 Double strength, A quality..... 79%  
 Double strength, B quality..... 81%  
**Plaster**—(Basic prices to dealers at yard, Manhattan):  
 Mason's finishing in 100 lbs.  
 bags, per ton..... \$23.00@ —  
 Dry Mortar, in bags, return-  
 able at 30c. each per ton.. 14.05@ —  
 Block, 2 in. (solid), per sq. ft..... \$0.11  
 Block, 3 in. (hollow), per sq. ft.... 0.11  
 Boards, ¼ in. x 8 ft..... 12½¢  
 Boards, ½ in. x 8 ft..... 15½¢  
**Structural Steel** (Plain material at tide-  
 water, cents per lb.):  
 Beams & channels up to 14 in. 3.27@ —  
 Beams & channels over 14 in. .... 3.27@ —  
 Angles, 3x2 up to 6x8..... 3.27@ —  
 Zees and tees..... 3.27@ —  
 Steel bars, half extras..... 3.27@ —  
**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..... —



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## OPINION AFFECTING BOARD OF APPEALS

### Owner Who Withdraws Appeal Cannot Re-open Matter After Amendment to Zoning Law

GEORGE P. NICHOLSON, as acting corporation counsel, has rendered an opinion, at the request of the Board of Appeals, with reference to an application called an appeal, by John J. Shea, for permission to change a five-story and basement brick livery stable at 117-119 West 46th street, Manhattan, into a garage. That appeal was ultimately withdrawn and the present application is for its reinstatement and a determination upon it as to the date of its withdrawal—or in other words, a determination that the applicant is entitled now to be accorded the right to use said property in the same manner that he may have had a right to use it on the date of the withdrawal of his said appeal notwithstanding the provisions of the Building Zone Resolution have been amended since that date so that now the particular use to which the applicant desires to put said property is no longer a matter of right.

The Corporation Counsel's opinion reads in substance:

"The questions asked:

"1. Has the Board of Appeals the power to restore to its calendar an appeal removed therefrom under the foregoing circumstances?"

"2. If the Board may restore to its calendar an appeal removed therefrom under the foregoing circumstances, should such an appeal be now considered under the provisions of the Zoning Resolution in effect upon the date of the filing of the said appeal, or must it be disposed of under the Resolution as amended on December 21, 1917?"

"3. If the Board of Appeals may restore to its calendar appeal 400-16-A, has the Board the power at this time, under the provisions of Section 20 of the Zoning Resolution, and in view of the circumstances under which the appeal was dropped from the calendar to vary the provisions of Section 6 of the Zoning Resolution and grant permission for the conversion of the building, the subject of such appeal, from a public stable into a public garage?"

"Under the amended provisions, whatever may have been the rule under the provisions of said section as it originally stood, I am of opinion that the owner of property now devoted to one of the uses enumerated in subdivision A of Section 4 of the Building Zone Resolution, cannot, as a matter of law,

change such use to another of the enumerated uses in subdivision A of Section 4, where structural alterations are necessary. This view was submitted to you by this department in an opinion dated August 13, 1918, when Mr. Shea was contending before your Board that he had such a right provided the cost of structural alterations incident to the proposed changed use did not exceed 50 per cent. of the value of the building exclusive of foundations. In said opinion you are advised that if one use enumerated in subdivision A of Section 4 of the Building Zone Resolution is changed to another use enumerated in said section, structural alterations cannot be made as a matter of right and that therefore, where structural changes are necessary to the proposed changed use they cannot be made as a matter of right.

"Mr. Shea's present application goes a little further, and while impliedly acquiescing in the conclusion last above expressed, he now insists that his right must be determined as of the date of the withdrawal of his original application. I am constrained to advise you that the law, as I view it, is definitely opposed to this contention and will not justify me in holding that the present applicant is entitled as a matter of right to devote the property in question to the changed use under the Building Zone Resolution or the resolution of the Board of Appeals as they existed at the time of the withdrawal of the original application. On the contrary, I am of opinion that any application on the part of Mr. Shea, whether as an original application or a reinstatement of his former application must be disposed of under the provisions of the Building Zone Resolution as they now exist.

"This conclusion would seem to render the second and third questions immaterial, since Mr. Shea, as shown by the position taken by his counsel on the hearing above referred to, does not seek by his present application to invoke the discretion of the Board of Appeals upon the proposed alteration. However, I see no legal objection to the reinstating of an original application which has been withdrawn without consideration or determination of its merits. Such an application as reinstated would be in no different situation than if it had remained on the calendar undisposed of, or than if viewed as a new application."

### Michael Reid, Builder, Is Dead.

The building industry of New York lost one of its most prominent members this week by the death of Michael Reid, one of the oldest active builders. Mr. Reid died Wednesday, December 11, at his home 116 East 70th street after a short illness. Despite his advanced age of eighty-six years, he remained active in business until the last.

Mr. Reid until his death was president of M. Reid & Company, Inc., 114 West 39th street, contractors and builders. He built the Ritz Carlton Hotel, the Imperial Hotel, the power house for the Metropolitan Traction Company and the Third Avenue "L," hundreds of private residences and scores of big office buildings. As each of his four sons reached his majority he was taken into the business and assigned to an important department.

Mr. Reid was a lover of horses. From the day he purchased his first truck horse, through the succeeding years when he owned many famous horses, and at the last when he kept a small stable, he remained a good judge of horseflesh. Although he had owned such noted animals as "Willie E.," "Thurley" and "Farmer," he steadfastly refused to become an exhibitor or allow his horses to race professionally. He always explained that he owned horses for the pleasure driving gave him—not for publicity.

Probably the only association of which Mr. Reid ever was a member was the Road Drivers' Association. He was one of its organizers, served several years as its president and treasurer, and was largely responsible for the building of the Speedway. He was active in the affairs of St. Vincent Ferrer's Church, and is survived by four sons and two daughters.

### Conference on Converted Dwellings.

A final conference will be held on Wednesday, December 18, at 3 p. m., in the office of the Tenement House Department, relative to the proposed bills affecting three and four family converted dwellings, for the purpose of considering one or two important changes which have been made in the original draft of these bills and at the same time to consider the question of presenting a bill designed to have the effect of preventing the further erection of the "fake" three family tenement house under the guise of an application that it is intended for two families.

### Engineers to Be Represented at Capital.

A National Service Committee will be established at Washington by the Engineering Council, 29 West 39th street, New York. The details of membership and financing have been referred to a Reconstruction Committee composed of



J. Parke Channing, chairman; Harold W. Buck, George F. Swain, D. S. Jacobus, Calvert Townley and George J. Foran. A fund of \$2,500 has been appropriated for the establishment of a Washington office. It has been voted to discontinue the War Committee of Technical Societies which has been co-operating with the Army and Navy at Washington.

**PERSONAL AND TRADE NOTES.**

**Betz Brothers**, 233 Broadway, recently obtained contracts for "Steelbilt" toilet partitions to be installed in the Hotel Brevoort, the Ford Co.'s new building on Broadway, and the Davis Baling Powder plant at Hoboken, N. J.

**American Home Builders, Inc.**, Samuel G. Cohn, president, Henry Gold, secretary and treasurer, 26 Cortlandt street, formerly investment builders, have entered the general contracting field and will specialize on fine alteration work in Greater New York and adjacent territory.

**Associated Metal Lath Manufacturers**, Zenas W. Carter, commissioner, announce the removal of their general offices from 901 Swetland Building, Cleveland, Ohio, to Rooms 813-815, Woodward Building, Washington, D. C. Information regarding the use of metal lath, for either stucco exterior or plaster interior construction, for housing or commercial buildings, will be furnished free at all times, upon request to the association.

**Barney-Ahlers Construction Corporation**, 110 West 40th street, has the contract for undergoing conduit work in connection with the new pier now under construction at Clifton, S. I., for the Pouch Terminal.

**Samuel Carner**, civil engineer, in the past identified with a number of important construction projects in this city and neighboring localities, and David Lang, for a number of years a practicing architect in Manhattan, have opened offices at 110 West 34th street, under the firm name of Carner & Lang, and will engage in the general practice of architecture and engineering.

**E. W. McDonald**, comptroller and assistant secretary of the Truscon Steel Co., Youngstown, Ohio, has been made assistant cashier of the National Bank of Commerce of New York and will assume his new duties January 1. He had been with the Truscon company twelve years. Mr. McDonald will be succeeded by W. J. Davis, who has been his assistant.

**C. T. Henderson** has resigned as chief engineer of the Submarine Boat Corporation, Port Newark Terminal, Newark, N. J., and has become identified with the Hercules Engineering Corporation (chemical, refrigerating and water-purifying plants), 501 Fifth avenue, New York, as its chief engineer, also acting as president of the Electrolytic Engineering Corporation at the same address. Prior to his connection with the Submarine Boat Corporation he was general manager of the Niagara Smelting Corporation, Niagara Falls, and prior to that acted in various capacities with the Cutler-Hammer Co.

**GOVERNMENT WORK.**

Advance information relative to operations for Federal Authorities.

LONG ISLAND CITY, L. I.—U. S. Government, Treasury Department, Washington, D. C., is taking estimates on general contract, to close 3 p. m., January 15, 1919, for the construction of a 1-sty and basement brick, limestone and terra cotta post office on the west side of Van Alst av, between 9th and 10th sts, from plans prepared under the direction of James A. Wetmore, Acting Supervising Architect, Treasury Department. Cost, approximately \$200,000.

ELLIS ISLAND, N. Y.—The U. S. Government, Commissioner of Immigration, Ellis Island, N. Y., contemplates the erection of an addition to the sea wall, to cost

approximately \$250,000. Plans will be prepared privately. Congress has been asked for an appropriation for the funds to cover this expenditure.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan. CHURCHES.**

SEVENTH AV.—The Metropolitan Baptist Church, Rev. W. W. Brown, pastor, 143 West 131st st, has purchased property at the northeast corner of Seventh av and 128th st, and will probably use the same as a site for a new church building. Name of architects and details of construction will not be available for some time.

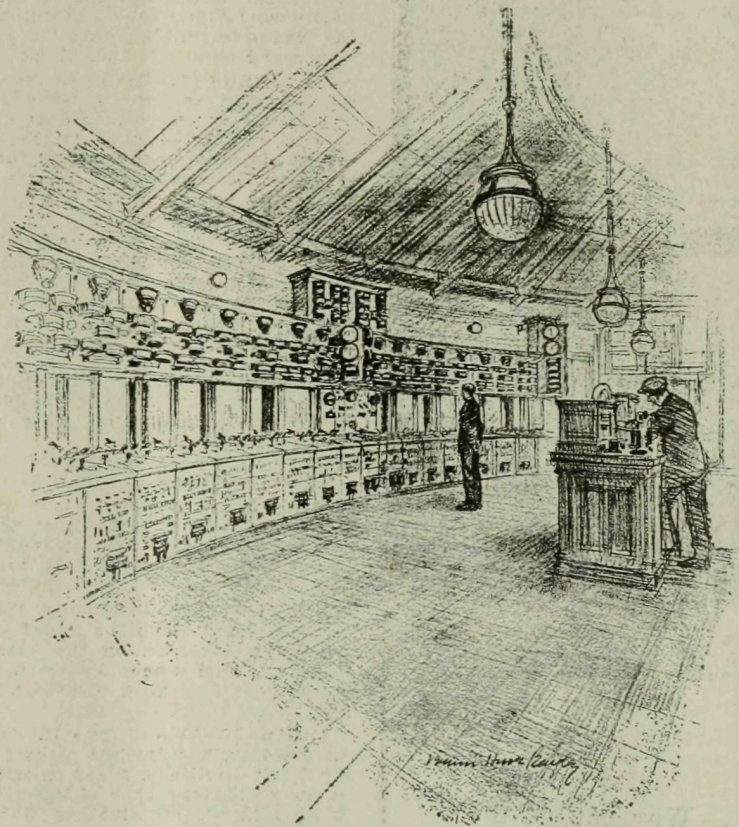
112TH ST.—Griffin & Wynkoop, 30 Church st, have plans well advanced for a 1½-sty limestone and terra cotta church, 100x100 ft, at 512-520 West 112th st, for the Seventh Church of Christ Scientist, Allen Barris, chairman of the building committee, 610 West 152d st. Plans will soon be ready for bids on general contract.

**STABLES AND GARAGES.**  
38TH ST.—John H. Duncan, 347 Fifth av, has completed plans for alterations to the 2½-sty brick stable and garage, 25x98 ft, including new floors, removal of stalls, installing fireproof partitions and other work, at 149 East 38th st, for Miss Edith Bowdoin, 39 Park av, owner. Cost, \$3,000. General contract will be let without competition.

**STORES, OFFICES AND LOFTS.**  
23D ST.—Schwartz & Gross, 347 Fifth av, have completed plans for alterations to the 6-sty brick store and loft building, 78 x98 ft, at 155-159 East 23d st, for the 157 East 23d Street Co., Inc., Charles A. Davidson, 60 Wall st, owner. Lessee, Hospital Supply Co., 55 Fifth av. Cost, about \$25,000.

LEXINGTON AV.—James Gamble Rogers, architect, 40 East 22d st, has bought the 2-sty brick dwelling on lot 19x75 ft, at 367 Lexington av, and will alter the same for use as offices. Plans will be prepared privately. Bids will not be taken for some time.

SEVENTH AV.—Starrett & Van Vleck, 8 West 40th st, are preparing the prelim-



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inary plans for a 19-sty brick, stone and terra cotta store and loft building, 200x200 ft, to be erected on the west side of 7th av, 30th to 31st st, for owner to be announced later. Purdy & Henderson, 45 East 17th st, structural engineers. Fred T. Ley & Co., 19 West 44th st, general contractor. Details will be available later.

#### Bronx.

#### APARTMENTS, FLATS & TENEMENTS.

192D ST.—Irving Margon, 355 East 149th st, has completed plans for a 5-sty brick apartment, 64x125 ft, in the north side of 192d st, 78 ft east of University av, for the W. H. Moore Holding Co., W. H. Moore, president, 190th st and University av, owner and builder. Cost, \$140,000. Owner is now ready for estimates on materials and sub-contracts.

#### HOSPITALS AND ASYLUMS.

FULTON AV.—Louis Allen Abramson, 220 Fifth av, has prepared plans for the alteration of a 4-sty brick dwelling on a plot 150x218 ft, at the southwest corner of Fulton av and 169th st, for the use of the Bronx Hospital Association, Dr. Alexander

Goldman, president, 1385 Fulton av, owner. Architect will soon call for estimates on general contract. Project involves extensive interior alterations.

#### SCHOOLS AND COLLEGES.

FIELDSTONE ROAD—The Riverdale Country School; Riverdale, N. Y., has purchased additional property bounded by Fieldstone road, Riverdale lane, and the Albany Post road, and will probably erect additional dormitory and other school buildings. Name of architect and details of construction not yet available.

#### STABLES AND GARAGES.

MORRIS AV.—Charles J. Schaefer, 529 Courtlandt av, has plans in progress for a 1-sty brick addition to the 7-sty brick garage at the northeast corner of Morris av and 174th st, for Charles Weihe, owner, care of architect. Cost, about \$8,000.

#### Brooklyn.

#### APARTMENTS, FLATS & TENEMENTS.

POWELL ST.—Plans have been completed by Cohn Brothers, 361 Stone av., and excavating started for three 4-sty brick apartments, 60x89 ft, in the east side of Powell st, south of Riverdale av, for Barnett Baltowsky, 528 Chester av, owner and builder. Total cost, \$150,000.

EASTERN PARKWAY—Slee & Bryson, 154 Montague st, have prepared plans for a 4-sty brick and stone apartment, 38 fam., 79x109 ft, on the south side of Eastern Parkway, 146 ft west of Franklin av, for the Hampton Building Co., 350 Fulton st, owner and builder. Cost, about \$125,000.

CHAMBERS PL.—Montrose Morris Sons, 533 Nostrand av, have finished plans for alterations to the residence at 67 Chambers pl, into a tenement, for Peper Bros., 417 De Kalb av, owners. Cost, about \$6,000. Architects will take bids on general contract.

#### CHURCHES.

BELMONT AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 3-sty brick and limestone synagogue and school, 46x75 ft, containing auditorium and nine classrooms, on the north side of Belmont av, 25 ft west of Jerome st, for the Hebrew school of East New York, Abraham Drapkin, president, 501 Ashford st, owner. Cost, about \$40,000. Owner builds and is ready for estimates on subs and materials.

#### DWELLINGS.

EAST 16TH ST.—George H. Cutting, 1721 Av J, has prepared plans for a 2½-sty frame dwelling, 25x47, at the southeast corner of East 16th st and Av J, for the Ascutney Realty Co., 1721 Av J, owner and builder. Cost, \$12,000.

NINTH AV.—F. W. Eisenla, 650 68th st, has completed plans for two 2-sty frame dwellings, 16x40 ft, on the east side of Ninth av, 20 ft north of 64th st, for Thos. Williams, 615 75th st, owner and builder. Total cost, \$8,000.

MERMAID AV.—George H. Suess, 2920 Railroad av, has finished plans for five 3-sty brick dwellings, 20x62 ft, with stores, at the northeast corner of Mermaid av and West 25th st, for Guidone Gorgulia, 11 Mermaid av, owner and builder. Total cost, \$15,000.

EAST 19TH ST.—Philip Caplan, 16 Court st, has completed plans for four 2½-sty frame dwellings, 19x43 ft, in the west side of East 19th st, 300 ft south of Av N, for the Webster Building Co., 330 Saratoga av, owner and builder. Total cost, \$20,000.

WEST 24TH ST.—George H. Suess, 2920 Railroad av, has prepared revised plans for four 2-sty brick dwellings, 20x55 ft, in the west side of West 24th st, 150 ft north of Surf av, for Emil Heneberger, 3005 Surf av, owner and builder. Total cost, \$20,000.

178TH ST.—Plans are being prepared privately for thirty 2-sty concrete dwellings to be erected in 78th and 79th sts, by Roth & Morgan, Inc., 1727 77th st, owners and builders. Cost, \$3,000 each. Details will be available later.

DOVER ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 25x28 ft, in the east side of Dover st, 260 ft south of Oriental Blvd, for I. E. Deitrich, 574 Argyle rd, owner the builder. Cost, \$6,000.

WEST 29TH ST.—George H. Suess, 2920 Railroad av, has completed plans for four 2-sty brick dwellings, 20x43 ft, in the west side of West 29th st, 140 ft north of Mermaid av, for Frederico Martini, 2822 West 28th st, owner and builder. Total cost, \$16,000.

75TH ST.—John C. Wandell, 8525 4th av, has completed plans for five 2-sty brick dwellings, 20x37 ft, in the south side of 75th st, 100 ft west of Colonial rd, for the Montrose Building Co., 24 Bay Ridge pl, owner and builder. Total cost, \$25,000.

#### FACTORIES AND WAREHOUSES.

56TH ST.—The American Machine & Foundry Co., 56th st and 2d av, Brooklyn, has bought additional property in the north side of 56th st, between 1st and 2d avs, and contemplates the erection of a factory addition. Name of architect and details of construction are not available at the present time.

VAN DYCK ST.—Thomas Bennett, 7826 5th av, has prepared plans for a 1-sty brick storage building, 37x100 ft, in the north side of Van Dyke st, 61 ft west of Otsego st, for Wilbert M. Elgert & Co., 2 Van Dyke st, owner. Cost, about \$3,000.

51ST ST.—J. C. Wandell Co., 8525 4th av, has started plans for a brick factory addition at 51st st and 2d av, for David H. Smith & Sons, 151 51st st, owners. Details will be available later.

CARLTON AV.—W. H. Gompert, 171 Madison av, Manhattan, and L. Lauritzen, 65 De Kalb av, have made preliminary sketches for a 3-sty brick factory, 100x100 ft, on Carlton av, near Fulton st, for John Bene & Sons, chemists, 641 Dean st, owner. Further details will be available later.

CENTER ST.—Frank H. Quinby, 99 Nassau st, Manhattan, has finished plans for a 1-sty brick warehouse, 50x100 ft, in the south side of Center st, 100 ft west of Hicks st, for the Porto Rico Distilling Co., 1 Water st, Manhattan, owner. Cost, \$15,000. Architect will be ready for estimates on general contract about December 17.

NOSTRAND AV.—C. D. Cooley, Century, Building, Pittsburgh, Pa., has plans in progress for a 2-sty brick bakery, 45x85 ft, at 772 Nostrand av, for B. A. Cushman Co., Inc., 772 Nostrand av, owner. Cost, about \$50,000.

BUSH ST.—Thomas Bennett, 7825 5th av, has completed plans for an extension to the 3-sty brick factory and garage at the northwest corner of Bush st and Smith st for David Samond, 453 Bush st, owner and builder. Cost, approximately \$5,000.

#### SCHOOLS AND COLLEGES.

ST. JOHNS PL.—Helmle & Corbett, 190 Montague st, have finished plans for a 3-sty brick and stone parochial school, 40x135 ft, in the north side of St. Johns pl, 113 ft west of Brooklyn av, for St. Gregory's R. C. Church, Rev. Father M. Fitzgerald, pastor. Cost, about \$80,000. Project will probably not be started until next spring.

WEST 1ST ST.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 4-sty brick and limestone public school building, 144x152 ft, to be erected in the west side of West 1st st, 405 ft south of Sheepshead Bay road, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, owner. Cost, approximately \$200,000.

#### STABLES AND GARAGES.

44TH ST.—M. A. Cantor, 375 Fulton st, has prepared plans for seven 1-sty attached brick garages, 9x18 ft each, in the south side of 44th st, 100 ft west of 17th av, for the Arene Homes Co., 1077 East 12th st, owner and builder. Total cost, \$4,000.

FIFTH AV.—J. C. Wandell Co., 86th st and Fourth av, has plans in progress for a 1-sty concrete and cement block garage, 20x50 ft, at 4521 Fifth av, for H. J. Callister, owner and builder, on premises. Cost, \$2,500.

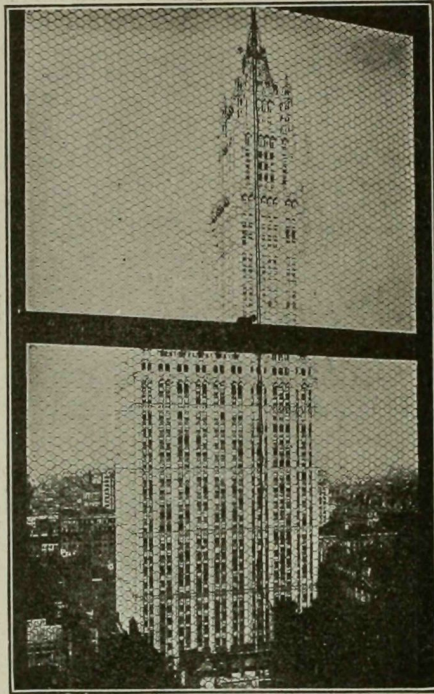
UNION ST.—John E. Eaton, 2549 Decatur av, New York City, has prepared plans for the 1-sty brick garage recently started in the south side of Union st, 80 ft east of Nevins st, for Rechnitz Bros., Inc., 44 Court st, owners and builders. Cost, approximately \$100,000.

CANARSIE LA.—Geo. Alexander, Jr., 1861 Union st, has completed plans for a 1-sty brick garage, 20x47 ft, at the northeast corner of Canarsie la and New York av, for John Kinney, 1171 New York av, owner and builder. Cost, \$1,000.

THROOP AV.—Dunnigan & Crumley, 391 East 149th st, New York City, have finished plans for alterations and additions to the 1-sty brick garage on the west side of Throop av, 43 ft south of Myrtle av, for Joseph I. Aaron, 215A Utica av, owner and builder. Cost, about \$15,000.

CONEY ISLAND AV.—Shampan & Shampan, 772 Broadway, have prepared plans for an extension to the 1-sty brick and concrete garage on the north side of Coney Island av, 21 ft west of Prospect Park West, for the Circle Garage Co., Peter Lerner, president, 250 Coney Island av, owner and builder. Cost, approximately \$30,000.

EMERSON PL.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, at 200-206 Emerson pl, for George Potts, 1418 President st, owner and builder. Cost, \$25,000.



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OCEAN AV.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 100x131 ft, on the west side of Ocean av, 162 ft south of Av N, for the Pohl-Abbott Construction Co., 200 Montague st, owner and builder. Cost, \$35,000.

CENTRAL AV.—C. P. Cannella, 1163 Herkimer st, has finished plans for a 1-sty brick extension, 25x100 ft, to the garage at 1925 Central av, for Vincent Guardino, 39 Central av, owner and builder. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

MYRTLE AV.—M. J. Harrison, 61 Park Row, Manhattan, has completed plans for interior alterations to the 6-sty brick store and loft building on the south side of Myrtle av, 250 ft west of Sumner av, for Joseph Spector, 322 Grand st, owner. Cost, about \$10,000. Architect will soon call for bids on general contract.

5TH AV.—Russell Tracy Walker, 52 Vanderbilt av, Manhattan, has finished plans for alterations to the 3-sty brick department store, including general interior changes, at the northwest corner of 5th av and 53d st, for Abraham Heilbron, 5220 5th av, owner, who will take bids on general contract about April 1, 1919.

FRONT ST.—Albert Ullrich, 371 Fulton st, has prepared plans for an extension to the brick and concrete loft building in the south side of Front st, 115 ft west of Garrison st, for A. Zerega, 26 Front st, owner. Cost, about \$4,000.

#### Queens.

#### APARTMENTS, FLATS & TENEMENTS.

ELMHURST, L. I.—George H. Wells, 21 East 40th st, Manhattan, has plans in progress for five 5-sty brick, limestone and terra cotta apartments, 89x62 ft, on Polk av, Filmore av and 22d st, for the Queensboro Investing Co., Bridge Plaza, L. I. City, owner and builder. Total cost, about \$300,000.

#### DWELLINGS.

EDGEMERE, L. I.—Plans have been prepared privately for two 1-sty frame dwellings, 16x36 ft, in the east side of Beach 46th st, 1,025 ft north of the Boulevard, for Charles Meyer & Sons, Edgemere, L. I., owners and builders. Total cost, \$2,000.

RICHMOND HILL, L. I.—Koch & Wagner, 26 Court st, Brooklyn, have been selected to prepare the plans for the alteration of two 2½-sty frame dwellings at Richmond Hill for the Kamark Realty Co., 468 Freedom av, owner and builder. Owner will be ready for bids on subs and materials about March 1, 1919.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for five 2-sty frame dwellings, 16x40 ft, in the east side of Ferry st, 270 ft south of Sterling st, for the Gascoyne Realty Co., Manor av, Woodhaven, L. I., and builder. Total cost, \$12,500.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for a 3-sty brick silk mill, 73x183 ft, to be erected at the northwest corner of William st and Freeman av, for Aaron Cohen, 215 5th av, Manhattan, owner. Cost, approximately \$60,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, N. Y.—Wright Seabury, Pawtucket, R. I., has prepared plans for a 1-sty brick garage, 22x100 ft, in the east side of 17th st, southeast corner of 3d av, for J. Farrington, 3d av and 17th st, College Point, owner and builder. Cost, \$5,000.

#### STABLES AND GARAGES.

COLLEGE POINT, L. I.—Wm. McGuire, College Point, has completed plans for a 1-sty brick garage, 22x100 ft, in the east side of 17th st, southeast corner of 3d av, for J. Farrington, 3d av and 17th st, College Point, owner and builder. Cost, \$5,000.

#### THEATRES.

FAR ROCKAWAY, L. I.—Thomas W. Lamb, 644 Eighth av, Manhattan, is preparing the preliminary plans for a 1-sty brick theatre, 103x150 ft, on the south side of the Boulevard, 125 ft west of Nameoke av, for the Lenith Amusement Co., R. Levy, president, 1579 Broadway, Manhattan, owner. Cost, about \$100,000.

#### New Jersey.

#### DWELLINGS.

EAST ORANGE, N. J.—Herman Fitz, News Building, Passaic, N. J., has completed plans for six 2½-sty frame and stucco dwellings, 22x31 ft, in Crescent and Edgewood roads, for the Penn Build-

ing Co., R. Trivett, president, 330 Glenwood rd, Bloomfield, N. J., owner and builder. Total cost, \$24,000.

PATERSON, N. J.—F. E. Grosso, 126 Market st, Paterson, has plans in progress for a 2½-sty frame dwelling, 28x46 ft, with 1-sty tile and stucco garage, 24x34 ft, to be erected at Paterson, for owner to be announced later.

#### FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—Plans have been prepared privately for a 1-sty concrete block factory, 64x500 ft, at Westfield, N. J., adjoining the railroad, for the Kling Furniture Co., A. J. Kling, president, Mayville, N. Y., owner. Cost, \$30,000. General contractor will be announced shortly.

JERSEY CITY, N. J.—Plans have been prepared privately for a 1-sty brick and steel factory addition, 50x100 ft, in Hudson st, for the Vulcan Iron Works, Essex st, Jersey City, owner and builder. Cost, \$8,000.

NEWARK, N. J.—The Edison Lamp Works of the General Electric Co., Sussex st, Harrison, N. J., has bought property at Frelinghuysen av and Evergreen av, Newark, and contemplates the erection of a factory building at some future time. No definite details of this project yet decided upon.

#### SCHOOLS AND COLLEGES.

ENGLEWOOD CLIFFS, N. J.—Ernest Sibley, Palisades, N. J., has prepared plans for a 1-sty frame grammar school to be erected at Englewood Cliffs for the Board of Education of Englewood Cliffs, owner. Cost, about \$18,000. Bids will probably be called for early next January.

PATERSON, N. J.—H. B. Crosby, First National Bank Building, Paterson, has finished plans for a 3-sty brick and stone school, 200x200 ft, containing 42 classrooms, auditorium, manual training and domestic science rooms, on Broadway, between Graham av and 18th st, for the Board of Education of Paterson, Frank I. Adams, president, City Hall, Paterson, owner. Cost, approximately \$375,000. Project will be advertised early next spring.

#### Other Cities.

#### MUNICIPAL.

BUFFALO, N. Y.—Esenwein & Johnson, Ellicott sq, Buffalo, have started the preliminary sketches for the 9-sty brick and stone municipal office building to be

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erected at Franklin and Church sts for the City of Buffalo, City Hall, owner. Cost, approximately \$700,000. Details will not be available for some time, as the City Council is now considering the advisability of this project.

#### SCHOOLS AND COLLEGES.

ROCHESTER, N. Y.—Edwin S. Gordon, Sibley Building, Rochester, has started plans for a 2-sty brick and limestone junior high school, 260x375 ft, to be erected at Rochester, for the Board of Education, J. S. Mullen, secretary, Municipal Building, Rochester. Cost, about \$500,000. Details will be announced later. Project will not be ready for estimates until early next years.

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### CONTRACTS AWARDED.

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

#### DWELLINGS.

MANHATTAN—George A. Fuller Co., 949 Broadway, has the general contract for extensive interior alterations and additions to the 4-sty brick and stone residence at 933 Fifth av, for C. E. Mitchell, 55 Wall st, owner, from plans by Walker & Gillette, 128 East 37th st, architects.

OSSINING, N. Y.—Michael Delphino, Ossining, N. Y., has the general contract for alterations and additions to the 2½-sty frame dwelling, 30x50 ft, at Ossining, for Mrs. C. H. Herbert, owner, from plans by Frank A. Newman, 1123 Broadway, Manhattan, architect.

#### FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—A. J. Staknevich, 85 Bay av, Bloomfield, has the general contract for the construction of a 1-sty truck-loading platform with an area of about 2,600 sq ft, on Watsessing av, for Scott & Bowne, Orange st, Bloomfield, owner. Plans were prepared by John E. Nitche, World Building, Manhattan, architect. Cost, \$6,000.

LONG ISLAND CITY, L. I.—Walter J. Bond, 12 Hallett st, L. I. City, has the general contract for a 2-sty brick extension to the factory and office in the north side of Barn st, 150 ft south of Jackson av, for the West Disinfecting Co., owner, on premises, from plans prepared by J. M. Baker, 9 Jackson av, architect. Cost, about \$25,000.

BROOKLYN, N. Y.—Willard E. Tunison, 262 Grand av, Brooklyn, has the general contract for a 2-sty brick factory extension, including interior alterations, on the south side of Lexington av, 200 ft west of Classon av, for the Dial Manufacturing Co., 40 Lexington av, owner, from plans by Willard Parker Co., 463 Tompkins av, architect. Cost, \$8,000.

#### STABLES AND GARGES.

AVON, N. J.—H. D. Best Co., 949 Broadway, Manhattan, has the general contract for a 1-sty brick garage, 83x46 ft, at Avon, N. J., for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Work is to be started at once.

#### THEATRES.

MANHATTAN.—Jacob Schlesinger, Inc., 259 West 30th st, has the general contract for alterations to the 3-sty brick theatre, 100x175 ft, at 443 3d av, for Wm. Yost, 455 West 47th st, owner, from plans prepared by J. M. Felson, 1133 Broadway, architect. Cost, about \$5,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NEW YORK STATE RETAIL HARDWARE ASSOCIATION will hold its annual convention and exhibition at Buffalo, N. Y., February 25 to 28, 1919. The convention headquarters will be at the Hotel Lafayette and the exhibition at the Broadway Auditorium.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NEW YORK LUMBER TRADE ASSOCIATION will hold a banquet at the Wal-

dorf-Astoria Monday evening January 27. The proposition to hold a dinner this season originated before the signing of the armistice, and at the annual meeting on November 13 the secretary reported, as a result of the canvass taken a week previous, that the sentiment was strong for resuming the annual banquet, which for so long has been a feature of the lumber trade in New York. The committee having the matter in charge is composed of Russell J. Perrine, who is chairman; Everett L. Barnard, Henry Cape and J. C. Turner. Every effort will be made to make the affair a memorable one in the history of the association.

### STANDARDS AND APPEALS CALENDAR.

#### HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 a. m.

Board of Appeals, Tuesdays, at 1:30 p. m.

Call of Calendar, Tuesdays, at 3 p. m.

Special meetings as announced in the Calendar. All hearings are held in Room 919, Municipal Building, Manhattan.

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, December 17, 1918, at 10 a. m.

*Petitions for Variations.*

1563-18-S—450 Sixth av, Manhattan.  
1570-18-S—34 West 22d st, Manhattan.  
1669-18-S—124 West 34th st, Manhattan.  
602-18-S—80 Columbia st, Manhattan.  
2606-17-S—Pidgeon and Front sts, Long Island City.

2607-17-S—31 East 21st st, Manhattan.

2608-17-S—47 Great Jones st, Manhattan.

2612-17-S—62 West av, Long Island City.

2613-17-S—228 West Broadway, Manhattan.

2614-17-S—114 East 61st st, Manhattan.

1652-18-S—171-189 Wallabout st, Brooklyn.

1653-18-S—Southwest corner North 9th st and Wythe av, Brooklyn.

1655-18-S—463 Greenwich st, Manhattan.

1661-18-S—300 Water st, Manhattan.

1664-18-S—133-135 Middleton st, Brooklyn.

1666-18-S—153 Green st, 58 West Houston st, Manhattan.

1684-18-S—100 West 24th st, Manhattan.

612-18-S—138-140 Centre st, Manhattan.

1522-18-S—736 Lexington av, Manhattan.

1530-18-S—104-110 West 29th st, Manhattan.

527-18-S—28-30 West Houston st, Manhattan.

607-18-S—49 West 29th st, Manhattan.

709-18-S—204-206 West Houston st, Manhattan.

646-18-S—117-119 Mercer st, Manhattan.

728-18-S—42 East 9th st, Manhattan.

1615-18-S—958-964 University av, The Bronx.

1702-18-S—29 West 8th st, Manhattan.

2020-17-S—48 East 28th st and 400-402 Fourth av, Manhattan.

1434-17-S—607-609 Bergen av, The Bronx.

1566-18-S—66-70 East 125th st, Manhattan.

2570-17-S—236 Lafayette st, Manhattan.

543-18-S—63 Barclay st, Manhattan.

#### BOARD OF APPEALS.

Tuesday, December 17, 1918, at 1:30 p. m.

*Appeals from Administrative Orders.*

1550-18-A—71 Jamaica av, Brooklyn.

1553-18-A—49-51 Wall st, Manhattan.

1554-18-A—74 Broadway, Manhattan.

1572-18-A—48-54 West 14th st, Manhattan.

1519-18-A—953-965 Southern Boulevard, The Bronx.

1588-18-A—435 Fulton st, Brooklyn.

1708-18-A—South side East 149th st, Girard and Walton avs, The Bronx.

1562-18-A—396-398 Broadway and 71-77 Walker st, Manhattan.

1569-18-A—204 West 23d st, Manhattan.

1514-18-A—Northwest corner Broadway and West 181st st, Manhattan.

1518-18-A—Piers 22 & 25, on South st, between James slip & Oliver st, Manhattan.

1526-18-A—Pier 83, North River, Manhattan.

1527-18-A—Pier 83, North River, Manhattan.

1490-18-A—Pier 65, North River, foot of West 25th st, Manhattan.

1670-18-A—Pier 2, North River, Manhattan.

1671-18-A—Pier 8, North River, Manhattan.

1672-18-A—Pier 34, North River, Manhattan.

1673-18-A—Pier 66, North River, Manhattan.

1674-18-A—Pier 44, East River, Manhattan.

1675-18-A—Pier 5, Wallabout Basin, Brooklyn.

1688-18-A—Pier 35, North River, Manhattan.

1680-18-A—2930-2934 West 32d st, Brooklyn.

1689-18-A—2042-2048 Amsterdam av, Manhattan.

1690-18-A—34 Park pl, Manhattan.

1691-18-A—315-323 Lexington av, Brooklyn.

1537-18-A—211-229 West 50th st and 1639-49 Broadway, Manhattan.

1538-18-A—647-649 Fulton st, Brooklyn.

1557-18-A—12 Harrison st, Manhattan.

1558-18-A—54 Harrison st, Manhattan.

1703-18-A—416 Broome st, Manhattan.

#### Under Building Zone Resolution.

400-16-BZ—117-119 West 46th st, Manhattan.

1568-18-BZ—North side Jerome av, Cromwell to Boscobel avs, The Bronx.

#### BOARD OF STANDARDS AND APPEALS.

Thursday, December 19, 1918, at 10 a. m.

1556-18-A—Revolving Doors.

1693-18-S—Preliminary discussion of suggested amendment to Interior Fire Alarm Rules.

Discussion of Suggested Amendments to Various Rules.

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