

# Real Estate Record and Builders Guide

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# E D I T O R I A L

**D**ISCLOSURES of the last week in traction affairs are very enlightening. Whatever may be the financial condition of the various transit lines and the need for higher fares and charges for transfers, it is quite evident that a seven or eight cent fare in itself was until recently not objectionable to some of those whose inactivity has brought about the present situation.

Mayor Hylan, as quoted by Mr. Shonts, expressed the belief that the people would stand for an increased fare if they knew they themselves were going to get the benefit of it, when they would not if they knew that a private corporation was going to get the benefit.

The Mayor, if correctly quoted, simply stated a human characteristic. It is always agreeable to get larger returns for increased expenditures but the Mayor fails to indicate satisfactorily what additional benefits may be derived from municipal ownership, which is the end sought by the city administration. By forcing matters it is hoped to bring about in a comparatively short time what, under the existing contracts, will come about naturally and without strain of the city in due time. The reason for abrogating the old contracts, which were entered into after prolonged, painstaking and generally approved work on the part of all concerned, including those most concerned, the people, may be principally nothing else than a desire to enroll the employes of the transit companies as office-holders of the city.

Those who are back of the present movement to force municipal ownership of the transit lines may not care to wait until the expiration of the contracts for the fulfillment of plans tending to control a large additional number of voters. They may want to have at once greater power on election day for their present benefit.

Study of the Boston plan favored by Mayor Hylan and his friends, under which the traction lines of that city are controlled by the state government, does not disclose any benefit to the people not enjoyed under private management, while the deficit has grown enormously and taxes have risen proportionately. To convert 75,000 traction employes into city office-holders, indebted to somebody in power for an opportunity to make a living and with no way to repay the favor except by being "regular" on election day, undoubtedly is the goal of some, at least, of the municipal ownership advocates.

Fortunately it has been shown that to put the scheme into effect in the city the laws and the constitution must be radically changed and it will take two years, at least, to bring about these amendments. The city administration is powerless without help from the Legislature. It is not advisable, however, for those who have at heart the best interest of the city to rely entirely on the Legislature to thwart the city administration in its proposal to add enormously to the indebtedness and to the running expenses of the municipality. The pros-

pect is appalling if there should be added to the present 125,000 office-holders another 75,000 employes of the traction lines.

It is imperative that those who would suffer most if the program of the administration should be forced through, and real estate men would certainly be included in this number, should take every precautionary and aggressive action necessary to block the plan in its inception. Those who favor taking over the roads by the city are well organized, resourceful and ready to make use of any expedient to bring about the result they are aiming at.

It is essential that the safety of real estate and other investments be protected by the adoption of a persistent, united and vigorous counter attack upon those responsible for endangering such investments.

## Not a Local Issue

Dock Commissioner Hulburt goes right to the point in his criticism of the recent report of Benedict Crowell, Assistant Secretary of War, advising the Federal Government to withhold financial aid to the proposed vehicular tunnel under the North River between Manhattan and Jersey City. Mr. Crowell based this advice on the ground that the proposed tunnel would accommodate principally local interests.

Commissioner Hulbert objects, and properly so, to the restricted vision implied by the position of the Assistant Secretary of War. The incident is another illustration of the failure of Washington officials to appreciate that the great Port of New York is a national, rather than a local, institution. Unless the War Department can free itself from this narrow view, it might be wise for Congress to adopt Mr. Hulburt's suggestion and transfer from the War Department to a new Department of Public Works the control of river and harbor improvements.

Assistant Secretary Crowell's view that the proposed tunnel under the North River would serve principally for the accommodation of local interests has quite naturally recalled General Hancock's unfortunate statement in the Presidential campaign of 1880 to the effect that "the tariff is a local issue." The Presidential candidate who expressed that view made thereby the great mistake of his political career. Is it too much to hope that some day there will sit in places of authority in Washington men with vision broad enough to appreciate that the improvement of the Port of New York is a matter of far greater than merely local concern?

## Good Tactics

Introduction in the Legislature by the Real Estate Board of the bills for limiting the tax on real estate to two per cent. and providing for a personal property tax of one-quarter of one per cent. starts anew the campaign for the much-needed relief of property owners which was pressed so persistently



and was so nearly successfully in the last session of the Legislature.

The decision to lose no time in presenting these bills for the consideration of the lawmakers indicates that those who were active last year in the interests of New York City property owners propose to take up the fight at the point where it was interrupted by the adjournment of the legislature. There is justification of this course in the fact that the bills, in practically their present form, had passed the Senate by a large majority and were only prevented from coming to a vote in the Assembly, which a canvass had shown to be favorable to them, because the Rules Committee did not report them out in the closing sessions.

Despatches to the Record and Guide from Albany indicate that in the new legislature the men who favored the bills last year are still for them and that among the new members are a number who may be relied on to take the places of those who were friendly to the bills last year but who are not members now.

Criticism of the Real Estate Board for going ahead without awaiting the result of the attempt of the Mayor's Committee on Taxation to frame a compromise bill upon which the city administration and the various realty organizations could unite is without reason. No obstacle to the continuation of the conferences has been raised by the introduction of the bills. If the conferences, of which there have been a considerable number, should result in something more than talk, and a bill should be drawn that manifestly would, if enacted into law, be more efficacious in protecting the rights of and affording relief to taxpayers and in securing additional revenue for the city, the Real Estate Board will assuredly fall in line and use all its influence to secure the passage of such a measure rather than the bills it has presented.

The Real Estate Board was first in making an aggressive fight to limit the tax on real estate. Its representatives are entitled to the utmost praise and encouragement for what they have done, and for their determination to go ahead. It is up to those who advocate other plans of relief for property owners to justify their claims that their proposals are more advantageous in the results they will secure, if enacted into law, and more practical from the political standpoint. It is at least good politics to continue to urge upon the lawmakers bills that have been proved to be acceptable to a majority of the members of the last legislature.

The early start from the point where the fighting stopped last year is good tactics.

### Statistics Disprove Rent Profiteering

Those who make the charge of rent profiteering will be able to derive no satisfaction from the report of the National Industrial Conference Board made public the other day. This report was based on figures compiled in representative industrial communities throughout the country.

The object of the board's investigation was to determine what has been the actual increase in the cost of living since the war started in 1914. The board finds that there has been an average increase between July,

1914, and November, 1918, of about 65 per cent. in the cost of living. Food, it is stated, costs 83 per cent. more, clothing 93 per cent. more, fuel and light 55 per cent. more and sundries 55 per cent. more. While these important items of living cost have been advancing so greatly, the board finds that the cost of shelter shows an increase of only about 20 per cent.

The information upon which the board based its report was gathered in between forty and fifty cities throughout the country. The advance in food and clothing is shown to have been the principal item of added living cost in the different cities, although the cost of sundries showed a heavy increase. As a general rule the cost of coal showed a greater increase than that of gas and electricity, while in many localities the rates for gas and electricity for domestic use remain the same as in 1914.

Data bearing on the cost of shelter was derived from chambers of commerce, real estate boards, brokers and charitable and civic organizations in nearly one hundred cities. The figures show that in New York City rents have advanced less than 20 per cent. as compared with 1914, while in Philadelphia, Baltimore and Cleveland the advance has been practically about 20 per cent. In some cities, it is reported, there has been no appreciable change.

The Record and Guide in several authoritative articles has disproved the charge of rent profiteering which has been made from time to time in this city during the past year. The statistics just issued by the National Industrial Conference Board sustain this position.

### An Incentive to Effort

Elsewhere in this issue are given some of the many expressions of approval which the changed form and style of the Record and Guide has elicited.

It is evident that both our readers and advertisers approve the new form, a fact which is gratifying in itself and an incentive to effort to make the Record and Guide constantly better and more useful as opportunity to do so arises.

Substantial enlargement of the site acquired last May by the Federal Reserve Bank for the purpose of erecting a suitable structure for its growing activities was made yesterday when the twelve-story modern office structure, known as the Fahys Building, at 29-31 Liberty street, extending through to 52-54 Maiden Lane, was purchased through the brokerage concerns of Horace S. Ely & Co. and the Charles F. Noyes Co.

This important acquisition, made from the Fahys Watch Case Company, increases the area secured for the new Federal Bank Building from 33,000 to a base comprising 38,500 square feet, including all of the property known as 28 to 54 Maiden Lane, 42 to 52 Nassau street and 29 to 52 Liberty street, now occupied by twenty buildings of various heights, but principally obsolete structures, aside from the one just purchased and the former home of the Lawyers' Title & Trust Company, an eleven-story structure of modern construction, now partly occupied by various departments of the Federal Reserve Bank.



# REAL ESTATE SECTION

## Legislators Realize Need of Amendment of Tax Laws

### Introduction of Real Estate Board's Measures for Limitation of Realty Tax and Taxation of Personal Property Starts Campaign for Relief

(Special to the Record and Guide.)

Albany, January 9.

THE presence on the Senate Committee on Taxation and Retrenchment of Senators Boylan, Carroll, Lockwood, Burlingame and Walker and on the Cities Committee of Walker, Burlingame, Lockwood and Dunnigan is construed here as insuring friendly consideration of the bills introduced at the suggestion of the Real Estate Board of New York limiting the tax on real property to two per cent. and imposing a tax of one-quarter of one per cent. on personality and taxing tangible personal property where located, regardless of the residence of the owner. Both of these bills were offered in the Assembly last week by Assemblyman Seesselberg.

It will be remembered that when the first of these measures came up for final consideration in the Senate last year, after several hearings, these senators all were recorded in favor of it. The first bill limiting the realty tax rate will be referred to the Cities Committee, while the second, a tax law amendment, will go to the Committee on Taxation and Retrenchment.

The first step in the organization of the Legislature is the appointment of the committees and the personnel of the committees which are to consider and report upon these two tax amendments. The announcement of the organization of these committees can only be considered as a favorable factor as far as these measures are concerned.

The advocates of this legislation do not expect sentiment to crystalize upon them until after the committees are organized and the bills are taken up for discussion. It may be two weeks, possibly Feb. 5 or 6, before it will be possible to gauge with any degree of accuracy the chances the bills have of passing. Certainly a good start has been made and as soon as the Legislature hits it stride the supporters of the measures may look forward to their discussion at open hearings. In the last session of the Legislature great advances were made in the way of educating up-State legislators to the need of a square deal for New York City real estate. A large majority have come to realize that unless something is done to lift the burden from real estate property, owners in the metropolis face a serious situation. The old bugaboo that personal property owners will remove their holdings outside the State as soon as a limitation is placed upon the real estate rate in New York City and an honest effort made to tax the billions of untaxed personality was pretty well shattered last year.

Random interviews upon the subject involved in the Real Estate Board's bills were favorable. Assemblyman Franklin Judson, chairman of the Assembly Committee on Taxation, declared that while he had not made an intensive study of the situation existing in New York City, he would thoroughly examine both bills with a view to ascertaining whether or not in his judgment they meet the situation. He was not unfavorable to either measure. Majority Leader Adler of the Assembly likewise promised to give the measures his earnest consideration. Minority Leader Donohue said he realized the necessity of some action that would relieve the real estate situation in New York and would give the measures his attention.

The outlook on the whole is distinctly encouraging. The mood of the Legislature has changed greatly since these measures were first brought to Albany. At that time few realized that the realty tax rate had jumped to the limit and the question of imposing an effective personality tax was not seriously considered in any quarter. The progress made last year is evidenced in a general change of opinion. The fact that the limitation bill passed the Senate and was in Rules Committee on the Assembly side as the Legislature adjourned, indicated at that time that there had been a change.

Now the Legislature is talking of Municipal Ownership as a matter which is deserving of the most serious consideration. A few years ago the idea would have been ridiculed. This is no attempt to link up municipal ownership with the Real Estate Board's legislation but only to show that the legislative attitude on what was regarded as extreme legislation is changed.

As the situation shapes itself at this early date there is only one stumbling block in the path of the Real Estate Board's bills, the possibility of a glut of tax legislation growing out of the efforts of the Mayors' Conference and other civic organizations. Taxation is to be one of the subjects of continuous consideration at this session of the Legislature and therein lies the danger to the realty and personality bills favored by the real estate interests of New York City. It is to be expected, however, that the representatives of the Real Estate Board who last year persuaded the Committee on the Affairs of the City of New York to report the realty tax measure favorably and finally pushed the bill through the Senate will be present at the conference called by the state organization of mayors for the drafting of tax legislation. They will be able to do more effective work at the conference than afterwards, for it is the present intention of the conferences to exert the strongest influence upon the Legislature after its tax legislation has been finally agreed upon and introduced.

No inkling has been given so far as to the nature of the legislation the mayors of the State intend to draft. In fact, the call for a conference issued by Mayor Stone of Syracuse would indicate that nothing definite had been decided upon and that an exchange of views of tax specialists was desired before any program would be adopted. It may be stated, however, that the interests of up-state cities have always been uppermost in the minds of the mayors and accordingly it seems certain that New York City real estate must be alert to look after its own interests.

Are we giving our best efforts to the country, or do we think that because the war is over we can take life easy? Prosperity is up to us! Keep the wheels turning!

Let's all keep industry humming by working together, employers and employes, in harmonious cooperation.

Get the habit of doing things right. This will mean greater production, less waste, increased earnings. Work for good times all the time.—U. S. Dept. of Labor, W. B. Wilson, Secretary.



# Thousands More Employes if City Takes Traction Lines

## Enormous Addition to Political Power of These Organized and Highly Paid Dependents on the Party Which Controls Administration

**T**HE Budget Committee of the Real Estate Board has issued the following statement on the tax question: The people of this city are absolutely unaware of what is confronting them in the proposition for municipal ownership and operation. The budget for 1919 is \$248,000,000, an increase of \$56,000,000 since 1915, with no increase in the permanent population of the city and certainly no increase in the valuation of real property. Neither is there any betterment in the service rendered the community by the city administration. Whatever good has inured to the city has come from the slacking up of government regulation and supervision.

There are now 125,000 city office holders organized and to some extent unionized. They no longer ask for increase in salary because of merit, but demand increases because they desire a higher standard of living and because politically they have the power to enforce their demands. Their demand for an increase of \$9,000,000 in teachers salaries has practically been acceded to and there is little doubt that the salaries of the police, firemen and street sweepers will also be increased. These increases will add \$12,000,000 to the 1920 budget. The normal increase in the debt service will be \$8,000,000 and the State tax will carry the city's share of the loss from excise. This would make a budget of \$273,000,000. In addition, more money must be appropriated for deficiencies in the collection of taxes.

It is now proposed that, instead of putting the burden of the additional cost of operating public utility companies on the consumer or the passenger, to put it on the taxpayer. The subways, elevated and surface roads, and the lighting companies are to be taken over by the community and seventy-five thousand additional office holders added to the present enormous total.

In the country at large, government operation of the railroads has added largely to the cost to the passenger and shipper, and in Boston state control has had the same result. In this city, municipal operation would mean enormously increased cost which the administration would be afraid to put on the consumer and the traveller and in consequence it would be placed on the taxpayer. To place any part of the additional cost on the public would be an admission by the administration that its criticism of the present operating companies was unjust and its refusal to modify franchises unwise and unfair.

The result would be a budget in 1920 of at least \$285,000,000 and an unconstitutional tax rate. Talk of economy would be futile. Two hundred thousand organized office holders would talk to a city administration as a master talks to a servant.

It is because the Real Estate Board has foreseen all this that it has gone to the Legislature and asked for relief under article 12, of the Constitution of the State of New York. The framers of the Constitution, having in mind just such a contingency as has arisen, gave the Legislature power to restrict the extravagance of cities. In article 8, it provides a limit of taxation and in article 12 it gives further power. Assemblyman Seesselberg's bill limiting the tax on real estate to 2% and on personal property to  $\frac{1}{4}$  of 1%, is a wise measure of precaution in these days of wild extravagance and waste in National, State and City administration.

In 1914 the Board published a pamphlet showing exactly where reforms could be accomplished and tremendous savings effected, although the city budget then was only \$192,000,000. The city administration elected in 1913 was elected on a positive pledge to reduce the expense of city government twenty-five per cent. The administration elected in 1917 also pledged the most rigid economy, and yet the budget of 1916 was \$208,956,177.54 and the budget of 1918 is \$248,000,000. It is, therefore, apparent to the real estate interests that pledges of economy are futile and nothing is to be hoped for

from city administration. There is but one way to get economical city administration and that is by limiting the amount of money available for city purposes. This the constitution provides for, by making it the duty of the Legislature to restrict the power of taxation of cities.

There is another proposition as to which real estate is unanimous. Personalty must bear its share of the burden of taxation. Real estate, only one-eighth in value of personalty, bears 95 per cent. of the expense of government. This is absolutely unfair, and we have fixed a tax rate of  $\frac{1}{4}$  of 1% on personalty.

The real estate contention, therefore, is this:

1. There must be economy in the administration of city government.

2. Personalty must bear its share of the tax burden.

To secure these objects two bills have been introduced. In answer to the argument that they will not produce enough revenue, the Real Estate Board states that the tax rate in 1917 was 2.02 with only \$4,000,000 revenue from personalty. It now offers \$47,500,000 from personalty and asks for a tax rate of 2% on real estate. Reliable estimates give tangible personalty in the City of New York at \$19,000,000,000. A one-quarter of one per cent. tax will produce \$47,500,000.

## Realty Board's Drive for New Members

**T**HE Real Estate Board of New York has instituted a drive for new membership. Every property owner in the city will receive an invitation to join the Board so that the interests of realty may be furthered and protected by unity of action among those who have most at stake.

The following letter has been sent out by Stephen H. Tyng, president of the Real Estate Board, in explanation of the program for increased membership:

"There are one hundred and fifty thousand real property taxpayers in Greater New York. Their interests in a very large degree are identical. If they were welded together as one unit their influence for good would be irresistible and their opposition fatal to any ill-advised scheme of extravagance. To get these people together, to have them use their strength in co-operation and in self-defence and for good and economical government is the aim of the Real Estate Board of New York. Because of this lack of co-operation the property owner is harassed by the drastic enforcement of all kinds of laws and ordinances, many of them conceived in hysteria, and is made to pay an unfair share of the cost of government.

"The value of real estate in New York City is \$8,500,000,000, according to the Department of Taxes and Assessments, while the value of personal property is estimated at \$60,000,000,000, yet in 1919 real estate will pay \$210,000,000 of the cost of local government and personal property will pay about \$4,000,000.

"The owner of personal property may lose his wealth but if he obtained it honestly he cannot be arrested for having it; but the owner of real property can be brought into a criminal court at any time for violations of a law or ordinance about which he has never even heard.

"The Real Estate Board has 1,400 members. That is not enough; it should have 50,000 members, but it must have at least 4,000 to do properly the work it has at hand. It must have a Legislative Bureau so that no law or ordinance doing injustice to 150,000 owners can be adopted, except over the vigorous protest of a strong and watchful organization, which would be unlikely.

"It must have a Bureau of Complaints so that no unfair or improper departmental order can be enforced against property owners."

Accompanying this letter are blank forms of application.



# Comments on the Record and Guide's New Form

## Readers and Advertisers Express Satisfaction Over New Year Changes in This Publication

- LAURENCE McGUIRE, President United States Realty and Improvement Company.—“Last week's Record and Guide came to me as it were in new dress. I congratulate you on the new make-up. As I recollect, it patterns somewhat after the make-up of ten or fifteen years ago when, as in last week's issue, the editorial section was placed in the front followed by the real estate section, the building section being separated. It is my belief that in going back to the old make-up you have made for not only a better looking paper but for concentration in the two distinct interests that is the real estate and the building interests. I have every reason to believe that those who are interested mainly in the building section of the paper will be as much pleased with the change as I know many of those interested in the real estate section are.”
- ROBERT E. DOWLING, President of the City Investing Company.—“I have been a reader of the Record and Guide for thirty years and I am very glad to see that in its new and improved form it has returned to the arrangement of its reading matter and advertisements which prevailed when it was at the most successful period of its existence. I have noticed a distinct improvement in all departments of the paper during the last year.”
- JACOB A. CANTOR, President Department Taxes and Assessments.—“I have noticed with considerable interest the typographical changes and rearrangement of the various subjects contained in your new method of publication. The Record and Guide has improved decidedly in appearance and the separation in the paper of the Real Estate and Building departments also adds greatly to the convenience of those interested in real estate. The new edition is much more readily handled and its records are of the greatest value to this Department.”
- ROBERT E. LIVINGSTON, Director of Publicity and Advertising Manager Consolidated Gas Co., of New York.—“The Record and Guide in its new form and dress under issue date of January 4, has been critically examined from cover to cover. You are to be congratulated in adopting the standard form which is in keeping with the spirit of 1919. The general make-up of the paper, including both text and advertising, is a noted improvement. Under its former size it was rather unwieldy and hard to handle. At present it is a most readable publication.”
- S. ROLAND HALL, Advertising Manager, Alpha Portland Cement Co., Easton, Penn.—“I think you do well to adopt the form of page used by most technical and business publications. I can recall instances in my own experience where I hesitated to run some special advertisement in additional mediums because of the fact that they were of many varieties as to column and page size and necessitated additional art and plate expense.”
- ALEX. P. W. KINNAN, President Union Dime Savings Bank.—“I consider the new make-up and typographical appearance of the Record and Guide a distinct improvement. It is always invaluable to those interested in real estate and will now be more so than ever.”
- LAWRENCE B. ELLIMAN, of Pease and Elliman.—“Permit me to congratulate you on the improved appearance of The Record and Guide. Standardization of the size not alone makes the publication more attractive but handier.”
- BRYAN L. KENNELLY.—“Aside from the general improvement effected in the appearance of the Record and Guide and the manifest advantages of the grouping of the text matter into the real estate and building sections, I was impressed with the better facilities which the new size affords for binding. The bound volumes, which so many brokers keep as a part of their permanent office records, will be much handier and less bulky.”
- CHARLES F. NOYES.—“Congratulations on the new make-up and typographical appearance of the Record and Guide. It is a big improvement and among all the trade papers that we see the Record and Guide, in my opinion, is the most attractive of all. It is also a decided advantage to have all matters pertaining to real estate in one section, and building construction in another section. All of us in the real estate profession appreciate your efforts to facilitate our work and improve conditions, not only for brokers but also for owners and builders. It is my personal opinion that only a comparatively few of your own readers realize the information that you furnish them each week. The trade gossip, special articles and editorials are read by your average reader, but I doubt very much if the wonderfully interesting statistics that you furnish weekly covering conveyances, mortgages, mortgage extensions, building permits, your page on 'current building operations,' 'materials and supplies,' 'contemplated construction,' 'contracts awarded,' 'calendar of standards and appeals,' and the real estate records, you furnish, such as real estate appraisals, foreclosure suits, lis pendens, chattel mortgages, plans, etc., are read as thoroughly as they should be. Personally, I would as soon think of doing business without a stenographer or a telephone as to be without the Record and Guide.”
- H. H. MURDOCK, architect.—“The new size of your publication is a great improvement over the old, especially as it conforms to the accepted standard size which has been adopted by so many magazines.”
- EDWARD CORNING.—“I think your paper looks good and has been improved by the changes made. While I have not scrutinized the last issue as thoroughly as usual the impression it made is favorable.”
- ROBERT LEE KNOX, Manager Contract Department, White Fireproof Construction Co.—“I have before me the current issue of the Record and Guide and desire to congratulate you on the general appearance of the new size. It is my opinion that this change will be welcomed by your readers, as it is more easily read and more convenient to file for future reference. To the advertiser it works out more advantageously than your former size, as the standard size page enables him to use the same copy that appears in other publications, eliminating the cost of preparing new copy and cuts.”
- WILLIAM P. RAE.—“Your issue of January 4 presents a most comprehensive and easy to read magazine for the trade. The many subjects in review and your progress during the last year along these lines in the various issues are not only enlightening, but instructive.”
- HAROLD HAMMOND, of Wm. K. Hammond.—“I note with satisfaction the change in size of the Record and Guide of last issue, and permit me to say at the start I approve. In the first place the shortening from the original length makes it much more convenient, not only to handle, but can lie on one's desk for reference purposes without interfering with other papers thereon, and its future growth, in my opinion, can be added with advantage to its thickness.”
- AARON RABINOWITZ, President of Spear & Co.—“We note in last week's issue the change in size of the Record and Guide. We want to compliment you on it and regard it as a happy thought. It is much better to handle for the office records and on the whole a very desirable change.”
- F. J. KLOES.—“The change in size of the Record and Guide seems to me to be timely and a decided improvement upon the paper as formerly published. While I have not had sufficient time to thoroughly digest the editorial matter of the latest issue there is no doubt in my mind but that the appearance of the publication was bettered by the change.”



# Municipal Ownership Would Entail Debt of Billions

Staggering Total of New Obligations That Would Follow Taking Over Companies by City Shown by Statement of Milo R. Maltbie

IN view of the agitation in favor of municipal ownership of public utilities at the present time the following statement prepared on October 8, 1917, by Milo R. Maltbie, then Chamberlain of the City of New York, relative to the cost of acquisition by the City of New York of all public utilities is interesting:

1. Gross funded debt of city, June 30, 1917.....\$1,437,675,680.58  
Amount held in the sinking fund..... 435,298,165.38

Net funded debt ..... 1,002,377,515.20  
Temporary debt ..... 52,530,400.00

Net bonded debt .....\$1,054,907,915.20

2. The Democratic platform declares: "Specifically we are in favor of public ownership and operation of all public utilities, including traction, gas, electric and the telephone."

3. The phrase, "all public utilities," includes not only those operating wholly within the City of New York, but those operating principally outside of the city and having terminal facilities or a small part of their property within the city boundaries.

4. Eliminating all inchoate companies and those which do not have any appreciable amount of property in the public streets (such as stage, baggage, transfer and express companies), there are at least 140 public utility companies, all or part of whose property lies within the City of New York. These companies may be classified as follows:

Gas corporations .....	17
Electric corporations .....	10
Electrical subway companies .....	2
Gas and electric corporations .....	3
Water companies .....	7
Street railway companies .....	50
Electric supply and street railway companies.....	1
Rapid Transit companies (elevated and subway)...	5
Steam and electrical railroad.....	21
Telephone company .....	1
Wire companies .....	16
Steam and refrigerating companies.....	7

5. Conservatively estimated, the cost of acquiring the physical property of the principal local utilities, excluding companies which do a large business outside of the city, would be at least \$840,000,000, distributed among the following groups:

Gas property .....	\$150,000,000
Electric plants .....	110,000,000
Electrical subways .....	30,000,000
Water works .....	6,500,000
Street railways .....	180,000,000
Elevated roads and subways (company investment only) .....	361,000,000
Steam and refrigerating plants.....	2,500,000

6. The estimate for elevated roads and subways includes only the property actually belonging to private companies and the investment which they are making in city owned lines. It does not include any of the property or the contributions of the city.

7. An estimate of the cost of the property of railroad, telephone, telegraph and other wire companies which perform more than a local business, is much more uncertain. It is probable that the cost of their property within the City of New York, without any allowance for severance damages, would exceed \$350,000,000.

8. If these estimates are correct, the cost of acquiring the property of all public utilities in Greater New York would be at least \$1,190,000,000, more than the present bonded debt of the city; if all were acquired, the debt would be doubled.

9. These estimates are based not upon war prices for ma-

terials and labor, but upon average prices prior to the war. If the appraisal were based upon present war prices, the cost of the physical property alone would doubtless exceed \$1,250,000,000 for local utilities and \$1,800,000,000 for all public utility properties within the city.

10. These estimates are not based upon the earning power of the property or upon the assumption that the city would be obliged to pay for franchises; they are merely appraisals of the physical property without regard to earnings or franchises.

11. But most of the franchises are perpetual, and with few exceptions, the only way the city could acquire the property would be by agreement or by condemnation proceedings.

12. The city does not now have general power to condemn public utilities, but the Legislature could give it this power. It is doubtful to say the least, whether the state would give the city power to acquire the terminals of transcontinental systems.

13. However, assuming that the power were granted, the price paid by the city in condemnation proceedings would greatly exceed the cost of the physical property. This might not be true in every case; but in certain cases (e.g. subway and elevated roads), the additional cost would be extremely large. Just what the total increase would be cannot be fixed with any degree of definiteness, but probably not less than 30 per cent. This would increase the cost of local utilities to \$1,100,000,000.

14. In the case of railroads, telephone and telegraph systems, there would be severance damages to consider in addition to perpetual franchises. These would doubtless raise the cost for these properties to \$500,000,000 and perhaps more.

15. Upon this basis, the total cost would be \$1,600,000,000. Probably the total, with all considerations in mind, would run from \$1,600,000,000 to \$2,000,000,000.

## Real Estate Board's Annual Banquet

THE twenty-second annual banquet of the Real Estate Board will be held at the new Hotel Commodore, 42d street and Lexington avenue, on the evening of Saturday, February 15, 1919. This occasion will be the Real Estate Board's celebration of the greatest victory in the world's history.

It is important that the full list of guests be sent to the chairman of the banquet committee at the earliest possible moment. Speakers will be men of national prominence. The price per cover \$6. Reservations can be secured by addressing Elisha Sniffin, chairman banquet committee.

THE executive committee of the Real Estate Association of the City of New York held a meeting yesterday at the Hotel McAlpin, at which Fenton M. Parke of Rochester presided. A number of important matters came up for discussion, including that of raising more money by taxation to meet the growing State budget and also the question of legislation affecting companies selling land on the installment plan. The committee also has under consideration the formation of an association comprising the local real estate boards of the State. In the event that this plan is adopted the name of the organization will be changed to the New York State Association of Real Estate Boards.

Real estate men from all over the State were present, among them John D. White, secretary of the association, representing Utica; James Frank, first vice-president; J. S. VanPatten of Syracuse, second vice-president; Anning S. Prall of Staten Island, third vice-president, and Stephen Yates of New York, treasurer. Representatives of the Real Estate Board of New York and the Brooklyn Board of Real Estate Brokers also attended.



# Erie Canal Demonstrated Its Success During War Time

Gen. W. W. Wotherspoon, Superintendent of Public Works, Urges Release from Government Control, Due Notice of Date To Be Announced

(Special to the Record and Guide).

Albany, January 9.

**T**HE Superintendent of Public Works, General W. W. Wotherspoon, in his annual report to the Legislature, discusses the operations of the United States Railroad Administration in the movement of freight over the New York State Canals.

On the question of continued Federal operations, the Superintendent says, "While I have full recognition of the advantages gained by the Canal, I do not favor the continuation of Federal control on a permanent basis. The policy was adopted as a war measure at a time when every means of transportation was necessary to meet the Nation's need. With the war brought to a close, it is neither necessary, nor desirable, that the control of freight movement should remain with the Federal authorities longer than will be required to adjust business conditions on a peace basis. Excepting as to the Federal statutes governing inter-state commerce, jurisdiction over all matters relative to our canals should be solely in the hands of the State. Consideration should soon be given and determination made, as to the length of time that, in the interest of canal commerce, Federal control should continue, but care should be taken to see to it that the actual withdrawal from the field should not become effective until the expiration of one year at least from the date of the public announcement. On such definite basis, time would be available for private undertakings to take up the work to be laid down by the National Government.

In General Wotherspoon's opinion, no undertaking dependent largely on Governmental aid can be permanently successful and in the report, he makes appeal for the formation of freight carrying companies. With the efficiency of the waterway already demonstrated, private capital should no longer hesitate to enter the field. Those who do so will not be pioneers since the experience of the 1918 season will be before them for their instruction and guidance. The report outlines the surveys made as to the tonnage awaiting well equipped transportation companies and booklets on the subject are available to all who desire them. The Superintendent says, "The ultimate success of the improved system depends entirely upon whether energetic and able men with sufficient capital at their disposal will enter the field. An inland water route superior to any in this or any European country, maintained and operated at State expense, is offered for the use of all, free of charge. Surely there are a sufficient number of enterprising citizens who, recognizing the opportunity afforded for a profitable undertaking, will take advantage of them."

The Superintendent states that while the operations were conducted under many handicaps, the chief being the inadequacies of boating equipment, due credit should be given the Federal authorities for some excellent results obtained. Aside from the defects in the service occasioned by the inadequate boating equipment, the benefits derived outweighed the objectionable features. It is pointed out in the report that the canal operations the past season, without Federal aid, might have been of small account since conditions were unfavorable for the formation of private companies and little activity on the part of individuals was foreseen despite every effort on the part of the Department to encourage and assist the formation of private companies.

The total freight carried by the Railroad Administration amounted to approximately 210,000 tons, being about 30 per cent. of the total Erie Canal commerce and about 18 per cent. of the total tonnage on all canals. The tonnage was most through high class traffic and comprised wheat, flour, flaxseed, pig iron, salt, general merchandise, copper and other commodities.

According to the report, the Federal Government's experience makes manifest the absolute necessity for a type of power boat which will move barges through the waterway in a shorter time than was the case last season. "To secure the maximum of efficiency," says General Wotherspoon, " motive power must remain with the boats until the destination is reached, thus avoiding the long delays if the route is divided into towing areas."

The report goes on to show that for the first time, modern transportation practices were followed in the handling of the canal freight. A complete traffic organization, with representatives located along the waterway, was maintained so that shippers knew where and when boats would be available and with whom they could communicate in all matters relating to canal transportation. Canal rates were stabilized and placed on a permanent basis by the publishing of tariffs and the fulfillment of contracts was guaranteed by responsible authorities.

The report makes mention of the fast freight merchandise service inaugurated by the Federal authorities at the suggestion of the Department and states the experiment was successful, the most important result being the demonstration of the canals' efficiency as a carrier of high class freight.

## Inequalities of Tax Laws

**T**HE inequities in the New York tax law are numerous. The general property tax law bristles with exemptions of property which should pay taxes and even makes exemptions which are decidedly and plainly inequitable as between persons. The actual effect of the law is far worse than the people know. There are millionaires and multi-millionaires and those who make their millions each year in New York who escape taxation entirely or nearly so. The present tax law is essentially a levy upon the poorer classes," according to a statement issued by the Advisory Council of Real Estate Interests.

"The mortgage recording tax followed by a few years the secured debts law, and comes within the scathing denunciation of the latter by Hon. Thomas F. Byrnes when chairman of the State Board of Tax Commissioners as follows: 'It is simply an exemption, bred and fostered by the New York Tax Reform Association, in furtherance of their plan and object to do away with all personal property taxes.' He also added 'that the New York Tax Reform Association is not a philanthropic institution. It was founded by single taxers and has always been managed in the interest of that group. Thus, naturally, its leading supporters are rich men and large business corporations, who are interested in obtaining the largest possible degree of exemption on personal property. The ordinary farmer or homeowner is not on their list as a subscribing member.'

"The first mortgage tax required an annual payment. That very promptly raised the interest rate, resulted in a new levy upon the over-burdened real estate owner and failed to reach the capitalist who loaned the money.

"The annual tax was promptly repealed and the present inequitable tax imposed of one-half of one per cent. paid upon recording the mortgage and thereupon the principal sum is exempt. Of course the borrower, who is the real estate owner, pays the charge and adds it to the cost of the money.

"The cost to the borrower is the same whether his loan is for one or one thousand years. As has been summarized from a recent address by Comptroller Travis:

"Income, not property, is the only equitable measure of taxable ability."



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Taxes .....	4,176
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## RANDOM NOTES IN THE REALTY FIELD

Work of Standards and Appeals Board Brought  
Up to Date—New Bronx Subway Extension

**C**APT. JOHN P. LEO, chairman of the Board of Standards and Appeals, reports that the work of both boards has been brought up to date. Between March 11 and December 31, 1918, the Board of Standards and Appeals disposed of 1869 cases, carrying over into the New Year only 21 cases. In the same period the Board of Appeals decided 247 building zone applications and 544 appeals from administrative orders. There are pending only 15 building zone cases and 34 appeals. The total number of cases pending is 70.

These boards made a high record in disposing of a total of 2,660 cases at 98 sessions in a period of nine and one-half months. This compares with 2,324 cases decided at 189 sessions in the period from that organization of the board in July, 1916, to March 11, 1918—a period of 19½ months. Thus the average number of cases disposed of at a session has been increased from 12 to 27. As bearing upon the maintenance of the building zone restrictions, it appears that out of 247 applications for modification of the strict requirements of the resolution, the present Board of Appeals granted 91 applications. Prior to March 11, 1918, the old board, out of 577 applications, granted 264. The reserve calendar has been abolished and all cases are set down for hearing within three or four weeks after the filing of the papers.

### Bronx Extension Opened.

Acting under an order issued by the Public Service Commission, the Interborough Rapid Transit Company has begun the operation of regular trains on the Lexington Avenue branch of the subway, from 138th Street and Third Avenue to Hunt's Point Avenue, The Bronx. At 11:59 p. m. Tuesday the first train continued through from the station at 138th Street and Third Avenue to the new terminus.

The service to 138th Street was begun at the time of the opening of the "H" system in August. That station served as the northern terminus of the local service in the Lexington Avenue subway, the southern terminus being the City Hall station.

The stations opened by the beginning of the new operation are, in order above 138th Street; Brook Avenue, Cypress Avenue, 143d Street, 149th Street, Longwood Avenue and Hunt's Point Avenue. The run from 125th Street, the last express stop, to Hunt's Point Avenue will require about ten minutes.

### Realty Associates Report.

General real estate conditions are briefly reviewed in the annual report of the Directors of the Realty Associates to the stockholders. The report reads in part:

"The past year has been one of inactivity in real estate. The causes are too well known to call for any explanation or comment. The business transacted by your company has been limited to a few purchases and quick resales at small profits; to the liquidation for small individual losses of considerable real estate not deemed to have a good prospect for recovery of value, and to the improvement of the rental conditions of the property owned.

"The increased rents put into effect are still far short, however, of the increase in the cost of repairs and the increase in the tax and interest rates. In

percentage the rents were increased during the year on an average less than eight per cent., the expenses, however, increased eighteen per cent.; in dollars \$49,947 more rent was collected than last year, the expenses were \$63,520 more. The net earnings for the year on the equity in property carried at a cost of \$6,371,908, without making any charge for the company management, were \$66,506, or 2.6 per cent. on the investment; the return last year was 3.8 per cent. This decline in earnings, which from the miscellaneous character of the property and because it covers a great number of properties indicates general conditions, shows the falsity of the claim of profiteering in rents which has been made by many. The result indicates also that taxes must be lowered and rents must go higher before a normal condition is reached. Tenants must be prepared for still higher rents in the near future."

### J. R. Brown Improving.

Friends of J. Romaine Brown, veteran real estate broker, who sustained a severe fall about three weeks ago and has since been confined to his home will be glad to learn that his condition is very much improved. Mr. Brown, who is probably the oldest broker in the business, opened his real estate office in 1856.

### Annual Meeting of Building Managers.

The annual meeting of the New York Building Managers Association for the election of officers, and members of the executive committee whose terms expire, will be held at the Park Avenue Hotel on Tuesday evening, January 14, 1919, at 6:30 p. m. The chairmen of the various committees will read a detailed report of the activities and work accomplished by their committees during the past year.

### Thirty-fourth Street Board of Trade.

The name of the organization recently formed to improve and maintain business, real estate and civic conditions on 34th street, has been changed to the Thirty-fourth Street Board of Trade. Secretary of State Hugo was unable to permit incorporation under the first name selected—the Thirty-fourth Street Merchants Association—because of the resemblance to a name used some years ago by a similar organization. A vigorous campaign for membership has been planned to begin this month. A committee on transportation to consider the district's transit facilities has been formed, of which Harris A. Dunn of the Columbia Trust Company is chairman. The other members are Patrick L. Ryan of R. H. Macy & Co., Leslie Graff of B. Altman & Co., Max Fertig and Vivian Green.

### Owners Elect Officers.

Real Estate Owners' Protective Association at the Majestic Hotel meeting recently elected for the ensuing year Joseph S. Schwab, president; Isidore H. Kempner, first vice-president; George W. Loft, second vice-president; Frederick H. Peper, third vice-president; Irving Bachrach, recording secretary; Edward G. Schroeder, financial secretary; Leo Strauss, corresponding secretary; William C. Capleas, treasurer, and Charles F. Weill, sergeant-at-arms.



# Real Estate Review for the Current Week

## Buying Continues Well Sustained With a Number of Important Transactions Forecasting Building Projects

**M**ARKET activity was well sustained this week, business continuing to center chiefly upon small investment properties. The speculative element was prominently identified with the trading, although there were a number of transactions closed on a permanent investment basis. Aside from this decided trend directed toward the acquisition of moderate priced investment holdings in many parts of the city, an encouraging feature of the business was the element in many transactions which forecasted the undertaking of important building operations. This was manifested not only through several important transactions which were closed this week, but through a number of others which are now in course of consummation. It is definitely known that there are a number of building projects under consideration calling for large outlays of capital and involving both residential and commercial construction.

In spite of the fact that the undertaking of these projects depend largely upon the financial arrangements there is a growing feeling that in the early spring the financial situation will be eased sufficiently enough to warrant the release of a considerable amount of capital into the building field. It is being freely conceded that if New York City continues to grow both as a residential and business community that some provision will have to be made to meet the demand for new buildings, a lack of which threatens to interfere with the city's proper development. It is even believed by many that despite the high cost of labor and materials a number of building projects would be undertaken this spring if building loans were obtainable.

Among the important transactions of the week which forecast structural operations in the near future, was the deal involving extensive holdings in the Borough of Queens sold by the Thompsonhill Land and Improvement Company to Franklin Pettit; the sale of large frontage at Far Rockaway which will be utilized for the construction of two theatres and a

Bay Ridge block which will be improved with one family dwellings.

The Manhattan business continued to concern itself with diversified classes of property in which apartment houses took a leading position. The growing importance of West 57th street as a new center for high class retail establishments was exemplified in the purchase of Adolph Lewisohn of additional valuable plottage between Fifth and Sixth avenues. In view of the steady absorption of so many of the desirable Fifth avenue locations by the leading retail concerns of the city, it is not surprising that a number of firms are being attracted to 57th street, which lends itself to similar development.

Comparison of the weekly sales statistics for 1918 and 1917 reveals the rather interesting information that 1918 recorded a gain of 95. The total number of privately reported sales last year was 1,350, as against 1,255 for 1917.

Following its annual custom, the Record and Guide presented last week the analysis of the business of each week of the past year as compared with that of the previous year. The figures reflect the radical improvement of the local real estate market since the signing of the armistice, large gains in the number of transactions being noticeable during November and December, as compared with corresponding periods in 1917.

Increased business in Manhattan involved holdings in the downtown sections, as well as in the uptown neighborhoods. South of 59th street, there were 544 sales last year as against 479 for 1917 and north of 59th street 806 as compared with 776. In the Bronx, a substantial improvement is reflected in the figures showing 629 sales for 1918, as against 523 for 1917.

The recorded conveyances, however, show a decline in both Manhattan and the Bronx. In the former borough there were 5,911 transfers filed in 1918 as compared with 7,328 for the previous year. In the Bronx, the figures for 1918 and 1917 are 4,276 and 5,745 respectively.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 41 as against 39 last week and 18 a year ago.

The number of sales south of 59th street was 16 as compared with 18 last week and 5 a year ago.

The number of sales north of 59th street was 25 as compared with 21 last week and 13 a year ago.

From the Bronx 22 sales at private contract were reported as against 16 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 52 of this issue.

#### Adolph Lewisohn Adds to Holdings.

Adolph Lewisohn bought from Mary C. Dodge, the Central Union Trust Company, Augustus Juillard and E. W. Barnes as trustees, the two four-story houses 27 and 29 West 57th street; size, 48 by 100.5. Mr. Lewisohn buys the houses as an investment. They are now rented, but possession can be had on ninety days' notice. Mr. Lewisohn further showed his faith in the future of 57th street by this purchase, as he already owns 10 and 12 West 57th street, known as the "Bendel Building," a nine-story structure, and 9 West 57th street, known as the "Tappe Building." The block is fast becoming the

center of high-class establishments, catering to the women's wear trade, as evidenced by Bruck-Weiss, Stein-Blaue, Lucille, Ltd., and Charles Klein Maison, Inc., who have located in the street. Wurzbarger & Co., flowers and feathers, moved to the block from Fifth avenue and 38th street, and Acker, Merrall & Condit have acquired the south corner, at Sixth avenue, known as the Sherwood Studios. The property just purchased was held at \$400,000. L. J. Phillips & Company represented Mr. Lewisohn in the transaction and Albert B. Ashforth, Inc., represented the sellers.

Mr. Lewisohn, later in the week, also acquired through L. J. Phillips & Company, the four-story house at 31 West 57th street, adjoining 27 and 29, which gives him a total of frontage at this point of 75 feet. It is his intention to lease the parcel for business use.

#### Bank Sells Apartment.

The Nordica, a seven-story elevator apartment house at 200 West 113th street, southwest corner of Seventh avenue and 113th street, has been sold by the Central Savings Bank to the Manhattan Heights Improvement Company, Inc. The property has an annual rental of \$26,000, and was held by the bank at \$170,000. H. J. Kantowitz was the broker in the transaction.

The deal was a cash transaction, but the bank is to take back a purchase money mortgage at 5 per cent., which

runs for a period of five years. The property formerly belonged to Frederick W. Mertens, cigar box manufacturer. It was taken over three years ago by the bank, which spent about \$25,000 in remodeling and modernizing the structure.

#### Washington Place Resale.

John W. Herbert has resold the eight-story loft building at 8 Washington place, southwest corner of Mercer street, which he bought last week from Isaac H. Clothier of Philadelphia. The new owners are Wilkinson Bros. & Co., paper manufacturers, at 419 Broome street, who plan to hold the Washington place building as an investment. The building yields an annual rental of \$23,000. The leases on it do not expire for a year or more, but when they do it is possible that Wilkinson Bros. & Co. may occupy the building themselves. The property is said to have cost Mr. Clothier \$300,000. Daniel Birdsall & Co. arranged the sale to Mr. Herbert and were associate brokers with Louis S. Samuels in the resale to Wilkinson Bros. & Co.

#### Franklin Pettit in Big Deal.

Franklin Pettit, who has been prominently identified with the Manhattan realty market for the past twenty years, figures as a principal in one of the largest deals closed in the Long Island City industrial area in recent years. It involves all of the remaining holdings of the Thomson Hill Land and Improve-



ment Company, which concern is practically controlled by the estates of Anthony N. Brady, Hugh J. Grant and Colonel S. Kearney.

The deal formed part of the transaction recently closed, in which the Pettit interests sold the Letchworth and Hampstead apartments, occupying the westerly block front on Broadway, between 160th and 161st streets, held at \$1,250,000. In part payment Mr. Pettit took 114 lots in the Thomson Hill section.

In addition to that Mr. Pettit has now taken a contract, covering a period of several years, for 700 to 800 lots, valued at over \$2,000,000. The lots are on Queens Boulevard, Nott, Anabelle, Greenpoint, Foster and Laurel Hill avenues, Van Dam, Hill, Rawson, Moore, Honeywell, Buckley, Hulst, Harold, Bragaw, Lowery, Van Buren, Madden, Locust, Grove and Bliss streets. Joseph P. Day and the Roman-Callman Company were associated as brokers in the transaction.

#### Operator a Front Street Buyer.

The Markham Realty Corporation, Clarence W. Eckhardt, president, has purchased from George B. Lowerre, of Sample & Co., the four-story building at 84 Front street, on a lot 24 by 85. The firm has occupied the property for more than thirty years. William A. White & Sons negotiated the transaction.

#### Glassware Company in Two Deals.

Jeanette Court, a six-story elevator apartment house, at 248-254 Audubon avenue, southwest corner of 178th street, has been purchased by the Union Chemical Glassware Company, Inc., I. Portman, president. The property was sold by the Harlem Savings Bank for \$150,000, the figure at which the city assesses the house for taxation purposes. The structure fronts 94.11 feet on Audubon avenue and 10 feet on 178th street. It shows an annual rental of \$22,000. The bank took the property

four years ago as plaintiff in foreclosure proceedings against the Washington Heights Development and Construction Company.

Another deal by the Union Chemical Glassware Company involved the sale of the six-story apartment at 4072 Third avenue, on plot 38 x 100. The new owner is Samuel London, an investor, the deal being made by the S. H. Raphael Company.

#### Cameron Estate Sells.

Slawson & Hobbs sold for the Julia A. Cameron estate part of its holdings on the north side of 23d street, 130 feet west of Avenue A, through to 24th street, 100 x 200. The purchaser is the Thomas Cusack Company, advertising agents, which has been the tenant of the property for the last year, having leased it through the same brokers. This is the first important sale of the Cameron holdings in this section. The family assembled the property shortly after the close of the Civil War, having acquired it in 1868, 1869 and 1871. The property is improved with small buildings. Title has passed, the stated consideration being \$102,000, subject to an instalment mortgage of \$97,000 at 5½ per cent.

#### \$500,000 Bronx Purchase.

Frederick Brown has bought from the Johnson estate the Great Northern apartment, in 161st street, from Westchester avenue to Hewitt place, which is considered one of the largest apartment houses in the Bronx. It was held in the market at \$500,000. It was built seven years ago. As the Johnson estate has been disposing of its property, having sold only a few weeks ago seven apartment houses in the eastern section of the Bronx, some of which were acquired by Mr. Brown, cash was the consideration in the present deal. Leitner, Brener & Starr negotiated the sale. The Great Northern is six stories high, has elevator service, and covers a plot 126 by 288 by irregular.

#### Large Rockaway Theatres.

Far Rockaway is to have two modern theatres, one for the exhibition of moving pictures exclusively and one for road shows. The motion picture theatre will be built by the owners of the Strand in Manhattan and lessees of the new Strand being built on Fulton street, next to the Majestic Theatre, in this borough. The Far Rockaway project will involve \$750,000. Thomas W. Lamb, architect, is preparing the plans for both theatres.

The land for the amusement places has been purchased by the Strand Theatre Corporation. The legitimate theatre, which will be known as the Far Rockaway, will be erected on a plot 150 x 125 on the east side of Central avenue, between Nostrand and Roanoke avenues, which was purchased by the theatre corporation from Harry Thomas, who had just bought the property from Max Katz. The brokers in both deals were the Lewis H. May Company.

Through the same brokers Brill & Spiegel have also purchased twenty-four lots on Central avenue, Broadway and Cornaga avenue, known as the Wood estate and the Cronin properties, together with the three-story brick building, on plot 44 x 93, on Central avenue, adjoining the Bank of Long Island. On this land the theatrical corporation plans to build stores, assembly halls, an ice skating palace and a duplicate of the Strand Theatre in Manhattan. The property was purchased from Simon May, who sold his contract with the

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former owners, Mullen & Buckley. William S. Pettit represented Max Katz and Mullen & Buckley; Rawdon W. Kellogg represented the Wood estate in the legal matters; C. E. Russell for the Title Guaranty and Trust Company, and J. McMahon for Brill & Spiegel.

#### Buys Murray Hill Residence.

The residence of the late Sylvanus L. Schoonmaker, formerly chairman of the Board of Directors of the American Locomotive Company, at 239 Madison avenue, has been sold to a prominent New Yorker for occupancy. The property is a four-story and basement 25-foot dwelling, located between Thirty-seventh and Thirty-eighth streets. It is assessed by the city at \$100,000 and lies just north of the residences of the late Captain Joseph R. DeLamar and J. Allen Townsend, and adjoins the vacant property now owned by August Heck-scher, which was formerly occupied by the old South Church. Pease & Elliman negotiated the sale. Samuel Riker, Jr., acted as attorney for the buyer.

#### Operator Buys Lofts.

The twelve-story loft building 40-42 West 27th street, between Broadway and Sixth avenue, size 45x98.9, has been sold to Frederick Brown by the District Holding Co. (Edwin H. Hess, president). This is the second time both the sellers and the purchasers have owned the property within the last few years. The building was erected in 1910 by the sellers and subsequently sold to Mr. Brown who resold it and now again becomes the owner from the original builders. The property rents for \$40,000 and is fully tenanted. Negotiations are pending for a resale by Mr. Brown to an investor. Harry B. Cutner was the broker in the sale, the sellers being represented by M. & L. Hess, Inc.

#### Will Build Factory.

Irving I. Kempner and others have sold to the Standard Concrete Steel Company the plot 175x100 at 231 to 243 West Sixty-first street, between Amsterdam and West End avenues.

The Standard Concrete Steel Company recently filed plans for the construction of a three-story factory building, to cost \$200,000, from plans by W. W. Farrar.

#### Plans West Street Alteration.

Fred Haroth has bought for investment from Samuel B. Roberts and others 491 and 493 West street, adjoining the north corner of West Twelfth street, two four-story buildings, on a plot 44.9x80, which has been owned by the selling interests for more than thirty years. The purchaser will spend about \$5,000 on alterations to the property, which is one block south of the old plaster mills and the Devoe paint works, at West and Jane streets, sold recently for improvement with storage buildings.

#### Will Improve Bay Ridge Block.

An important transaction involving a large building operation has been closed by Frank H. Malone, who sold the block, consisting of twenty lots, on the south side of 80th street, between Ridge Boulevard and Colonial Road. The plot was purchased by the J. W. Sands Realty Corporation, a building company of Bay Ridge, for improvement with modern dwellings of the detached bungalow type, containing seven rooms and bath, with a garage at the rear of each dwelling and a runway at the side. According to the plans now being made the houses will be ready for the spring market, and that there is urgent need

for their completion at an early date is indicated in the comments of brokers of the locality, who say the demand for homes in the Bay Ridge section is greater than the supply.

#### Westchester Estate Buyer.

The Thebaud estate at White Plains, one of the finest private properties in Westchester County, developed at a cost of more than \$1,000,000, has been purchased by Armin Bencoe, of this city from Mrs. Matilde E. Thebaud. The property consists of about fifty acres fronting on Mamaroneck avenue, with a magnificent residence in Italian Renaissance, containing thirty rooms. Other buildings include a garage and large stable. George Howe was the broker in the deal.

#### Long Island Acreage Sale.

J. H. Pennock & Co. sold for the estate of Fink and Embree the tract of land on Long Island, containing 500 acres, known as Nassau Point or Little

Hog Neck, near Cutchogue. This property is a peninsula on the north side of Peconic Bay, just east of Robbins Island, and has a water front of about six miles, with good harbors, deep waters, sandy beaches, etc. It is one of the best known properties on eastern Long Island, and has been much sought after for a country estate and for club purposes, for which it is particularly suitable. It has been held at \$250,000.

#### Manhattan.

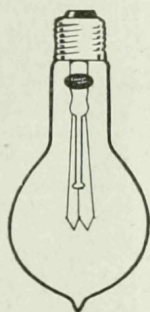
##### South of 59th Street.

LAFAYETTE ST.—Frederick Fox & Co. sold to a neighboring merchant for his own occupancy the 4-sty building at 208 Lafayette st, on lot 21.3x100.

LUDLOW ST.—The 292 Fifth Avenue Co., composed of J. C. and M. G. Mayer, sold 24 Ludlow st, a 5-sty tenement, on lot 25x86, held at \$22,000.

PLATT ST.—The Charles F. Noyes Co. resold for all cash to the Monsanto Chemical Works, of St. Louis, 12 Platt st, a 4-sty store and office building covering lot 21x85. The purchasing company is one of the largest chemical works in the world, with its home office in St. Louis. A. C. Robertson, New York manager of

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the company, in connection with Morris Blau, attorney, represented the company in the transaction. The property was valued at \$35,000, and will be occupied on May 1 by the purchasers. This property was purchased by Jeremiah F. Donovan about six months ago through the same brokers, at which time it was announced that the Noyes Company had sold every property on the south side of Platt st from Gold to Pearl sts numbering ten buildings. This sale is of particular interest because it indicates that there is a new price level for buildings on Platt st, and they are commencing to be resold the second time. The fact that there has been such a buying movement for occupancy is also emphasized on this street because seven of the ten buildings purchased on the block were sold for occupancy.

**WHITE ST.**—The U. T. Hungerford Brass and Copper Co. has added to its large site by the purchase of 81 White st from Jennie K. Stiefel. The property consists of a 5-sty building, 25x100, 50 ft. east of the 17-sty Hallenbeck-Hungerford building which covers the Lafayette st frontage, from Franklin to White st. The buying company now owns 81 to 95 White st, a plot fronting 182.2 ft.

**4TH ST.**—Christopher D. Robert purchased from Richard S. Elliott for investment five old private dwellings, 75x84, on the southwest corner of 4th and 11th sts.

**5TH ST.**—James H. Cruikshank purchased from the Metropolitan Savings Bank the vacant plot at 432 West 54th st, between 9th and 10th avs. size 16.8x53, assessed at \$4,500. Harry Sugarman was the broker.

**54TH ST.**—The Emigrant Industrial Savings Bank has resold to Mrs. Millie Klein 426 West 54th st, a 4-sty building, on lot 25x59.4, between 9th and 10th avs.

**11TH AV.**—G. W. Miller sold for the Citizens Savings Bank the 5-sty flat at 724 11th av, on a lot 25x100.

#### North of 59th Street.

**68TH ST.**—Albert B. Ashforth, Inc., resold for the Olds Holding Corporation, Frederick Brown, 48 East 68th st, a 4-sty dwelling, 20x100.5, to Bertram H. Borden, dry goods commission merchant, who will rebuild for his occupancy. The Douglas Robinson, Charles S. Brown Co. represented the seller.

**71ST ST.**—Byrne & Bowman, in conjunction with F. H. Allen, of Frederick Zittel & Sons, negotiated the resale for Gross & Herbener to the Kermit Realty Co., and have again resold to Fisher and Irving I. Lewine the 4-sty dwelling 120 West 71st st, on lot 21x100. This house was taken by Cross & Herbener in part payment for the Aras Inn, at Broadway and 207th st.

**82D ST.**—William B. May & Co. sold for Leo E. Frank to a buyer, who will take title in the name of the Wall Real Estate Corporation, Lewis H. Freedman, president, the 5-sty dwelling, on lot 20x102.2, at 61 East 82d st, assessed at \$50,000. The house is one of a row of five built some years ago and has a large extension.

**86TH ST.**—Frederick Fox & Co. have sold for Murray Guggenheim and others the 4-sty residence at 57 West 86th st, on lot 22x100. The buyer, the Little Street Corporation, plans to remodel the house into small housekeeping apartments.

**91ST ST.**—Carstein & Linnekin sold for Betty Green the property at 53-55 East 91st st, on a plot 33.9x100. The buyer is M. May.

**108TH ST.**—The 6-sty tenement house, on plot 50x110.11, at 335 and 337 East 108th st, has been purchased by Antonio Granatelli from the Lawyers' Mortgage Co.

**115TH ST.**—Elias Levine resold the 5-sty flat at 9 East 115th st to an investor, which is the third change of ownership in this property since Aug. 13 last. The house occupies a lot 25x100. James H. Cruikshank bought the property in August and took a profit a few days later in a resale to Mr. Levine.

**119TH ST.**—Harry Sugarman sold for Mrs. T. Harvie 20 East 119th st, a 3-sty and basement dwelling, on lot 15.8x100.11, between 5th and Madison avs. The purchaser is David Calef, who plans to make extensive alterations to the house for his own occupancy. Mr. Calef owns two other houses on the same block, 24 and 26, the latter having been purchased by him recently through the same broker. The house at 24 is occupied by Judge Prince and that at 26 will be occupied by Isidor Calef.

**122D ST.**—Freidus & Co. and Benjamin Harris sold 314 to 320 East 122d st, two 6-sty new-law houses, each on a plot 37.6x100.11, for the Caryl Holding Co. to an investor.

**125TH ST.**—Mrs. S. Goodman sold the 5-sty tenement, 25x100, at 543 West 125th st, between Broadway and Amsterdam av, to a client of Porter & Co., for a reported price of \$17,000.

**125TH ST.**—Charles Galewski Co., Inc., purchased from the United States Trust Co., as trustee for Eliza E. Comstock, the Kantor, a 6-sty elevator apartment, 63x100x irregular, at 604-606 West 125th st, adjoining the corner of Claremont av. The house is fully tenanted, with an annual rental of \$15,000, and has been held at \$100,000. Marshall E. Field was the broker.

**128TH ST.**—Edward W. Browning, builder and operator, made his fifth recent purchase of in-

vestment property in the uptown part of the city. His newest acquisition involves the 6-sty non-elevator apartment house known as the Princeton, at 64 West 128th st, on a plot 37.6x100, near Lenox av. The house is arranged for 18 families. Shaw & Ebbett were the brokers.

**128TH ST.**—Lincoln Trust Co. sold to the Benenson Realty Co. 117 to 121 West 128th st, a 3-sty stable, 75x99.11, leased to one tenant for a term. The selling institution acquired the property at foreclosure about three years ago.

**130TH ST.**—The Benenson Realty Co. bought from the Metropolitan Savings Bank 22 East 130th st, a 3-sty dwelling, on lot 16.8x99.11.

**130TH ST.**—The Citizens Savings Bank sold to J. L. Van Sant 23 East 130th st, a 3-sty dwelling, 16x100. Shaw & Co. were the brokers. The purchasers, through the same brokers, bought and sold 7 East 130th st several weeks ago.

**131ST ST.**—B. W. Smith sold for L. Hurd Sanford to Henry Williams for occupancy 224 West 131st st, a 3-sty dwelling, on lot 15x100.

**172D ST.**—Frederick Brown purchased from Vogel & Schultz 643 and 647 West 172d st, between Broadway and Fort Washington av, two 5-sty apartment houses, 150x97.3, arranged for 60 families, and held at \$240,000. M. I. Strunsky was the broker.

**AMSTERDAM AV.**—A. W. Miller & Co. sold for Vivian Brandon of Panama 843 Amsterdam av, a 5-sty flat, with stores, on a lot 25x100.

**AUDUBON AV.**—Ennis & Sinnott bought from the Henry Morgenthau Co. the 6-sty non-elevator apartment house at 206 and 208 Audubon av, adjoining the northwest corner of 175th st, on a plot 54x100x62x100. It contains 33 apartments and four stores. McDowell & McMahon and Maxwell Moser were the brokers in the sale.

**SHERMAN AV.**—Samuel Cowen has sold 248 Sherman av, a 5-sty apartment house, on plot 75x100, to the Kingdale Holding Corporation. It was valued at \$100,000.

#### Bronx.

**DAVIDSON AV.**—Cahn & Pittman purchased from Frederick H. Levey 2391 Davidson av, a 16-fam. new-law apartment, on plot 50x100. B. H. Weisker and Phelps & Demiane negotiated the sale.

**FAILE ST.**—The Nason Realty Co., Max N. Natanson, president, purchased from the Sirius Realty Co. 1070-1076 Faile st, two 5-sty apartment houses, on plot fronting 173 ft. on Faile st, 50 ft. on Westchester av and 100 ft. on 165th st. The properties were sold for cash and were held at \$300,000. Selkin & Mintz were the brokers.

**IRVINE ST.**—Samuel Cowen sold for W. C. Witte 876 Irvine st, corner Seneca av, a 4-sty flat.

**176TH ST.**—Frederick Brown bought from the Gerard Holding Co. (Olin J. Stephens, president) 265 East 176th st, a 5-sty apartment house, on a plot 50x92.6, near Anthony av.

**177TH ST.**—Cammann, Voorhees & Floyd, in conjunction with Richard Dickson, sold the 5-sty apartment dwelling 104 East 177th st to the Olds Holding Co.

**177TH ST.**—Cammann, Voorhees & Floyd, with Richard Dickson, have sold the 5-sty apartment at 104 East 177th st to the Olds Holding Co.

**188TH ST.**—The Ulster Court Corporation, Joseph G. Abramson, president, purchased the new-law 5-sty and basement apartment house, 41x82, at 364 East 184th st, two blocks east of the Concourse. The annual rent is in excess of \$6,000, and the property was held at \$40,000, which is the approximate purchase price, being paid all in cash.

**CROTONA AV.**—Cahn & Pittman sold to A. L. Guidone the plot, 75x50, on the west side of Crotona av, 425 ft. north of 183d st. A. D. Phelps & Demiane negotiated the sale.

**BATHGATE AV.**—Ely Maran and Irving I. Lewine bought the 5-sty tenement, with stores, at the southwest corner of Bathgate av and 188th st, 32x50. The property was held at about \$40,000.

**BOSTON RD.**—Benenson Realty Co. resold, through E. Lowenthal & Son, 1442 Boston rd, a 4-sty flat, 35x90. In part payment was taken 1269 Stebbins av, a 1-sty taxpayer, 25x81.

**BROOK AV.**—Joseph Jovans purchased from Louis E. Kleeban Co., Inc., the 6-sty tenement 42x100, at 1345 Brook av. The property has a rental income of approximately \$7,000, and was held at \$40,000. The broker was Benjamin Harris, Philip E. Schapiro representing the seller and Joseph G. Abramson the purchaser.

**CLINTON AV.**—Estate of Woolsey Hopkins sold to Frederick Brown 1826 and 1828 Clinton av, near 176th st, two 3-sty 2-fam. houses, each 20x90. J. Clarence Davies and Gorsch & Co. were the brokers.

**GRAND AV.**—M. S. S. Building Co., Milton M. Silverman, president, sold to Fisher & Irving I. Lewine the 5-sty flat at the southeast corner of Grand av and 180th st, on plot 70x90. The selling company erected the building, which is arranged for 25 families. It was held at \$90,000 and has a rent roll of \$12,500 a year.



**HUNTS POINT AV.**—Samuel Cowen sold 824-828-830 Hunts Point av, three 3-sty brick flats, with stores, near the new subway at Whitlock av.

**JEROME AV.**—The Schulte Cigar Stores Co. has added to its realty holdings in this city a choice business corner in the West Bronx. The purchase involves the property at the southwest corner of Jerome and Burnside avs, at which point there is a subway station and an important trolley junction. The property fronts 76 ft. on Jerome av and 126 ft. on Burnside av, and is at present improved with a 3-sty frame building. At the expiration of the present leases on the property it is the plan of the new owners to alter the building and open a branch establishment.

**LONGWOOD AV.**—Marclon Realty Corporation, Ely Maran, Bernard London and R. Simon, sold 1015, 1019 and 1023 Longwood av, three 5-sty flats, 42x110 ft. each, held at \$140,000. Up-State property was given in part payment. The houses are three of a row of five acquired by the sellers from Fortis Realty Co., occupying the block front from Southern Boulevard to Fox st. The corner houses still are owned by the Marclon Co.

**RYER AV.**—The Mercedes Building Co (John P. Boyland, president) has sold the 5-sty new-law apartment house at 2247 Ryer av, on a plot 50x90. Morris Sax was the broker.

**SOUTHERN BOULEVARD.**—Alexander Selkin sold for the 173d Street Construction Co., Aaron Miller, president, the 2-sty brick taxpayer 1011 Southern Boulevard, between 163d st and Westchester av, on plot 40x128. The buyer gave in exchange the southeast corner of Debevoise and Morrell sts, Brooklyn, being 102-104 Debevoise st and 4-6 Morrell st, 38x67, consisting of three 2-sty stores and apartments. The property is fully rented.

**VALENTINE AV.**—Frederick Brown purchased from Richard S. Elliott the 5-sty apartment house, on plot 62x77x irreg., at the northeast corner of Valentine av and 183d st. The property rents for \$10,000 and was held at \$75,000. Charles Goldberg negotiated the sale.

**VYSE AV.**—Richard S. Elliott sold 1151 Vyse av, a 2-fam. dwelling, 20x100, to a client of O'Reilly & Dahn.

**3D AV.**—The 5-sty flat, on plot 57x100, at the northwest corner of 3d av and 170th st has been purchased by the Isear Realty Co. from a client of McLaughlin & Stern. It was held at \$80,000.

**Brooklyn.**

**LINDEN ST.**—Frederick von der Geest bought from Realty Associates, through Realty Associates, the two 3-sty flats at 128-130 Linden st, each on lot 25x100.

**McKIBBEN ST.**—Meister Builders purchased from Mrs. Mary D. Patton the 6-sty apartment house at 64-70 McKibben st, on a plot 105x100, showing an annual rental of \$14,000. The property was held at \$90,000.

**VANDERBILT ST.**—Walter S. Ross and C. C. Gretsinger sold 511, 513, 515, 517, 519 and 521 Vanderbilt st, 2-fam. houses, near Prospect Park, for Frank D. Creamer & Co. to an investor. This sale completes the block on the north side of Vanderbilt st, between 18th st and Prospect av, the others having been sold by the same brokers a few weeks ago to clients for occupancy.

**VAN SICKLEN ST.**—John Pullman Real Estate Co. sold for Mrs. Ida Sackett to Daniel Peacher the 2-sty dwelling at 501 Van Sicklen st, 20x100.

**47TH ST.**—I. Salzberg sold for S. Elgart to Samuel Katzen the 1-fam. cottage at 1368 47th st, on plot 40x100.

**50TH ST.**—Tutino & Cerny sold for Bridget McLeod to a client, for investment, the 3-sty double brick apartment, on lot 25x100, at 559 50th st.

**53D ST.**—I. Salzberg sold for Clarence Bennett the two 2-fam. houses at 1010 and 1012 53d st, on plot 43.8x100.

**BATH AV.**—Meister Builders, Inc., sold 1505 Bath av, Bath Beach, a 1-fam. stucco house, on plot 17x100.

**BATH AV.**—Meister Builders sold 1507 Bath av, a 2½-sty dwelling, on lot 17x100.

**FLATBUSH AV.**—The People's Trust Co. bought 230 and 232 Flatbush av, between Bergen st and 6th av, two 4-sty store and apartment buildings, which it will completely remodel and occupy as its branch office, moving from its present location on Flatbush av, between Lafayette av and Fulton st. The buildings were sold to the trust company by the Chauncey Real Estate Co.

**PROSPECT PARK WEST.**—Howard C. Pyle & Co. sold 27 Prospect Park West, northwest corner of Montgomery pl, on plot 50x100, for Jacob G. Dettmer to Leonhard Michel, the brewer, whose present residence is 25 1st pl. This house was built by Mr. Dettmer about 20 years ago, and has been occupied by his family ever since. It is one of the show houses on the Park Slope. The price is \$60,000.

**SUTTER AV.**—Realty Associates have sold to George Silverman the 4-sty store and flat building at 168 Sutter av, on a lot 20x100. This makes a total of 31 houses sold in the Brownsville section during the last year.

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Brooklyn, N. Y.**RECENT LEASES.****Shoe Firm Leases Building.**

Charles F. Noyes Co. leased for Leo and Emil Fried to the Concord Shoe Co. for ten years on a net rental basis aggregating \$90,000 including taxes and charges, the five-story, basement and sub-cellar building, 116 Duane street, between Broadway and Church street. The Concord Shoe Company five years ago leased the store and basements through the Noyes Company and are now taking the entire building. It is one of the best buildings in the shoe district, with elevators, heat and all improvements. The same brokers leased for Daniel P. Morse to Lazarus Fried & Sons, 118-120 Duane street adjoining.

**\$22,000 a Year for Store.**

The Martin Shoe Corporation of New York, Cleveland and Chicago has rented from Austin Colgate the store and basement at 583 Fifth avenue for a long term. The store was held at \$22,000 per annum. Slawson & Hobbs represented the tenant and Pease & Ellman the owner.

**Manhattan.**

ALBERT B. ASHFORTH (INC.) leased space in the Acker, Merrill & Condit Building to Julius Bonnan & Co., Victor Packoo, Asch Brothers, John W. Pon, Isaac Spiegel; space in property 16 East 23d st to Fanfran Brothers & Co.; space in the Frances Building, southeast corner of 5th av and 53d st to Mrs. Morse and Mrs. Ruth Ferrer; space in the Tilden Building, 105 West 40th st to Roland Hungerford, Marcia Read, Educational Dramatic League, Theodore T. Ion, Oscar B. Brush.

ALBERT B. ASHFORTH, INC., leased for Colonel George Everson Brewer his 5-sty residence at 16 East 64th st, fully furnished, for the winter season to Horace Havemeyer.

BASTINE & CO., INC., leased the 7th floor 28-30 Waverly pl to Globe Ladies' Hat Co.; 6th floor 27 East 10th st to B. L. M. Cloak & Suit Co.; space at 112 East 19th st to the Belgian Knitting Works, Inc.

THE BRETT & GOODE CO. leased the 2d loft in 39 Great Jones st to Elenberg-Serwer, Inc., and the 5th loft in the same building to Maurice Rosenbaum; also in 8-12 East 16th st space to William Gottlob and Ernest Von Munshov.

THE BRETT & GOODE COMPANY leased the dwelling at 233 Lenox av to William J. Matthews, who will alter the premises for his business. William F. McMullen was associated as broker in the lease.

DUROSS COMPANY leased for the Farmers' Loan & Trust Co. the store at 102 West 17th st to the Gotham Towel Supply Co.; also the 5-sty building 44 West 15th st for Isabel K. Sone to the Erie Transfer Co., Inc.; and the upper part of 128 Greenwich av to James T. Galloway and Alenzo W. Scarborough.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for the Vanderbilt Avenue Realty Corporation to L. A. Herrmann; also a large furnished apartment in the same building to Jonathan Godfrey; an apartment at 15 East 53d st to David & Rose; at 40 East 83d st for Mrs. C. B. Greely to Eugene Klapp; and at 157 West 5th st to Mrs. Edward H. Wardwell.

J. B. ENGLISH leased for Leonard L. Hill the 4-sty dwelling 223 West 48th st to Anaton Bascula.

J. B. ENGLISH leased for August Dreyer the two stores in 229 West 52d st to the Mechanical Tool & Machine Co. After alterations are completed the tenant will use the premises as a New York distributing branch.

THE FISCHER REALTY CO. has leased for D. Kempner & Son the store at the northwest corner of 3d av and 115th st to be used as a millinery store; also for Horace E. Ewen the private dwelling 109 East 114th st.

ROYAL SCOTT GULDEN leased the three upper lofts in 18 West 5th st to Fabricant, Inc., ladies' tailors; A. & M. Stuhler, gowns, and to George J. Botto, photographers, for Charvet & Cie, who occupy the store and first loft.

HEIL & STERN leased in 24-6 West 25th st the 4th floor to Funt Bros.; at 53 East 10th st store and basement to M. Turkeltaub; at 693-7 Broadway the 8th floor to Star Fur Mfg. Co.; at 36-8 West 20th st the 8th floor to Gotthoffer & Schiff.

HEIL & STERN leased in 40-6 West 25th st the 4th floor to Joseph Lett; in 31-7 West 27th

st the 10th floor to the Alpha Waist Co.; in 113-17 4th av the 7th floor to Arthur Brandenstein Co.; in 26-32 West 17th st the 7th floor to A. A. Vantine & Co.

M. & L. HESS, INC., rented space at 17-21 East 22d st to Feinberg & Feinberg, and the 4th floor at 71-3 Grand st to the Star Brush Mfg. Co.

M. & L. HESS (INC.) leased the 7th floor at 31-3 East 28th st to the Paris Mfg. Co., and the 5th floor at 16 East 17th st to Harry Maidoff.

M. & L. HESS (INC.) leased the 3d floor at 151-3 West 19th st to Cohen, Feldman & Co.; also the 9th floor to the Wearbest Raincoat Co., and the 11th floor to C. P. Vigio. The building is now entirely rented.

THE HOUGHTON COMPANY leased for John Haydock, Jr., the 3-sty dwelling 110 West 91st st to Louis F. Cravetto.

THE HOUGHTON CO. leased to the Phi Sigma Delta Fraternity the 4½-sty dwelling 435 West 17th st for William A. White & Sons, as agent.

THE HOUGHTON COMPANY sub-leased for Catherine Guthridge the 4-sty dwelling at 107 West 76th st to Anthony J. Pinzaro.

MISS JEAN, designer of gowns, formerly of West 57th st, has leased the Van Smith Building, 12 East 54th st, from Francis Sims McGrath, attorney, through Royal Scott Gulden. This is a 5-sty loft building with a private house front.

F. L. MARSHALL, United States chess champion, leased 57 West 51st st, a 3-sty house, 20x 100; from Joseph W. Cushman. Part of the premises will be occupied by Mr. Marshall and his family and the balance will be utilized by the Marshall Chess Club.

SAMUEL H. MARTIN leased the salesroom at 1844 Broadway for the American Railway Express Co. to Ralph Elsinger.

SAMUEL H. MARTIN leased for the Star Realty Co., represented by Huberth & Huberth, the store at 1844 Broadway to the Service Tire & Puncture Proof Tube Co.

A. W. MILLER & CO. leased for Robert Hill to the Yorkville Rubber Co. the grade floor and basement at 344 West 52d st.

CHARLES F. NOYES CO. leased the 8th floor of 625 Broadway for Max Marx to Kohn & Pruzan, a client of Tanenbaum, Strauss & Co., at an increased rental of about 25 per cent.; a floor in 118 Prince st to Leon Pitzele; a floor in 25 Great Jones st to Sameul Cohen, and a loft at 221 Pearl st to Clarence G. Weiscopef.

CHARLES F. NOYES CO. leased, in connection with Frederick Fox & Co., for Charles E. Haviland the 7th floor of 11 East 36th st to the Burroughs Adding Machine Co. for a period of five years, at an aggregate rental of about \$35,000, and space in 198 Broadway to Benjamin H. Reibman.

CHARLES F. NOYES CO. leased a large portion of the 8th floor of 27-29 Pine st for the Andrews Co. to Wm. West & Co., and has negotiated a \$30,000 rental in the same building covering practically an entire floor to Salomon Bros. & Hutzler.

OGDEN & CLARKSON CORPORATION leased space in 605 5th av to Francis Bruguiere, photographer; the parlor floor store at 239 5th av to the Natural Plant Preservers Co., and with Robert T. Rainey the store and basement at 56 West 46th st to the McCra - Refrigerator Co.

PEASE & ELLIMAN leased for the Underwood Typewriter Co., Inc., to D. A. Schulte, Inc., the corner store in the Underwood Service Building, at the southeast corner of Greenwich and Vesey sts. This is the 120th store of the Schulte Co. now conducting a chain of stores throughout the United States.

PEASE & ELLIMAN leased for the estate of Benjamin Sturges a large apartment in the new house at 1067 5th av, adjoining the Henry Phipps mansion, to Mrs. J. Sergeant Cram; also

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furnished apartments in 1155 Park av for Mrs. E. J. Fabens to Harrison Tweed; in 158 West 58th st for Miss Lucille Miller to Julius Freid of Los Angeles; in 240 Riverside dr for Waring Thomas to Dott C. Riso; and in 144 East 36th st for Mrs. J. B. Catchings to Mrs. James F. Horan; apartments at 4-6 West 50th st to Frank K. M. Rehn and to Mrs. Maude Stelgelman; in 21 West 58th st to A. E. Haller; in 1 West 70th st to Ray Long; in 103 West 76th st to Mrs. Dane Lane and to Canute H. Pauline; and in 353 West 118th st to Isidore Rosenfeld; for Elwyn W. Poor to Herbert W. Morse the 3-sty dwelling at 132 East 64th st; for the American Bond & Mortgage Co. to the National Goggle Co. an office in 505 5th av.

PEASE & ELLIMAN leased for the Delafield estate to Howard T. Muzzy the 4-sty dwelling at 604 West 114th st.

PEASE & ELLIMAN leased furnished apartments in 510 Park av for L. E. Anderson to Newton Wylie; in 875 Park av for Mrs. Gustave White to Major Halstead Lindsley; in 105 West 55th st for Mrs. Cecilia Lyons to Mrs. Gustave White; in 1 West 64th st for Edwin J. Bowes to John F. Patterson; and in 117 West 72d st for Mrs. M. C. Prince to Mrs. S. F. Melcher.

PEASE & ELLIMAN leased, furnished, for Mrs. Harry Lehr, who was represented by Couderet Bros., to William Payne Thompson the 4-sty dwelling at 20 West 56th st; also a store in 543 5th av for the United Cigar Stores Co. to M. Kamada; for Edward Margolies a store in 11 East 35th st to Mrs. Aurora Q. Hodgson; and a store in 1123 Park av to Heller & Schwartz; also for F. Egerton Webb his apartment, furnished, in 925 Park av to Major John C. Cowdin; for Mrs. B. H. Studebaker her apartment, furnished, in 515 Park av to Major Samuel G. Rea; for John W. Hanes his apartment, furnished, in 103 East 75th st to Fritz-john Achelis; and for George Dudley Waring an apartment, furnished, in 47 East 58th st to Miss Margaret L. Johnson; sublet for G. D. Hanavan his apartment in 27 East 62d st to William Baylis, Jr.; one in 4 West 50th st to Mrs. Marion L. Quinn; and for the Wood-Dolson Co., as agents, one in 250 West 91st st to Edward R. Coleman.

L. J. PHILLIPS & CO. leased for William F. Schneider the store and basement at 853 Columbus av to James Butler, Inc.

GEO. R. READ & CO. leased for William A. Bonnell the ground floor at 192-194 Chambers st to B. M. Jones & Co.; also the store and basement in the Beard Building, 120 Liberty st, to John Jorgensen.

LOUIS SCHRAG leased for Clarence M. Phipps the 4th loft in 211 West 20th st to Rosch & Schauer; the 5th loft to Schlomokowitz & Glick; and the 6th loft to the Triangle Skirt Co.

LOUIS SCHRAG leased for the estate of Margaret Peacock the store and basement in the building at the southeast corner of 20th st and 7th av to Nestor & Katsare, wholesale confectioners.

SHAW & CO. rented for Emilie J. Murray the 3-sty dwelling at 205 West 128th st to Peter Smith.

ROY SCHERICK leased for the George Rosenfeld Co. the entire 8th floor in 135 Madison av to James T. Leonard & Co., buying organization; the 4th floor in 38-44 West 21st st to Sears, Roebuck & Co.; and store and basement in 28-30 West 36th st to Arthur Ronald & Co., silks and velvets.

SPEAR & CO. rented for S. M. Milliken the store at 136-138 West 14th st to Leo Uhlfelder & Co.; for the Ritz Realty Co. the 11th floor in 912-920 Broadway to Phillipsborn Co.; for the 133 West 21st Street Realty Co. the westerly 2d loft in 133-141 West 21st st to Herman Siegel; in 648 Broadway the 4th loft to J. & F. Goldstone.

SOL. STERN leased the four upper floors in 102 West 38th st to the Columbia Graphophone Co.; also a floor to Freeman & Co., and space to Theodore Seydel, I. Zimmermann and Art-craft Cloak & Suit Co.; also in 34 East 21st st floors to Markowitz & Krinsky and Schulz & Weinstein; also in 32 East 22d st floors to Oliveri & Rothman, M. & R. Cloak & Suit Co., and Rosenbluth & Abramowitz; also in 537 5th av space to Melinda Studio; also in 32 East 125th st corner store to the Princess Shop and an adjoining store to David Chissler; also 272 Canal st to Chicago Bargain House; also in 72 Spring st 30,000 sq. ft. to Lithauer Brothers, the tenant being represented by Spear & Co.; also in 31 East 27th st space to Meyer Skirt Co., Henry S. Chapin and William A. Daunt and the east store and basement to Samuel Briskman.

STONEY & STARKEY, dealers in woollens, who have been in the Everett Building for several years, have rented for a long term of years entire floor comprising about 15,000 sq. ft. in 229-33 4th av. Carstein & Linnekin, Inc. were the brokers.

E. K. VAN WINKLE rented the following furnished apartments: at 124 West 72d st for Alex M. Charlton to Maurice Goodman; at 165 West 72d st for Mrs. Emily A. Whitney to Elmer F. McConaha; at 1155 Park av for Mrs. M. Firschild to Mrs. John D. Sprechles, Jr.; at

(Continued on page 62.)

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# REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1918. Following each weekly table is a résumé from January 1 to date.)

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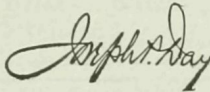
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### MANHATTAN. Conveyances.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	143	109
Assessed Value	\$7,618,600	\$6,415,100
No. with consideration	20	16
Consideration	\$604,200	\$2,589,000
Assessed Value	\$506,000	\$3,030,500
	Jan. 1 to 9	Jan. 1 to 10
Total No.	162	148
Assessed Value	\$8,460,100	\$7,520,100
No. with consideration	22	22
Consideration	\$1,111,200	\$2,676,520
Assessed Value	\$513,000	\$3,133,500

### Mortgages.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	72	51
Amount	\$1,267,300	\$2,758,450
To Banks & Ins. Cos.	9	10
Amount	\$295,500	\$2,381,750
No. at 6%	20	22
Amount	\$224,700	\$227,650
No. at 5½%	10	3
Amount	\$247,200	\$32,500
No. at 5%	11	11
Amount	\$491,000	\$2,080,100
No. at 4½%	2	.....
Amount	\$37,000	.....
No. at 4%	.....	1
Amount	.....	\$10,000
Unusual Rates	.....	1
Amount	.....	\$7,000
Interest not given	28	13
Amount	\$267,400	\$401,200
	Jan. 1 to 9	Jan. 1 to 10
Total No.	81	65
Amount	\$1,135,400	\$2,933,450
To Banks & Ins. Cos.	11	11
Amount	\$303,000	\$2,438,250

### Mortgage Extensions.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	29	19
Amount	\$1,301,450	\$583,400
To Banks & Ins. Co.	13	4
Amount	\$1,006,450	\$53,400
	Jan. 1 to 9	Jan. 1 to 10
Total No.	48	28
Amount	\$2,747,950	\$727,400
To Banks & Ins. Co.	25	5
Amount	\$2,280,950	\$62,400

### Building Permits.

	1919 Jan. 4 to 10	1918 Jan. 4 to 11
New Buildings	3	6
Cost	\$202,750	\$74,200
Alterations	\$199,700	\$172,325
	Jan. 1 to 10	Jan. 1 to 11
New Buildings	4	8
Cost	\$207,250	\$504,200
Alterations	\$303,950	\$322,725

### BRONX. Conveyances.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	96	103
No. with consideration	2	28
Consideration	\$36,000	\$205,208
	Jan. 1 to 9	Jan. 1 to 10
Total No.	108	137
No. with consideration	4	34
Consideration	\$59,200	\$242,108

### Mortgages.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	34	57
Amount	\$163,673	\$282,985
To Banks & Ins. Cos.	3	2
Amount	\$41,500	\$7,900
No. at 6%	17	18
Amount	\$79,750	\$107,880
No. at 5½%	5	9
Amount	\$37,500	\$43,500
No. at 5%	5	11
Amount	\$27,500	\$76,430
No. at 4½%	.....	10
Amount	.....	\$20,810
Unusual rates	2	2
Amount	\$4,623	\$9,865
Interest not given	4	2
Amount	\$16,100	\$24,500

	Jan. 1 to 9	Jan. 1 to 10
Total No.	38	78
Amount	\$188,473	\$373,935
To Banks & Ins. Cos.	4	2
Amount	\$61,000	\$7,000

### Mortgage Extensions.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
Total No.	11	6
Amount	\$223,500	\$165,170
To Banks & Ins. Cos.	2	1
Amount	\$89,500	\$33,000
	Jan. 1 to 9	Jan. 1 to 10
Total No.	13	7
Amount	\$235,000	\$171,670
To Banks & Ins. Cos.	2	1
Amount	\$89,500	\$33,000

### Building Permits.

	1919 Jan. 3 to 9	1918 Jan. 3 to 10
New Buildings	1	4
Cost	\$500	\$65,000
Alterations	\$12,600	\$1,250
	Jan. 1 to 9	Jan. 1 to 10
New Building	2	4
Cost	\$4,500	\$65,000
Alterations	\$12,600	\$1,250

### BROOKLYN. Conveyances.

	1919 Jan. 2 to 8	1918 Jan. 3 to 9
Total No.	491	408
No. with consideration	22	38
Consideration	\$168,485	\$198,102
	Jan. 1 to 8	Jan. 1 to 9
Total No.	491	455
No. with consideration	22	39
Consideration	\$168,485	\$212,902

### Mortgages.

	1919 Jan. 2 to 8	1918 Jan. 3 to 9
Total No.	295	242
Amount	\$990,851	\$897,196
To Banks & Ins. Cos.	27	34
Amount	\$124,300	\$177,700
No. at 6%	205	157
Amount	\$656,551	\$503,396
No. at 5½%	52	41
Amount	\$199,700	\$222,350
No. at 5%	16	25
Amount	\$51,800	\$115,600
Unusual rates	2	3
Amount	\$1,500	\$6,800
Interest not given	20	16
Amount	\$81,300	\$49,050
	Jan. 1 to 8	Jan. 1 to 9
Total No.	295	265
Amount	\$990,851	\$976,086
To Banks & Ins. Cos.	27	37
Amount	\$124,300	\$189,300

### Building Permits.

	1919 Jan. 2 to 9	1918 Jan. 4 to 10
New Buildings	132	18
Cost	\$338,338	\$242,550
Alterations	\$56,570	\$43,550
	Jan. 1 to 9	Jan. 1 to 10
New Buildings	132	21
Cost	\$338,338	\$278,050
Alterations	\$56,570	\$57,600

### QUEENS. Building Permits.

	1919 Jan. 3 to 9	1918 Jan. 4 to 10
New Buildings	20	5
Cost	\$25,535	\$53,000
Alterations	\$10,505	\$8,975
	Jan. 1 to 9	Jan. 1 to 10
New Buildings	33	6
Cost	\$55,135	\$65,000
Alterations	\$10,515	\$9,175

### RICHMOND. Building Permits.

	1919 Jan. 2 to 9	1918 Jan. 4 to 10
New Buildings	.....	4
Cost	.....	\$10,550
Alterations	.....	.....
	Jan. 2 to 9	Jan. 1 to 10
New Buildings	.....	4
Cost	.....	\$10,550
Alterations	.....	.....



# BUILDING SECTION

## Federal Organization To Promote Construction Work Comprehensive Program Laid Out by Director F. T. Miller, of the Division of Public Works and Construction Development, Department of Labor

Washington, January 9.

**P**LANS of the Department of Labor for paving the way for resumption of building throughout the country are rapidly being formulated by the Division of Public Works and Construction Development of which Mr. F. T. Miller, of New York, President of the F. W. Dodge Company, is Director.

Mr. Miller outlines the general work of the Division, as follows:

Activity of the construction industry at this time is essential to the general welfare of the country. As Secretary McAdoo recently stated in directing the Supervising Architect to resume public work, "the activity of the building industry will facilitate the transition of (general) industry from a war to a peace basis."

This is a question that goes beyond the interests of the construction industry. It is fundamental to our entire program of reconstruction and affects society as a whole. After all, reconstruction must be literal as well as metaphorical; the way to bring about reconstruction is to reconstruct.

Successful construction depends upon proper team-work between the employer and employee; therefore, the work undertaken by this Division falls under the activities of the Labor Department; and under those of the Information and Education Service, which already possesses a nucleus of the necessary organization and important data.

Secretary Wilson's wish is that the Nation be interested in public and private construction. This wish cannot be carried out unless the work is based on facts.

Facts when verified and surveys when completed will be made known to the public and to the members of this great composite industry. This is a service of information and education.

The co-operation of other governmental departments, the State Councils of Defense, etc., is assured. Evidently time can be saved and correctness of viewpoint gained by such co-operation.

The following telegram from the Secretary of War, approved by the Secretary of Labor, was sent out under date of December 21, 1918, to 48 State Councils of National Defense and 4,000 County Councils of National Defense:

"Re-employment of discharged soldiers, sailors and war workers released from war industries is one of the most important tasks now before the country. We strongly urge that in sections where there is a surplus of labor all public improvement be advanced in order to absorb labor. We ask that you use all influence with state, county and municipal authorities to this end. Preliminary steps should be taken immediately in order that necessary authority may be secured in time for operations upon opening of construction season.

(Sgd.) Newton D. Baker,  
Secretary of War and Chairman  
of Council of National Defense.

Approved by:

Secretary of Labor."

The construction industry—a composite industry—is one of the Nation's largest. Its successful functioning is most necessary for the public welfare. It now needs and merits governmental support more than any other great industry,

for the reason that it has necessarily been embargoed by the Government during the war.

The British Government, whose precedent in curtailing the building industry during the war was followed by our own Government, has already taken forethought in this matter.

Deferred building construction is one of the first portions of our war debt which must be met, for it provides facilities for paying the remaining portion of the war debt and also decreases the cost of living.

It is an economic waste to allow labor and materials to remain even temporarily in idleness, when they may in the meantime be put into wealth and tax-producing structures.

Money is not consumed in building operations, but passes from one hand to another, and still remains in the National banking system, yet leaves on its way a permanent evidence of wealth—such as a water-power, a highway, a railroad, a sewer or other necessity to the earning power of society.

A thrifty farmer reduces his luxuries in order to improve his land and his building; a thrifty Nation keeps up its construction program.

Public credit is ample for all public works. The money used circulates through the State ten times in the twelve months and largely remains in the State, while the structure endures for the benefit of society.

Since the beginning of the European War, construction has decreased, until now it is quite at a standstill. There is, therefore, an accumulated need for building. The shortage of construction is indicated by high rents.

The increased cost of building materials is only about half that of other commodities.

The increased cost of building materials is offset in some localities by decreased cost of land.

Investment in building has always been considered the safest investment for the individual and his dependents.

The country is probably a full year behind in its civil construction program, amounting to at least three billion dollars. This amount must be caught up and normal building continued; a condition of permanently arrested development of the country is inconceivable.

At this time of quiet in the industry, the foresighted who have need for building will naturally receive better service than when the rush comes on.

There is a growing understanding between the building employer and the employee of their co-operative relationship, and together they have every incentive for rendering the public efficient service.

It remains for this Division to obtain a variety of data in addition to those which it already has, in order, if possible, to point out what kinds of projects can be most prudently undertaken in the various sections of the country.

Co-operation of the architectural and engineering professions, of the practical contractors, and of the two-hundred-odd National associations of manufacturers, etc., in the practical application of these facts, may be assumed as assured.

Secretary Wilson announces that the new service will gather and distribute information that will enable private initiative to make the transition from a war to a peace basis

(Continued on page 54)



# Value of Marble For Monumental Use Increased

Production Falls Off 27% in Quantity—Vermont Leads in Output, with Georgia, Missouri, New York and Tennessee Following

THE value of marble sold in the United States in 1917, according to reports made by the producers to G. F. Loughlin, United States Geological Survey, Department of the Interior, was \$6,330,387, a decrease of 10 per cent. (\$702,784) from the value in 1916 and the lowest annual value for our marble output since 1904. The quantity produced in 1917 was about 3,627,750 cubic feet (310,130 tons), as against about 4,795,000 cubic feet (409,970 tons) in 1916—a decrease of 24 per cent. The quantity produced in 1917 included a small proportion of serpentine.

As the marble sold in 1917, 2,156,351 cubic feet (about 184,370 tons), valued at \$6,100,280, was building and monumental marble—a decrease of 33 per cent. in quantity and 11 per cent. in value compared with 1916. The average price of this stone per cubic foot was \$2.83 in 1917 and \$2.13 in 1916.

The marble sold for use as flux, terrazzo and mosaic work, and ornamental stone, and the pulverized marble sold for use in agriculture and in manufactures amounted to 125,764 tons, valued at \$230,107. The marble sold for these purposes in 1916 amounted to 136,217 short tons valued at \$209,155.

The total value of marble sold in 1917 for use as building stone (\$3,702,563) was 22 per cent. less than that sold in 1916, and the total quantity (1,470,793 cubic feet) was 35 per cent. less. Exterior building stone, which represented 36 per cent. of the total quantity of building stone, decreased 37 per cent. in quantity and 25 per cent. in value; stone for interior work, which represented 64 per cent. of the total quantity, decreased 34 per cent. in quantity and 20 per cent. in value. Marble sold dressed for use in the exterior of buildings was the only building stone product that showed increase in quantity (13,549 cubic feet) in 1917; but the value of this product decreased \$38,328 (4.7 per cent.). The general average price of marble sold as building stone (rough and dressed) in 1917 was \$2.52 per cubic foot; the average value of exterior stone was \$2.05 and of interior stone \$2.77. Vermont and Tennessee produced over 56 per cent. of the quantity of marble quarried for use as building stone, each State reporting over 390,000 cubic feet. Vermont's output was nearly equally divided between exterior and interior stone, whereas 97 per cent. of Tennessee's product was interior building stone. About 37 per cent. of the Vermont and over 50 per cent. of the Tennessee marble was sold as rough stone. Georgia and Missouri were the next largest

producers of building marble, the quantity produced in each State exceeding 100,000 cubic feet.

The value of the marble produced for monumental use in 1917, including rough and dressed stone, increased \$318,307 (15 per cent.) over that in 1916. The quantity, however, decreased 255,230 cubic feet (27 per cent.). The average price per cubic foot was \$3.50 in 1917, which was \$1.29 more than in 1916. There was a large increase in the quantity of dressed monumental stone sold in 1917—107,403 cubic feet (54 per cent.), but a decrease of 362,926 cubic feet (49 per cent.) in the quantity of rough stone. Vermont produced more than 55 per cent. (377,418 cubic feet), and Georgia more than 25 per cent. of the country's output of monumental marble. Missouri, New York and Tennessee rank next in this product.

Marble for ornamental and "other uses" declined in quantity but increased in value in 1917, as it did in 1916. Marble for "other uses" includes rough stone sold to lime burners, to carbonic acid factories, to pulp mills, and to blast furnaces; crushed stone for road metal and terrazzo; small cubes for mosaics; and finished stone for electrical apparatus and ornamental purposes. The stone sold for flux to blast furnaces amounted to 21,194 long tons, valued at \$24,899, and for terrazzo to 17,551 short tons, valued at \$51,218. In 1916 the stone sold for terrazzo was 24,340 short tons, valued at \$83,466.

The serpentine classed as marble in this report is that variety which is used as building or ornamental stone instead

No serpentine was sold rough for use as exterior building stone either in 1916 or in 1917. The output in 1917 was valued at \$194,916, which was \$44,129 more than in 1916 and only \$9,276 less than in 1915. Sales in 1917 were reported from Vermont, Pennsylvania, Massachusetts, California, and Maryland, the States being here named according to value of output, one producer reporting from each State.

The number of operators in 1917 was 69, which was 11 less than in 1916. These operators were distributed among 19 States. The value of the output of Vermont represented nearly 48 per cent. of the total, that of Georgia 17 per cent., and that of Tennessee 14 per cent., the product of the three largest producing States thus representing 79 per cent. of the value. As there are only a small number of producers in many States, it is not possible to show the production by States without revealing individual production.

## Federal Organization to Promote Construction Work

(Continued from page 53)

without serious interruption, due to a lack of data on which business judgment must depend.

The division which will carry on this work is a section of the Department's Information and Education Service, of which Roger W. Babson is chief.

The particular objective of the bureau's research will be to secure data for the use of the construction industry, but the material to be collected will be so varied that the information will be of value to industry generally. The facts made available will be of help to any community or investor in determining whether it is advisable to undertake public or private building at present. When circumstances unfavorable to construction are discovered an attempt may be made to correct them, but there will be no stimulation of economically unsound enterprise. The findings of the bureau will be given the widest publicity.

The pivotal nature of the building industry is economic reconstruction and the general purposes of the work of this division are expressed in Secretary Wilson's statement:

"Building construction will help to provide employment for returning soldiers and for workmen dismissed from war industries. One of the largest sources of prospective employ-

ment is the building trade and its allied factory industries.

"In the case of private construction, a resumption of activity will also lessen the congestion of population, improve conditions affecting the public health and convert inactive property into active property—which supplies the means that enable communities to support the functions of governments.

The inquiry will be under the direction of business men of wide practical experience who are serving without pay. The actual investigation will be conducted by a group of economists and special agents supplied by the Department of Labor and other Government departments or lent by universities. The field will include the cost and supply of building materials, the amount of labor available and its cost, the values of land, prevailing rents, the supply of capital, the amount of construction held up by the war and the demand for building in all parts of the country.

Under the supervision of the economics section of which Prof. E. J. Clapp, Professor of Political Economy, University of New York, and Dr. Michael A. Mikkelsen, editor of the Architectural Record, are associate directors, five other sections will prepare data for publication, public speakers, posters, and the medium of organized labor.



# Comparative Building Statistics for 1918 and 1917

## Slackening in Construction in Various Boroughs Shown by Plan Filings During Past Year— Fine Record of Brooklyn Despite Conditions

**T**HE marked decline in building construction during 1918 is reflected in the decrease in the number of plans filed for new buildings and alterations. All the boroughs shows large decreases in new buildings; the only borough which records an improvement in alteration projects is Richmond, which shows a decrease of 55 in the number of alterations, but an increased cost of \$149,339 over 1917.

The figures furnished to the Record and Guide this week by the superintendents of buildings in the various boroughs show that in Manhattan plans for 182 new buildings were filed, involving an estimated cost of \$8,507,000, as compared with 321 buildings costing \$29,068,525 for 1917. This shows a decrease in number of 139 and a decline in cost of \$20,561,525.

Every class of structure was affected by the restriction on building although the figures indicate that business projects progressed fairly well. There was a substantial amount of garage construction during 1918 in Manhattan and a comparatively large number of projects involving store and loft buildings. The great decline in construction, in this borough affected residential properties, schools, churches, places of

amusement, hospitals and factories.

Figures concerning alterations in Manhattan also record a substantial decline in plan filing for 1918. Plans for 2,486 alterations were filed involving \$9,190,650 as against 3,435, costing \$13,669,644 for 1917, indicating a decrease of 949 projects and a cost of \$4,478,994.

The Bronx also showed a striking decline in the number and cost of plans involving new buildings, the 1918 figures being 206 new buildings involving 3,991,900 as against 640 costing \$8,545,475 for 1917. Alterations in the same borough during 1918 show a decrease in number of 756 and cost of \$365,465.

The building situation, as reflected in plan filings in the other boroughs, Brooklyn, Queens and Richmond, are also furnished in the accompanying comparative tables. It is interesting in this connection to note the comparative strength of the building situation in Brooklyn, which, while it shows a considerable decrease as compared with 1917, yet shows nearly as great a total as that of Manhattan, Bronx, and Queens combined.

### Manhattan

#### PLANS FILED FOR NEW BUILDINGS January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000	1	\$75,000	4	\$390,000
Betw'n \$20,000 and \$50,000	3	140,000	1	30,000
Under \$20,000	9	1,780,000	23	2,661,000
Tenements	1	750,000	5	2,750,000
Hotels	10	1,204,000	11	2,442,000
Stores, lofts, etc. over \$30,000	6	128,000	6	125,000
Betw'n \$15,000 and \$30,000	9	57,450	5	44,000
Under \$15,000	8	398,500	20	8,127,500
Office buildings	7	334,200	34	2,795,000
Manufactories and Workshops	2	150,000	3	88,000
Schoolhouses	2	150,000	3	985,000
Churches	18	1,075,300		
Public Build'gs Municipal	5	720,000	31	2,496,525
Places of Amusement, etc.	3	940,000		
Hospitals	81	2,526,450	119	3,866,500
Stables and Garages	40	243,400	36	252,200
Other Structures	182	\$8,507,000	321	\$29,068,525
Totals	182	\$8,507,000	321	\$29,068,525
Decrease, 1918	139	\$20,561,525		

#### ALTERATIONS IN MANHATTAN

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Dwellings	486	\$2,011,210	649	\$2,367,235
Tenements	422	1,558,804	643	1,144,088
Hotels	81	374,275	136	988,160
Stores, lofts, etc.	592	1,399,644	734	2,498,966
Office Buildings	245	1,282,885	330	1,814,010
Manufactories and workshops	330	854,657	454	1,715,956
Schoolhouses	11	55,200	46	343,950
Churches	22	85,425	18	201,600
Public Build'gs Municipal	16	226,500	26	339,650
Places of amusement, etc.	90	458,270	178	1,008,935
Stables and Garages	189	883,780	221	1,347,094
Totals	2,486	\$8,190,650	3,435	\$13,669,644
Decrease, 1918	949	\$4,478,994		

### Richmond

#### PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost.	No.	Cost.
Total	892	\$2,083,650	1,171	\$3,717,270
Decrease, 1918	279	\$1,633,620		

#### ALTERATIONS IN RICHMOND

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Total	417	\$453,127	472	\$303,788
Decrease, 1918	55			
Increase, 1918		\$149,339		

### Brooklyn

#### PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost.	No.	Cost
Dwellings over \$50,000	1	\$30,000	5	\$115,000
Dwell's btw \$20,000 & \$50,000	260	1,385,377	215	928,200
Dwelling under \$20,000	338	1,880,300	330	1,688,900
Two fam. Dwellings under \$20,000	20	764,000	103	4,269,000
Tenements over \$20,000	5	49,500	97	1,075,500
Tenements under \$20,000	1	60,000	2	76,000
Stores \$30,000 or more	11	26,000	36	123,550
Stores btw \$15,000 & \$30,000	32	173,100	103	619,500
Stores under \$15,000	4	17,200	9	349,500
Stores and two families	76	3,765,600	89	4,162,000
Office Buildings	3	1,450,000	4	215,000
Churches	13	376,500	11	260,000
Public Buildings (Municipal)	6	930,000	12	6,385,000
Places of Amusement	9	757,000	5	427,000
Stables and Garages	1,310	3,182,560	610	2,772,090
Loft and Warehouse	21	666,100	21	685,100
Other Structures	84	281,820	57	289,650
Frame Dwellings one family	471	1,613,855	840	2,515,000
Frame Dwellings two family	60	375,800	103	495,850
Tenements, fr.	1	3,000	2	20,000
Factories and Workshops, fr.	89	70,713	36	49,650
Totals	2,815	\$17,858,425	2,696	\$27,613,290
Increase, 1918			119	
Decrease, 1918				\$9,754,865

#### ALTERATIONS IN BROOKLYN

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Dwellings	383	\$447,640	494	\$507,942
Flats	229	198,750	279	165,585
Tenements	6	29,500	16	62,375
Hotels & Boarding Houses	104	369,385	123	113,690
Stores	22	148,970	18	78,985
Offices	170	1,134,393	173	559,920
Manufactories & Workshops	27	83,350	52	245,865
Schools	5	16,750	6	76,450
Churches	47	183,560	55	641,680
Public Buildings	132	256,690	151	342,690
Stables	884	888,969	1,005	717,525
Frame Buildings	2,009	\$3,707,957	2,372	\$3,912,710
Totals	2,009	\$3,707,957	2,372	\$3,912,710
Decrease, 1918			363	204,753

### Bronx

#### PLANS FILED FOR NEW BUILDINGS

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	1	\$30,000	3	\$73,000
Dwell'gs, brick Bet \$50,000 and \$20,000	20	104,000	70	519,600
Under \$20,000	22	1,675,000	59	3,770,000
Tenem'ts, brick over \$15,000				
Under \$15,000				
Tenements frame				
Hotels				
Stores over \$30,000	1	30,000	2	90,000
Stores, between \$30,000 and \$15,000	1	15,000	6	105,000
Under \$15,000	10	51,500	18	133,200
Office Build'gs	4	176,000	6	213,100
Manufactories and workshops	18	317,500	27	199,775
Schoolhouses	3	560,000	4	128,000
Churches	1	12,000	2	31,500
Public Build'gs - Municipal	20	150,000	113	703,300
Places of Amuse'n't, etc.	22	180,000	78	1,368,400
Stables and Garages	56	581,600	165	953,550
Dwell'gs, frame	21	83,900	81	253,925
Other Structures	6	25,150	6	3,100
Totals	206	\$3,991,900	640	\$8,545,475
Decrease, 1918			434	\$5,553,575

#### ALTERATIONS IN THE BRONX

January 1 to December 31, Inclusive

	1918		1917	
	No.	Cost	No.	Cost
Dwellings, brick	28	\$38,250	53	\$84,350
Dwellings, frame	98	122,865	148	157,500
Ten'm'nts, brick	29	33,475	80	120,900
Ten'm'nts, frame	11	9,300	12	16,976
Hotels	1	500	3	31,000
Stores	14	24,800	38	66,150
Office buildings	5	21,500	8	109,750
Manufactories and Workshops	37	162,350	46	162,900
Schools	4	303,000	21	83,800
Churches	6	21,750	7	31,300
Public Buildings	17	55,285	17	133,250
Stables and Garages	30	79,175	49	222,700
Miscellaneous	1,361	343,170	1,915	260,310
Totals	1,641	\$1,215,420	2,397	\$1,580,885
Decrease, 1918			756	\$356,465

### Queens

#### PLANS FILED FOR NEW BUILDINGS

	1918		1917	
	No.	Cost	No.	Cost
Totals	2,228	\$6,768,138	3,619	\$11,651,078
Decrease, 1918			1,391	\$4,882,940

#### ALTERATIONS IN QUEENS

	1918		1917	
	No.	Cost	No.	Cost
Total	3,404	\$1,347,365	2,864	\$1,365,420
Increase, 1918		\$54,067	540	
Decrease, 1918				\$18,055



# CURRENT BUILDING OPERATIONS

**I**N building circles the past week has been practically without feature.

The trade is generally quiet and although there is a vast amount of new construction promised, the greater part of this will not be started until next spring. Throughout all branches of the industry, however, there is a better feeling and all interested are confirmed in the opinion that the new year will develop into one of the busiest periods of building history, not only in the metropolitan district but throughout the entire country.

The building material situation is quiet and no improvement over existing conditions is looked for during the winter months, but according to current inquiries there is ground for high hopes in the future. Prices are generally steady and no fluctuation is anticipated until there has been a marked improvement in the building situation over a wide area.

**Common Brick.**—The situation in the wholesale market for Hudson River common brick remains substantially unchanged, with demand seasonably light and prices said to be firm at \$15 a thousand to dealers in cargo lots, alongside dock. The arrival of brick barges has practically ceased for the winter and no additional tows are expected unless a greatly increased demand for common brick should cause a shortage and make it necessary for tugs to make special trips. The river is not yet closed to navigation but there is sufficient brick on hand in the city to take care of any ordinary demand and manufacturers hesitate to ship their brick and be forced to cover it on the barges at the docks. Prospects for spring business are good and dealers are confident that throughout the building industry 1919 will prove to be a year of progress and prosperity.

**SUMMARY**—Transactions in the North River brick market for the week ending Friday, January 19, 1919. Condition of market: Demand light. Prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 3. Distribution: Brooklyn, 3.

**Face Brick.**—The building situation is gradually shaping itself and increased

activity is in sight. There are a number of projects developing that assure a comfortable volume of business during the spring months for the face brick dealers. Inquiries have been growing in number and it is certain that the majority of these leads will mature in contracts within a short time. Face brick prices are firm and no great fluctuation from the existing levels is anticipated.

**Lumber.**—There has been but slight change in the conditions dominating the lumber market and trade is quiet at both wholesale and retail. Prospects for spring business are brightening and according to trade reports there will undoubtedly be a large amount of buying from building interests. Prices are almost unchanged, and it is almost certain that for the coming year or more the current high levels will be maintained. Lumber supplies are now coming through in better time, and unless

there is a transportation tie-up there will be no difficulty in obtaining all lumber products required throughout the winter months.

**Plaster Blocks.**—Owing to the limited amount of active building construction the demand for plaster board and plaster blocks is not great, but there are signs of a greatly increased demand for these materials through the building revival that is sure to come with the next few months. Prices are firm and no reduction is thought possible at present.

**Plaster.**—Demand is very quiet, but dealers are looking forward to a decided improvement just as soon as the building season starts next spring. Plaster prices are firm and unchanged.

**Hollow Tile.**—The demand for this material has not increased at the rate anticipated a few weeks ago, but the outlook for a large volume of spring business is promising. Although there

## 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@ —  
**Face Brick**—Delivered on jo in New York:

Rough red .....\$37.00@ —  
Smooth red .....37.00@ —  
Rough buff .....42.00@ \$43.00  
Smooth buff .....42.00@ 43.00  
Rough gray.....45.00@ 46.00  
Smooth gray.....45.00@ 46.00  
Colonials .....25.00@ —

**Cement** (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —  
Rebate on bags, returned, 25c. bag.

**Gravel** (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal) .....\$2.00@ —  
¾ in. ....No quotation  
P. S. C. gravel.....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

**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.....\$36.00@ —  
Hemlock, W. Va., base price  
per M..... 36.00@ —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00  
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.

## BUILDING ZONES

A Handbook of Restrictions on the Height, Area, and Use of Buildings, with Especial Reference to New York City

*Profusely illustrated with Colored Maps and Drawings*

BY

**GEORGE BURDETT FORD**

Consultant to the Commission of Building Districts and Restrictions, assisted by Herbert S. Swan and F. P. Schiavone

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**THE RECORD AND GUIDE**



# MATERIALS AND SUPPLIES

has been considerable improvement in the general building situation the separate projects have been relatively small ones and have not called for hollow tile in any great quantity. There are a number of large structural operations now being planned but these will undoubtedly be held over until next spring. Hollow tile prices are steady and no change from the current levels is anticipated for the time being.

**Electrical Supplies.**—Both manufacturers and jobbers are generally engaged in taking inventories of stocks and trade throughout the industry is quiet. There is a thoroughly optimistic feeling in regard to the future, however, and materially increased buying activity is looked for during the next three or four months. Prices have held remarkably firm and the high levels are likely to maintain for some months to come. Wire stocks are plentiful in all

sizes and the conduit supply is sufficient to cover all demands.

**Structural Steel.**—The market situation is quiet and as far as fabricated material for civil construction is concerned but little activity is current. Many large projects are in process of development and plans have been practically completed for others, but there are a number of important questions to be settled before the plans for these operations can be released for estimates. Many prospective builders are holding off with their contemplated work feeling that steel prices will be materially reduced, but steel contractors do not offer great hope in this respect and generally are of the opinion that steel costs, along with all other materials entering into construction work, will remain at their existing high levels for some time to come and that it even may take years before there is a reduc-

tion that will approximate the pre-war levels.

**Linseed Oil.**—Stocks on hand are relatively light but as buying interest is almost negligible there is no danger of a famine. Local jobbers look forward to a greatly increased activity starting about February 15. At the present time prices are firm and unchanged.

Crushers are now all in operation, and new stocks will be available soon.

**Wire Products.**—Producers of wire and wire products have not yet made any change in their price schedules and there is doubt as what the future will bring forth along the line of reductions from current price levels. Jobbers' stocks are reported as being low and as there is but a light demand the situation is not critical. Wire nails are being quoted at \$3.50 base per keg, and bright wire at \$3.35 per 100 pounds. These prices may be revised at any time.

**Cast Iron Pipe.**—Buying interest is extremely light as prospective purchasers are withholding their orders in the hope of a revision of the existing scale of prices. There is a most encouraging volume of projected work both municipal and private, but according to all accounts the major portion will most likely be deferred until next spring when it is hoped that material costs will be considerably lower and the labor and financial difficulties adjusted. Government prices continue to dominate all quotations for cast iron pipe.

**Window Glass.**—Up to the present time it is stated that no agreement has been reached between the glass manufacturers and the workmen in regard to the increase in wages asked by the employees. Until this important matter is settled it is quite probable that production will not be started. As the demand for glass is not heavy and the prospects for increased activity not over-bright manufacturers are not at all worried about the situation feeling confident that it will be adjusted in sufficient time to make all the glass required to supply the demands of the coming year even with a late start. The schedule of manufacturers' discounts remains unchanged.

## IN LOCAL WHOLESALE MARKETS

Lath (Eastern spruce f. o. b. N. Y.):	Standard slab	.....\$4.75 @ \$5.00	
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	.....\$115.00 @ \$120.00		
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%		

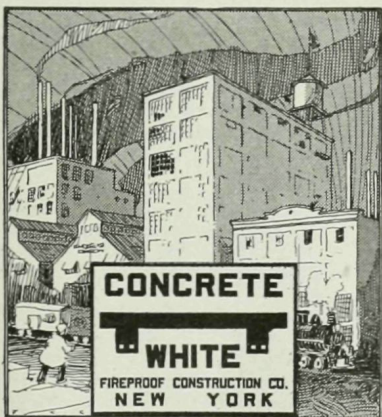
Plaster—(Basic prices to dealers at yard, Manhattan):	Mason's finishing in 100 lbs. bags, per ton	.....\$23.00 @ —
Dry Mortar, in bags, returnable at 30c. each per ton	.....14.05 @ —	
Block, 2 in. (solid), per sq. ft.	.....\$0.11	
Block, 3 in. (hollow), per sq. ft.	.....6.11	
Boards, 1/2 in. x 8 ft.	......30	
Boards, 1 in. x 8 ft.	......40	
Structural Steel (Plain material at tide-water, cents per lb.):	Beams & channels up to 14 in.	.....3.07 @ —
Beams & channels over 14 in.	.....3.07 @ —	
Angles, 3x2 up to 6x8	.....3.07 @ —	
Zees and tees	.....3.07 @ —	
Steel bars, half extras	.....3.07 @ —	
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	.....—	
Linseed Oil—	City brands, oiled, 5 bbl. lots	.....\$1.58 @ —
Less than 5 bbls.	.....1.59 @ —	
Turpentine:	Spot in yard, N. Y., per gal.	.....\$0.72 @ —

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MAZDA STYLE	TUNGSTEN LAMPS	
Watts	Edison's Price	Our Price
10, 15, 25 }		
40, 50 }	\$0.35	\$0.24½
60	.40	.28
100	.85	.60

MAZDA STYLE NITROGEN LAMPS		
Watts	Edison's Price	Our Price
75	\$0.70	\$0.49
100	1.10	.77
150	1.65	1.15½
200	2.20	1.54

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### Subway Bids Opened.

Unofficial figures given out after the receipt of bids by the Public Service Commission Thursday for the construction of the elevated portion of the Fourteenth Street-Eastern District subway disclosed that the firm of Terry & Tench was the lowest bidder, with a figure of \$1,718,780. The second lowest bidders were Rodgers & Hagerty with \$1,728,859. The remaining bidders, in order, were: Snare & Triest Company, \$1,742,000; Post & McCord, \$1,778,042; Underpinning and Foundation Company, \$1,786,120; Bethlehem Steel Bridge Company, \$1,817,835, and McClintie-Marshall Company, \$1,903,719.

The Fourteenth Street-Eastern District subway extends from Sixth avenue and Fourteenth street, Manhattan, under the East River and through the Williamsburg section in Brooklyn to a connection with the existing elevated lines at East New York. The elevated portion runs from Johnson avenue, Williamsburg, to a connection with the existing B. R. T. elevated lines in the vicinity of the East New York yards.

The contract upon which bids were received yesterday places all of this line, with some few exceptions, under construction. The Board of Estimate, however, must first approve the contract and appropriate the necessary funds before the contract can be executed and delivered.

### Suffolk County Assessments.

The total value of the equalized real property in Suffolk County and the assessed value of the personal property is fixed at the tidy sum of \$108,829,659, according to the report of the equalization commissioners of the Supervisors filed with the board.

This is an increase of \$2,937,053 over last year. The total value of the county's realty if all the towns had been assessed at full value instead of at an average of .634 and a fraction, would have been \$167,473,763.97, according to a table that is a part of the report. This is an increase of \$2,831,431.52 over last year, when there was a jump of over \$10,000,000 above the year preceding that.

### Enforcement of Building Restrictions.

The New Jersey Court of Chancery holds, Pearson v. Stafford, 102 Att. 836, that the fact that there had been over 100 violations of restrictions imposed on a number of lots against the erection of any building within 20 feet of the front property line did not defeat the right of a lot owner who was not deleteriously affected by such violations from enforcing the covenants against one who was about to erect a building on an adjoining lot, which would violate the covenant and interfere with his free and unobstructed view.

### Program of Civil Engineers.

The program for the annual meeting of the American Society of Civil Engineers, to be held in the Engineering Societies Building, New York, January 15 and 16, contains besides the business meeting on the first day an address by Brig. Gen. R. C. Marshall, Jr., Chief of Construction Division, U. S. A., who will describe the construction work carried on in this country during the war.

The second day will be devoted to an excursion to the Brooklyn Army Supply Base, by invitation of the Construction Division U. S. A., Col. H. S. Crocker, M. Am. Soc. C. E., being in direct charge of this work. The excursion will be by steamer to the army base, where

luncheon will be served by invitation of the Turner Construction Company, after which the party will re-embark and proceed to the Newark Bay Shipyard of the Submarine Boat Corporation.

In the evening Gen. S. T. Ansell, Acting Judge Advocate General, will speak on the War and the American Soldier.

### Census of Lumber Resources.

Greater conservation of wood and wood products through protection for the raw material in the forests of the United States is urged by Secretary Houston's assistants in the department of agriculture. The secretary's annual report also advocates provisions for pushing more rapidly the improvement work in the forests, for a greater number of forest guards and for earlier organization of the protective system each fire season.

The National Lumber Manufacturers' Association will co-operate with the Forest Service and the National Bureau of Census in securing a comprehensive census of the forest resources of the country. Detailed plans are being made for this joint work.

### State Builders Meet.

The New York State Association of Builders will meet in annual convention at the Ten Eyck Hotel, Albany, N. Y., for a two days' session, February 5 and 6. It is expected that between 200 and 250 delegates will be present. G. C. Sheire, of Buffalo, is president of the association.

The Builders' Exchange of the county of Albany will entertain the delegates.

Manufacturers of builders' supplies will probably have an exhibit and representatives of the supply houses will attend the convention.

## PERSONAL AND TRADE NOTES.

**Nugent Construction Co.** recently established offices at 505 Fifth avenue and will undertake a general contracting business.

**S. Levingson**, architect, has located temporary offices in the Architects Building, 101 Park avenue, and will in a short time establish a permanent office.

**T. T. Read**, until recently in the service of one of the Government bureaus at Washington doing war work, is now in the professional section of the United States Employment Service, 16 East Forty-second Street, New York.

**Wickwire Steel Co.** is opening a New York office in the Equitable Building, 102 Broadway. This office is to be in charge of Allan Fraser, Eastern sales manager of the company, who will start in the new office January 1. Mr. Fraser was formerly district sales manager at the Buffalo office of the American Steel & Wire Co.

## PLANS FIGURING.

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

### GOVERNMENT.

**COHOES, N. Y.**—The U. S. Treasury Dept., Washington, D. C., is taking bids on general contract, to close 3 p. m., January 17, 1919, for the construction of a 1-story brick and stone post office building, 59x96 ft., in Ontario, from plans by James A. Wetmore, Acting Supervising Architect, U. S. Treasury Dept., Washington, D. C. Cost, about \$140,000.



**LONG ISLAND CITY.**—The U. S. Treasury Dept. is taking estimates on general contract, to close 3 p. m., Jan. 15, for a 1-sty brick and terra cotta post office building, 36x102 ft, in L. I. City, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C. Cost, \$200,000. George H. McEntee, 1123 Broadway, is figuring and desires sub-bids by January 11.

#### MUNICIPAL.

**SONYEA, N. Y.**—The Board of Managers of the Craig Colony for Epileptics, Hon. Percy L. Lang, president, Sonyea, N. Y., is taking bids on general contract, to close 2 p. m., January 14, 1919, for the construction, heating, plumbing, electric wiring and drainage of additional kitchen and dining room buildings at Craig Colony, from plans by Lewis F. Pilcher, State Architect, Albany, N. Y.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS & TENEMENTS.

**96TH ST.**—Arthur J. Stever, Jr., 55 Broadway, has completed plans for a 5-sty brick and stone apartment house, 25x100 ft, at 11 East 96th st, for Ernest N. Adler, 110 West 40th st, owner and builder, who will be ready for estimates about February 1.

**73D ST.**—Arthur J. Stever, Jr., 55 Broadway, has completed plans for alterations to the 5-sty brick apartment house, 50x102 ft, at 227-229 East 73d st, for Elias Rosenbaum, 407 East 77th st, owner. Cost, about \$10,000.

**61ST ST.**—James E. Casale, 569 Fifth av, has been retained to prepare plans for alterations to the 4-sty brick dwelling, on plot 19x100 ft, into bachelor apartments, at 47 East 61st st, for William P. Middleton, 11 East 68th st, owner. Project includes partition changes, removal of high stoop, electrical wiring and plumbing.

**RIVERSIDE DRIVE**—Samuel Cohen, 32 Union sq, has plans in progress for alterations to the 5-sty brick and stone dwelling at 414 Riverside Drive, into ten non-housekeeping apartments, for Leopold Weiss, 2523 Seventh av, owner. Cost, about \$15,000.

#### CHURCHES.

**FIFTH AV.**—Samuel Hertz, 149 Fifth av, has completed plans for alterations to the synagogue at 513-521 Fifth av, for the Emanuel Congregation of the City of New York, Louis Marshall, president, 120 Broadway. Cost, about \$20,000. Bids on general contract will be taken about March 1.

#### DWELLINGS.

**64TH ST.**—James E. Casale, 569 Fifth av, has completed plans for alterations to the 5-sty brick and stone dwelling, including small extensions, at 121 East 64th st, for J. Theadus Munds, 33 New st, owner. Architect will be ready for estimates on general contract about January 15.

**68TH ST.**—Bertram H. Borden, 90 Worth st, has bought the 4-sty brick and stone dwelling, 20x80 ft, at 45 East 68th st, and contemplates extensive alterations for his own occupancy. Name of architect and details will be announced later.

#### FACTORIES AND WAREHOUSES.

**61ST ST.**—Wm. M. Farrar, 105 West 40th st, has finished plans for a 3-sty brick and steel factory, 100x175 ft, in the north side of 61st st, 450 ft west of Amsterdam av, for the Standard Concrete Steel Co., 105 West 40th st, owner. Cost, about \$200,000. Name of lessee will be available later. Owners build and will soon be ready for estimates on materials and sub-contracts.

#### HALLS AND CLUBS.

**30TH ST.**—Wm. F. Dominick, 3 West 29th st, has completed plans for alterations to the 3-sty brick dwelling, 20x40 ft, into a clubhouse at 107-109 East 30th st, for Charles H. Petrie, owner, and the Association for Promoting Proper Housing for Girls, Miss Cornelia F. Marshall, president, 43 West 58th st, lessee. John Mueller, 302

East 87th st, has the contract for mason work. Other sub-contracts will be let shortly.

#### HOSPITALS AND ASYLUMS.

**57TH ST.**—The League of Catholic Women, 154 East 38th st, recently bought the brick and stone dwelling at 217 East 57th st, and contemplates extensive alterations for use as a day nursery. Name of architect and structural details will be announced later.

#### STABLES AND GARAGES.

**11TH ST.**—V. Larremore Sweezy, 52 East 9th st, has completed plans for alterations to the 4-sty brick stable, 66x100 ft, into a garage, at 356-360 West 11th st, for the Rev. Simon Donovan, 487 14th av, Brooklyn, owner. Cost, about \$6,000. Architect will soon be ready for estimates on general contract.

**15TH ST.**—F. L. Stutz, 931 10th av, contemplates alterations to the building at 111 West 15th st, for use as a garage. Name of architect and details of construction will be available later.

#### STORES, OFFICES AND LOFTS.

**WEST ST.**—B. H. and C. N. Whinston, 2

Columbus Circle, have prepared plans for alterations to the 1-sty brick store, 25x50 ft, at 350 West st, for Wm. E. Aitken, 351 West st, owner. Cost, about \$5,000.

**SIXTH AV.**—Irving Margon, 355 East 149th st, has completed plans for alterations to the store and loft building at 701-707 Sixth av, for Harry M. Newington, 323 West 106th st, owner. Samuel Horowitz, 931 Fox st, lessee. Lessee will take bids on construction about January 15.

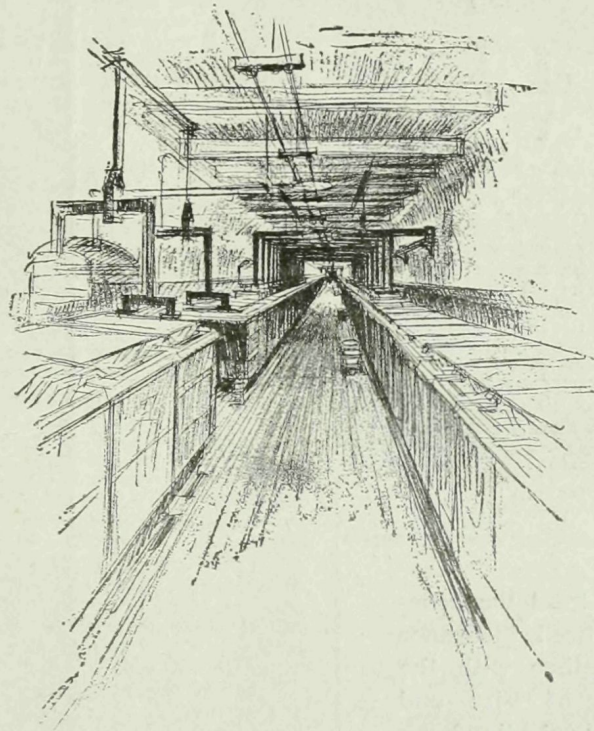
#### Bronx.

#### DWELLINGS.

**169TH ST.**—B. H. and C. N. Whinston, 2 Columbus Circle, have prepared plans for alterations to the 3-sty brick dwelling, 25 x100 ft, with stores, at the southeast corner of 169th st and Union av, for Edward Liebertz, 812 East 169th st, owner. Architects will be ready for estimates on general contract about February 1. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

**151ST ST.**—Edw. J. Byrne, 436 East 158th st, has completed plans for a 1-sty brick store building, 110x28 ft, in the north side of 151st st, 141 ft west of Third av, for



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Robert J. Morehead, 311 East 158th st, owner and builder. Cost, \$4,000.

167TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have plans in progress for a 6-sty brick and limestone telephone building, 100x100 ft, at the northwest corner of 167th st and Grand View pl, for the New York Telephone Co., 15 Dey st, owner. Bids on general contract will probably be called for early next spring.

### Brooklyn.

#### DWELLINGS.

DOVER ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame and brick dwelling, 22x32 ft, at 229 Dover st, for I. E. Dietrich, 574 Argyle road, owner and builder. Cost, \$6,000.

EAST 7TH ST.—F. J. Dassau, 1373 Broadway, has prepared plans for a 2-sty frame dwelling, 24x30 ft, in the west side of East 7th st, 120 ft south of Av I, for Vito Picone, 545 18th st, owner and builder. Cost, \$4,500.

OCEAN PARKWAY.—F. J. Dassau, 1373 Broadway, has finished plans for a 2-sty frame 2-family dwelling, 24x30 ft, on the east side of Ocean Parkway, 120 ft south of Av I, for Vito Picone, 545 18th st, owner and builder. Cost, \$4,500.

LOUISE ST.—S. Millman & Son, 26 Court st, have prepared plans for seven 2-sty brick dwellings, 20x33 ft, at 114 to 132 Louise st, for the N. R. Realty Co., N. Rollinck, president, 1422 46th st, owner and builder. Total cost, about \$30,000.

WEST 32D ST.—A. J. Weinstein, 32 Court st, has finished plans for two 2-sty frame dwellings, 16x42 ft, at 2930 West 32d st, for Joseph Bruiss, 2927 West 33d st, owner and builder. Cost, \$4,500 each.

SUNNYSIDE AV.—Wm. C. Winters, 106 Van Sieten av, has completed plans for seven 2-sty brick dwellings, 20x38 ft, at 135 to 147 Sunnyside av, for Frank Richards, 160 Jamaica av, owner and builder. Total cost, \$26,000.

WEST 36TH ST.—George H. Suess, 2920 Railroad av, has prepared plans for a 3-sty brick dwelling, 19x65 ft, with store, at the northeast corner of West 36th st and Mermaid av, for W. J. Avitable, 463 63d st, owner and builder. Cost, about \$6,000.

WEST 27TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick dwelling, 20x65 ft, with stores, in the north side of West 27th st, 20 ft west of Mermaid av, for Fred Mortini, 2928 West 28th st, owner and builder. Cost, about \$8,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for four 3-sty brick dwellings, 23x60 ft, with stores, at the northwest corner of Mermaid av and West 27th st, for Fred Mortini, 2928 West 28th st, owner and builder. Total cost, \$32,000.

56TH ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for alterations and extensions to the 2-sty brick residence at the southwest corner of 56th st and 15th av, for Bernard Cohn, 129 West 29th st, Manhattan, owner, who will be ready for estimates on general contract February 1. Cost, about \$10,000.

30TH ST.—F. W. Eisenla, 650 68th st, has completed plans for two 2-sty frame dwellings, 20x60 ft, in the south side of 30th st, 160 ft west of 11th av, for the Senator Holding Co., 501 68th st, owner and builder. Total cost, \$13,000.

WEST 29TH ST.—Jacob Lubroth, 208 Bay 22d st has finished plans for two 2-sty brick dwellings, 16x50 ft, in the west side of West 29th st, 220 ft south of Mermaid av, for Annie Kalinsky, 2928 West 29th st, owner and builder. Total cost, \$13,000.

78TH ST.—C. F. Wigreen, 904 55th st, has prepared plans for two 2-sty brick dwellings, 17x43 ft, at 1462 78th st, for Mrs. Hilda Nelson, 6907 19th av, owner and builder. Total cost, \$8,000.

57TH ST.—M. Weinstein, 32 Court st, has plans in progress for twelve 2-sty brick dwellings, 19x55 ft, at the northwest corner of 57th st and Fort Hamilton av, for Wm. Jonas, president of the Jonas Construction Co., 1609 46th st, owner and builder. Cost, \$6,400 each.

SURF AV.—Shampan & Shampan, 772 Broadway, have prepared plans for five 2-sty brick dwellings, 16x60 ft, at Surf av and West 24th st, for the Manhattan Bridge Plaza Co., Charles Katz, treasurer, 414 Bedford av, owner and builder. Total cost, \$32,000.

VAN SICKLEN AV.—A. W. Pierce, 26 Court st, has completed plans for two 2½-sty frame dwellings, 16x32 ft, at 237 Van Sicklen av, for the Brooklyn Organizers, Pierpont Davenport, treasurer, 36 Wiloughby st, owner and builder. Cost, \$6,000 each.

SURF AV.—Shampan & Shampan, 772 Broadway, have completed plans for four 2-sty brick dwellings, 35x59 ft, with stores, on Surf av and West 24th st, for the Manhattan Bridge Plaza Co., Charles Katz, treasurer, 414 Bedford av, owner and builder. Total cost, \$44,000.

NEW JERSEY AV.—M. Rothstein, 197 Snediker av, has completed plans for four 2-sty brick dwellings, 19x54 ft, on the east side of New Jersey av, 200 ft north of Livonia av, for Meyer Chezner, 528 Hinsdale av, owner and builder. Cost, \$2,500 each.

57TH ST.—M. Weinstein, 32 Court st, has completed plans for two 2-sty brick dwellings, 19x62 ft, in 57th st, 100 ft west of Fort Hamilton av, for Max Jonas, 1609 46th st, owner and builder. Cost, \$8,000 each.

78TH ST.—Plans have been prepared privately for six 2-sty brick dwellings, 20x58 ft, in the south side of 78th st, 100 ft west of 13th av, for Christian Steckel, 1052 60th st, owner and builder. Total cost, \$36,000.

WEST 36TH ST.—H. A. Weinstein, 32 Court st, has prepared plans for two 2-sty brick dwellings, 20x55 ft, in the east side of West 36th st, 100 ft north of Neptune av, for the Permanent Building Co., Harry Gordon, president, 98 Miller av, owner and builder. Total cost, \$12,000.

49TH ST.—Louis Levine, 1334 48th st, has finished plans for a 2-sty frame dwelling, 26x56 ft, in the north side of 49th st, 310 ft east of 12th av, for the Armour Construction Co., 1334 48th st, owner and builder. Cost, about \$10,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for five 3-sty brick dwellings, 20x55 ft, with stores, on the north side of Mermaid av, 100 ft west of West 25th st, for Fisher Rosenberg, 2817 Mermaid av, owner and builder. Cost, \$6,000 each.

48TH ST.—Morris Katz, 4314 14th av, contemplates the erection of a 2½-sty frame and stucco dwelling, 30x60 ft, in the north side of 48th st, 140 ft east of 15th av, for which name of architect and details will be available later. Cost, about \$10,000.

BRAGG ST.—Wm. Richter, 1028 East 2d st, has prepared plans for sixty-six 1-sty frame dwellings, 18x27 ft, at the northwest corner of Bragg st and Simmons av, for H. S. Harkness, Sheephead Bay, L. I., owner and builder. Total cost, \$33,000.

WEST 29TH ST.—J. Lubroth, 2210 Bath av, has plans in progress for two 2-sty brick dwellings, 16x50 ft, in West 29th st and Mermaid av, for E. Catinsky, 2928 West 29th st, owner and builder. Cost, \$6,500 each.

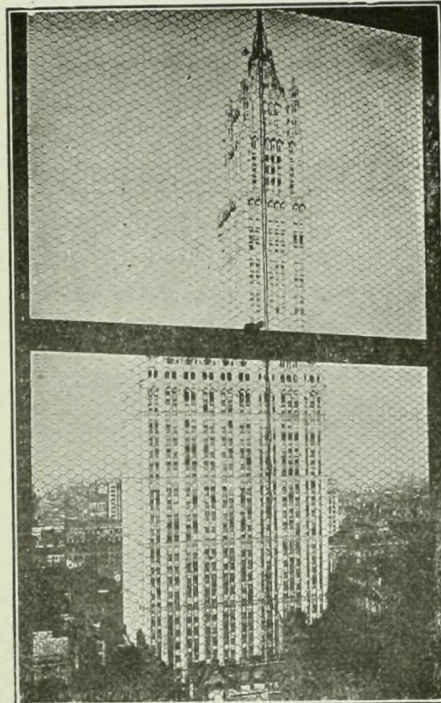
81ST ST.—F. W. Eisenla, 650 68th st, has been selected to prepare plans for six 2-sty frame and stucco dwellings, 17x45 ft, in the south side of 81st st, between Ridge blvd and Colonial rd, for the J. W. Sands Realty Co., 472 58th st, owner and builder. Owner will be ready for estimates on subs and materials about January 21.

#### FACTORIES AND WAREHOUSES.

BLAKE AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a brick extension to ice manufacturing plant, 50x100 ft, at the northeast corner of Blake and Van Sinderen avs, for Rubel Brothers, Glenmore av, owner. Cost, about \$40,000. Isadore Polinick, 571 Powell st, has the general contract.

ATLANTIC AV.—H. B. Esterbrook, 1463 Fulton st, has prepared plans for a 1-sty brick shop, 40x99 ft, at 1395 Atlantic av, for James E. Allbright, 282 Stuyvesant av, owner and builder. Cost, about \$10,000.

GERRY ST.—Plans are being prepared privately for extensive alterations to five 2 and 3-sty brick factory buildings at Gerry and Wallabout sts, for the Moller & Schuman Co., varnish manufacturers, Marcy av, owner. Cost, about \$80,000.



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Plans will probably be ready for bids about March 1.

**CLASSON AV.**—Wm. Higginson, 21 Park Row, Manhattan, has plans in progress for a 1-sty brick, steel and concrete boiler house, 50x55 ft and 85 ft high, on Classon av, for Julius Kayser & Co., 45 East 17th st, Manhattan, owner. Cost, about \$50,000. W. L. Fleisher & Co., 31 Union sq, Manhattan, engineers. Architect will probably be ready for estimates on general contract about January 15.

#### SCHOOLS AND COLLEGES.

**DUMONT AV.**—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans for a 5-sty brick and limestone public school, 92 x193 ft ft, with extension 71x60 ft, on the south side of Dumont av, between Vermont and Wyona sts., for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, Manhattan, owner. Cost, about \$500,000.

#### STABLES AND GARAGES.

**GATES AV.**—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 12x42 ft, at 307 Gates av, for Helen Freed, owner, on premises. Cost, about \$12,000.

**LEWIS AV.**—Tobias Goldstone, 50 Graham av, has completed plans for a 1-sty brick garage, 26x25 ft, on the east side of Lewis av, 75 ft north of Myrtle av, for Hyman Wesler, owner and builder, on premises. Cost, \$2,000.

**36TH ST.**—W. J. Conway, 400 Union st, has completed plans for a 1-sty brick garage, 34x100 ft, in the north side of 36th st, 175 ft east of Third av, for Frances S. Castelliano, 937 Third av, owner.

**ST. JOHNS PL.**—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, storage and store building, 100x100 ft, at the southeast corner of St. Johns pl and Ralph av, for David Serota, 1357 Eastern Parkway, owner and builder. Cost, \$20,000.

#### STORES, OFFICES AND LOFTS.

**GRAND ST.**—Robert J. Reiley, 477 Fifth av, Manhattan, has plans in progress for a 3-sy brick store and office building, with janitor's apartment, 40x67 ft, in the north side of Grand st, 75 ft east of Keap st, for the Lithuanian R. C. Alliance, 456 Grand st, owner. Cost, about \$25,000. Plans will probably be ready for estimates on general contract about February 1.

#### THEATRES.

**FULTON ST.**—Montrose Morris' Sons, 533 Nostrand av, have completed plans for a 2-sty brick, limestone and terra cotta theatre, 171x120 ft, with mezzanine, seating approximately 2,100, at the northeast corner of Fulton st and Howard av, for Herman Weingarten, 1901 Broadway, owner and builder. Cost, about \$125,000. Owner will take bids on subs and materials about January 13.

#### Queens.

##### DWELLINGS.

**EAST ELMHURST, L. I.**—Plans have been prepared privately for five 2-sty frame dwellings, 18x50 ft, at the southeast corner of Van Horn st and Laconia st, for the South Elmhurst Land & Building Co., 153 Rensen st, Brooklyn, owner and builder. Cost, \$12,000.

**UNION COURSE, L. I.**—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has completed plans for four 2-sty frame dwellings, 16x39 ft, on the west side of Snediker av, 150 ft north of Clinton pl, for The Cheyran Realty Co., Jamaica av and Rector st, Union Course, owner and builder. Total cost, \$16,000.

**RICHMOND HILL, L. I.**—George E. Crane, 615 Stoothoff av, has prepared plans for two 2-sty frame dwellings, 16x37 ft, at Richmond Hill, for P. Brandmeier, 547 Herald av, Richmond Hill, owner and builder. Total cost, \$8,000.

**KEW GARDENS, L. I.**—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have plans in progress for six 2½-sty brick and hollow tile dwellings, 30x40 ft, at Kew Gardens, L. I., for the Kew Gardens Corporation, owner and builder. Details will be available later.

#### FACTORIES AND WAREHOUSES.

**FLUSHING, L. I.**—A. E. Bump, 60 Market st, Boston, Mass., has completed plans for alterations to the produce warehouse at the northeast corner of Broadway and Collins pl, for Swift & Co., 76 Monroe st, Chicago, Ill., owner. Cost, about \$18,000.

**LONG ISLAND CITY, L. I.**—C. A. Cantor, 371 Fulton st, Brooklyn, has plans in progress for a 2-sty brick factory building, 95 x200 ft, on Mott av, near Van Alst av, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$35,000 each.

#### HALLS AND CLUBS.

**FOREST HILLS, L. I.**—The Forest Hills Taxpayers' Association, Mrs. T. C. Martin, president, Forest Hills, contemplates the erection of a community house, for which name of architect and details of construction will be announced later.

#### SCHOOLS AND COLLEGES.

**LONG ISLAND CITY, L. I.**—Gustave E. Steinback, 15 East 40th st, Manhattan, is revising the plans and specifications for the 2-sty brick and cast stone parochial school, 68x100 ft, in the south side of Du Pont st, between Franklin st and Manhattan av, for the Roman Catholic School of Saints Cyril and Methodius, Rev. Father Emil F. Strenski, pastor. New plans will be ready for estimates about February 15.

#### THEATRES.

**FAR ROCKAWAY, L. I.**—Thomas W. Lam, 644 Eighth av, Manhattan, has new plans under way for a 1-sty brick theatre, 103x150 ft, on the Boulevard, for the Zenith Amusement Co., R. Levy, president, 1579 Broadway, Manhattan, owner. Cost, about \$100,000. Details will be available later.

**FAR ROCKAWAY, L. I.**—Thomas W. Lamb, 644 Eighth av, Manhattan, has been selected to prepare the plans and specifications for the contemplated theatre building, seating 2,400 and occupying a plot 150x125 ft, on the east side of Central av, between Roanoke and Nostrand avs, including a large assembly hall and stores, for Sol Brill and Max Spiegel, 1579 Broadway, Manhattan, owners. Details will be available later.

#### Nassau.

##### BANKS.

**LYNBROOK, L. I.**—Morrell Smith, Far Rockaway, L. I., has started preliminary sketches for a 1-sty granite and limestone banking building, about 40x80 ft, on the Merrick Road, Lynbrook, for the Lynbrook National Bank, Joseph F. Felton, president. Cost, about \$40,000. Project will probably go ahead next spring.

##### DWELLINGS.

**GREAT NECK ESTATES, L. I.**—George J. Hardway, 22 East 33d st, Manhattan, has plans in progress for a 2½-sty frame dwelling, 40x50 ft, at the corner of Cedar dr and Myrtle av, for William Ingersoll, Hudson Theatre Building, 139 West 44th st, owner. Plans will probably be ready for estimates on general contract about March 1.

**GREAT NECK, L. I.**—Miller & Mallory, Sage Block, Ithaca, N. Y., are finishing plans for a 2-sty hollow tile and stucco residence, 46x112 ft, at Great Neck, L. I., for J. H. Ballantine, 50 East 42d st, Manhattan, owner. Cost, about \$60,000.

#### HALLS AND CLUBS.

**LONG BEACH, L. I.**—J. H. Phillips, 681 Fifth av, Manhattan, has completed plans and will soon be ready for bids on general contract for a 2-sty tile and concrete yacht club house, 50x100 ft, at Water st and Long Beach Blvd., Long Beach, for the Long Beach Yacht Club, owner. Cost, about \$30,000.

#### Westchester.

##### DWELLINGS.

**MT. VERNON, N. Y.**—S. A. Guttenberg, Proctor Bldg., has completed plans for two 2½-sty frame and stucco dwellings, 31x36 ft, on Vernon av, for Cuzzi Brothers, 207 South 5th av, Mt. Vernon, owners and builders. Cost, about \$10,000 each.

**MT. VERNON, N. Y.**—Plans have been prepared privately for a 2½-sty frame dwelling, 29x31 ft, on the north side of Beechwood av, 800 ft east of Grandview

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### New Jersey.

**APARTMENTS, FLATS & TENEMENTS.**  
EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 4-sty brick and limestone apartment, 60x78 ft, in the north side of Carlton st, 75 ft east of Ashland st, for Wm. Lunsly, president of the Criterian Construction Co., 112 South 14th st, Newark, owner and builder. Cost, approximately \$50,000.

**FACTORIES AND WAREHOUSES.**  
NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans in progress for a 3-sty brick store and warehouse building, 30x100 ft, at 157 Ferry st, for Lion Furniture Co., owner. Cost, about \$25,000.

**HOSPITALS AND ASYLUMS.**  
JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, has finished plans for alterations and additions to the brick and stone hospital on Baldwin av, for the Jersey City Hospital, Dr. John Nevin, secretary, 29 Duncan av, owner. Frank Sutton, 80 Broadway, Manhattan, engineer.

### MUNICIPAL.

SCOTCH PLAINS, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, N. J., has practically completed plans for a 2-sty reinforced concrete jail, 50x100 ft, at Union County Prison Farm, for the Board of Chosen Freeholders of Union County, Court House, Elizabeth, N. J., owner. Cost, \$25,000.

**SCHOOLS AND COLLEGES.**  
UNION HILL, N. J.—Joseph Lugasch, 21 Bergenline av, Union Hill, has completed plans for a 3-sty brick and concrete public school, 105x192 ft, containing 22 classrooms and an auditorium, on Hudson av, between 1st and 2d sts, for the Board of Education of Union Hill, Adam Reisenberg, president. Cost, about \$200,000. This project will go ahead next spring.

NEW BRUNSWICK, N. J.—Alex. Merchant, 363 George st, has started plans for a 1 and 2-sty brick vocational school, 35x100 ft, on Easton av, for the Board of Chosen Freeholders of Middlesex Co., to cost approximately \$65,000. Appropriation for this work has been granted and construction will be started early next spring.

**STABLES AND GARAGES.**  
NEWARK, N. J.—Hooper & Co., 116 Market st, has finished plans for a 2-sty brick and reinforced concrete garage, 22x82 ft, in the rear of 93 Lincoln Parkway, for Clinton L. Mundy, 722 Frelinghuysen av, owner. Cost, \$4,000.

**STORES, OFFICES AND LOFTS.**  
ELIZABETH, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 3-sty brick and stone telephone building at 1192-1196 East Grand st, for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, about \$50,000. It is probable that bids will be called for about February 1.

**THEATRES.**  
ASBURY PARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, has plans in progress for alterations to the theatre building at the southwest corner of Cookman av and St. James st for Walter Rosenberg, 112 West 34th st, Manhattan, owner. Architect will be ready for bids on general contract.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

**NATIONAL BRICK MANUFACTURERS' ASSOCIATION** will hold its thirty-first an-

nual convention at Pittsburgh, Pa., February 2 to 8, 1919. Headquarters will be at the Fort Pitt Hotel.

**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 ROAD BUILDERS' ASSOCIATION** will hold its sixteenth annual convention at the Hotel McAlpin, New York, during the week of February 24, 1919. The convention will begin Tuesday, February 25, and close Friday, February 28. The programs for the various sessions are now being prepared and a number of interesting papers and addresses are assured. The convention will end with the usual banquet.

**AMERICAN SOCIETY OF MECHANICAL ENGINEERS,** New York Section, will hold a New Year Meeting Tuesday evening, January 14, in the Engineering Societies Building, 29 West 39th street, opening at 5 p. m. The features of the meeting will be discussion on the aims and organization of the society and other subjects of timely interest. Men of national prominence will address the gathering. A buffet supper will be served at 6.30 p. m. Ladies are invited for the later evening session, which will commence at 8 o'clock.

**NEW YORK LUMBER TRADE ASSOCIATION** will hold a banquet at the Waldorf-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, January 14, 1919, at 10 a. m.*

#### Petitions for Variations.

1556-18-A—Revolving Doors.  
965-18-S—958-964 University av, The Bronx. Reopened December 17, 1918.  
1651-18-S—119 East 18th st, Manhattan.  
1704-18-S—3 Maiden la, Manhattan.  
1528-18-S—119 East 18th st, Manhattan.  
722-18-S—186 East Houston st, Manhattan. Request for reopening.  
1868-17-S—640-644 Broadway, Brooklyn. Request for reopening.  
1725-18-S—498 Broome st, Manhattan.  
266-18-S—236-238 Fifth av, Manhattan. Request to reopen.  
1669-18-S—124 West 34th st, Manhattan.  
385-16-S—635-641 West 49th st, Manhattan. Request to reopen.  
1582-18-S—82-86 Rutgers slip, Manhattan.  
616-18-S—99 Sixth av, Manhattan. Reopened January 7, 1919.

### BOARD OF APPEALS.

*Tuesday, January 14, 1919, at 1:30 p. m.*  
*Appeals from Administrative Orders.*

1703-18-A—416-422 Broome st, Manhattan.  
1707-18-A—248 Wyona st, Brooklyn.  
1700-18-A—142 West 49th st, Manhattan.  
2400-17-A—519 Broadway and 92-94 Mercer st, Manhattan. Request to reopen.  
1473-18-A—77 Hudson st, Brooklyn. Request to reopen.  
*Under Building Zone Resolution.*  
1712-18-BZ—760-764 Hicks st and 27-29 Mill st, Brooklyn.  
1719-18-BZ—6514-6524 Eighteenth av, Brooklyn.  
1721-18-BZ—976-982 Fourth av, Brooklyn.  
1722-18-BZ—2479-2491 Amsterdam av, Manhattan.  
1723-18-BZ—41 West 24th st, Manhattan.

(Continued from page 51)

500 West End av for J. Jerome Finn to Mrs. Martha C. Reed; at 344 West 72d st for Mrs. Grace Rogers to Joseph E. Packard; at 504 West 113th st for Miss Susan H. Kurtz for Mrs. Louise H. Wall; at 250 Riverside dr for Mrs. Emma H. Jordan to Harold C. Folts; at 809 West End av for Mrs. Anna Gonzalez to Charles W. Luke, in conjunction with Douglas L. Elliman & Co.; at 620 West 122d st from Mrs. H. C. McMath to Rene Froebe; at 36 Gramercy Park from Theo. Holm to Mrs. Dorothy D. Hawkins, in conjunction with Gaines, Van Nostrand & Morrison.

MAURICE WERTHEIM leased the 4-sty dwelling 123 West 67th st to Arakas, Manes & Michalinos; also a store in the Long Beach Building, Lexington av and 42d st, opposite the new Hotel Commodore, to Prof. J. Zancig.

### Bronx.

CLARK T. CHAMBERS and Thomas W. Rourke leased the building on the triangular plot fronting on Webster and Brook avs, 166th and 167th sts, to the New York Hosiery Co. for three years at \$6,000 per annum, with privilege to renew the contract.

J. CLARENCE DAVIES leased to the Art-Craft Novelty Co. the 3d floor of the Rieger Building, 450-2 East 148th st.

SYDNEY S. COHEN has leased for Herman Gordon the Tremont Theatre, at 1942 Webster av, between Tremont av and 178th st, for a long term of years at an aggregate rental of about \$100,000. It will be conducted as a motion picture house.

### Queens.

THE LEWIS H. MAY CO. leased for B. J. Ludwig the Majestic Hotel, on the corner of Beach 69th st and Arverne blvd, Arverne, L. I., for a term of years to Pachman Bros., proprietors of a chain of restaurants in New York City.

THE BANISTER REALTY CO., Maximilian Morgenthau president, leased at Ostend, Far Rockaway to Max Merlis and Solomon Meyerson the Arms, formerly the Kuloff, Grand View and Seagirt avs, for five years. The tenants will make extensive improvements. The company also leased to Peter Tessler five dwellings on Seagirt av, west of Rue de St. Felix, facing the Atlantic Ocean, for five years. Three of the cottages have been sublet to Charles Adams, William Avedan and Samuel M. Avedan.

### Richmond.

RULAND & WHITING-BENJAMIN CORPORATION leased a factory on Bay st, Rosebank, to H. Escobales Co., machinists.

### Out of Town.

ROBERT E. FARLEY ORGANIZATION has leased for Wm. J. Bryan his house on East New York Post rd, White Plains, N. Y., to T. L. Brantley, of New York.

THE SCARSDALE ESTATES have rented their house known as "Fox Den" to Warren Dennis, of New York City.

## REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for 518 West 50th st.

SPEAR & CO. have been appointed agent by Condit & Hall for 417 Lafayette st and 120-122 East 14th st.

MARK RAFALSKY & CO. have been appointed managing agents of the 12-sty apartment house at 310 West 86th st.

PEPE & BRO. have been appointed agents for the three 3-sty houses at 46, 48 and 50 King st and 311-313 Bleecker st.

WILLIAM C. SPEERS, for twelve years with Leonard J. Carpenter, is now with Douglas Robinson, Charles S. Brown Company.

MALCOLM MCKINNON, JR., real estate broker, has moved his office from 9004 5th av to 5th av and 86th st, Brooklyn.

LEOPOLD WEISS is the buyer of the residence of Alexander Walker at 414 Riverside dr, near 113th st, which will be altered into small apartments.

CHARLES M. ROSENTHAL is the buyer of the Abbotsford, a 10-sty apartment at West End av, southwest corner of 80th st, sold by the Mary W. Eels estate.

MICHAEL E. LIPSET has been released from active service in the navy, and will continue his former general real estate and brokerage business at 1181 Broadway.

HENRY J. SAYERS has been appointed receiver of the rents of 308 West 138th st by Justice Philbin, pending a suit brought by Henrietta K. Hawes to foreclose a mortgage of \$5,500.

THOMAS F. FAGAN is the buyer of the tenement at 307 East 57th st sold recently by Thomas J. O'Reilly to the Emigrant Industrial Savings Bank. The property was sold free and clear.

CHESTER J. BYRNS has been appointed receiver of the rents of 241 East 111th st by Justice Philbin, pending a suit brought by the City Real Estate Co. to foreclose a mortgage of \$8,500.



HARRY G. HUBERTH is the buyer of the dwelling at 1053 Lexington av, sold twice recently through A. H. Levy. Mr. Huberth owns two other houses on this block between 74th and 75th sts.

S. RILEY is the buyer of 64 West 131st st, sold recently by Andrew M. Robinson, of David Lion's office. The same broker negotiated the recent sales of 253 West 139th st and 118 West 134th st.

HARRIS and ELY MARAN are the buyers of the plot, 75x100, on the west side of Wadsworth av, 75 feet south of 187th st, sold by the Nehring Co. for Margaret McGarr. The buyers will erect apartments.

AUGUSTUS G. PAINE has presented his son, Augustus G. Paine, 3d, with the 4-sty dwelling, 20x100.5, Columbia leasehold, at 18 West 49th st, between 5th and 6th avs. Mr. Paine is at present residing in the house.

DOUGLAS L. ELLIMAN, president of the Douglas L. Elliman Co., has been released from active duty in the United States Naval Reserve Force and has returned to his business.

C. M. IVES, formerly secretary, has been elected a vice-president of the corporation of Pease & Elliman. L. T. Smith, former assistant secretary, has been elected secretary.

F. R. WOOD, W. H. DOLSON CO. has been appointed agent for the two 10-sty apartment houses on the west side of Broadway, from 160th to 161st sts, known as the Letchworth and the Hampstead.

SAMUEL M. HIRSCH and Henry J. Friedman, with Heil & Stern for a number of years, have formed a co-partnership under the name of Hirsch & Friedman, with offices at 200 5th av, where they will handle exclusively the renting of lofts.

JOHN E. HENRY, JR., has been appointed agent for the following Brooklyn properties: 336 Lafayette av, 114 Hall st, 227 Gates av, 442 Classon av, 362 Halsey st, 31 Greene av, 384 Halsey st, 334 51st st, 33 Greene av, 336 51st st and 474 Bainbridge st.

THE 50 EAST SIXTY-FIRST STREET CO., Todor Graesse, president, is the buyer of the dwelling at 50 East 61st st, recently reported sold for the fourth time by Douglas L. Elliman & Co. for Harold C. Mathews. The new company will remodel the house into small apartments.

THE FRANKLIN TRUST CO., which recently leased for a branch office the corner store and basement at 21 East 40th st, northwest corner of Madison av, will pay an aggregate rental of about \$300,000. Harris & Vaughan, Inc., were the brokers. Safe deposit vaults will be provided in the basement.

THE MUSICAL MUTUAL PROTECTIVE UNION has obtained a mortgage of \$100,000 from George Schroeder and others as trustees on the Yorkville Casino property at 210 to 214 East 86th st, running through to 85th st, fronting 75 feet on each st, near 3d av. The mortgage is for five years at 5½ per cent.

PHILIP MEYROWITZ has procured a first mortgage of \$100,000, at 5½ per cent, for three years, for Frederick Brown, on 2850-2856 Grand Boulevard and Concourse, northeast corner of 198th st, 146x100, 5-sty apartments, renting for \$20,000. Mr. Meyrowitz sold this property for Charles Kaepfel to Mr. Brown a few weeks ago.

JUSTICE PHILBIN of the Supreme Court has named T. Butler Dyckman receiver of the rents of 38 West 59th st, a 12-sty apartment house, on lot 25x100.5, pending a suit brought by William L. Condit and Henry Van Buskirk, as executors of the estate of Mabel R. Sherman to foreclose a mortgage of \$190,000 executed by the Thirty-eight West Fifty-ninth Street Co. on Feb. 14, 1914. The receiver is required to give a bond of \$10,000.

JOHN E. HENRY, who for many years conducted a real estate office on Bedford av, has joined the downtown brokers. He has opened an office in the Real Estate Exchange, 189 Montague st. Mr. Henry is widely known in this borough through important real estate deals in various sections of Brooklyn and Long Island. He is an active member of the Brooklyn Board of Real Estate Brokers, and was prominently identified with the board's Liberty Loan and other patriotic drives. Associated with Mr. Henry in the new office is A. E. Colson, formerly of the real estate office of David Porter.

THE ANNUAL MEETING of the New Brunswick Real Estate Board was held Wednesday evening in the Landsberg Building, when the following officers were elected for the ensuing year: President, J. Brognard Wright; vice-president, Harry T. Bickford, and secretary-treasurer, Edward J. Cahill. The meeting was well attended and a very interesting plan was outlined for the winter months. Arrangements will be made to secure the services of the ablest speakers to lecture on subjects of vital importance to the members of the board and to the general public. There are many topics relating to conditions following the close of the war which are sure to interest home-builders, home-seekers and the public in general, and it is these things that the members of the Real Estate Board will prepare the citizens of New Brunswick to meet, in order to take the best possible advantage of the great opportunities which the city affords.

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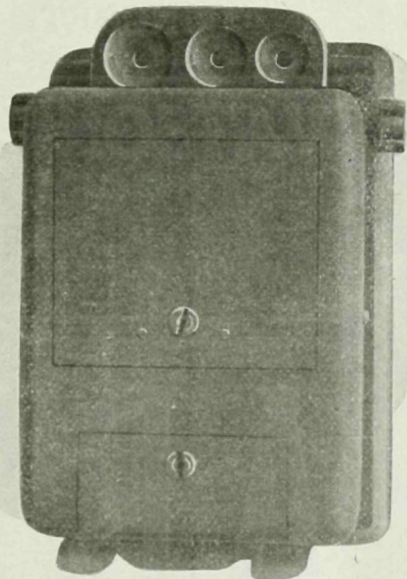
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