

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; J. W. FRANK, Secretary-Treasurer; S. A. PAXSON, Bus. Mgr.

Entered as second class matter November 8, 1876, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1919, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

Advertising Index.

	Page
American Trust Company...	Second Cover
Ames & Co.	146
Anderson & Co., James S.	132
Armstrong, John	143
Automatic Fire Alarm Co.	156
Bechman, A. G.	143
Boylan, John J.	143
Brett & Goode Co.	132
Brown, Frederick	138
Brown Co., J. Romaine.	Front Cover
Building Trades Employers' Assoc.	158
Cammann, Voorhees & Floyd.	146
Carpenter, Leonard J.	146
Chauncey Real Estate Co., The.	142
City Investing Co.	132
Clark, Noah, Inc.	140
Classified Advertisements.	145
Cohen, Elias A.	143
Coin Device & Signal Co., Inc.	145
Corning Co., Edward.	Fourth Cover
Corwith Bros.	142
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	146
Cushman & Wakefield.	Front Cover
Davies, J. Clarence.	140
Day, Joseph P.	146
DeWaltears, S.	143
Dike, O. D. & H. V.	143
Dodge Company, F. W.	155
Dowd, James A.	143
Doyle & Sons, John F.	142
Electrical and Engineering Corp.	138
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	Fourth Cover
English, J. B.	146
Finegan, Austin	146
Finch & Co., Chas. H.	157
Fischer, J. Arthur.	143
Fischer Realty Co.	143
Fox & Co., Fredk.	138
Fuller Co., Geo. A.	152
Gescheidt & Co., Jacob.	131
Gilbert, Chas. L.	142
Gitterman, A. N.	132
Goodwin & Goodwin.	143
Hecla Iron Works.	157
Hess, M. & L., Inc.	Front Cover
Hof, Henry	143
Holmes Electric Protective Co.,	Fourth Cover
Jackson, Daniel H.	145
Kane Co., John P.	Fourth Cover
Kennelly, Bryan L., Inc.	143
Kewanee Boiler Co.	Third Cover
Kloes, F. J.	131
Kohler, Chas. S., Inc.	132

NEW YORK, FEBRUARY 1, 1919

SECTION I.

Editorials	133
Municipal Ownership Losing Ground in Legislature	135
Tenement House Law Amendments Will Increase Values.....	136
Rentals for New Hotels Mount Up to Fabulous Figures	137
Legislative Bills Affecting Realty.....	138
Real Estate Review for the Current Week	139
Private Sales of the Week.....	139
Leases	144
Real Estate Notes.....	144
Statistical Table of the Week.....	146
Governor's Reconstruction Committee's Housing Plans	147
Sandstone Continues to Decrease in Amount Quarried	148
Secretary Wilson Predicts Big Peace Time Production	149
Current Building Operations.....	150
Building Material Market.....	150
Personal and Trade Notes.....	153
Trade and Technical Society Events...	158
Standards and Appeals Calendar.....	158

SECTION II.

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

Advertising Index.

	Page
Lawrence Cement Co., The.	Fourth Cover
Lawyers' Title & Trust Co.	143
Leaycraft & Co., J. Edgar.	Front Cover
Lewine, Fisher & Irvine I.	143
Mandelbaum, Harris & Maurice.	143
Manning & Trunk.	146
Markham Realty Corp.	132
Maurer & Son, Henry.	156
McMahon, Joseph T.	138
McLaughlin, Thos. F.	143
McLaury Tile Co., Inc., D. H.,	Fourth Cover
Mississippi Wire Glass Co.	154
Nason Realty Co.	132
Nail & Parker.	132
Nehring Bros., Inc.	132
New York Edison Co., The.	153
New York Title & Mortgage Co.	132
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson.	146
O'Reilly, Thomas J.	Front Cover
Orr Co., John C., The.	157
Pease & Elliman.	Front Cover
Pflomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	156
Porter, David, Inc.	142
Porter & Co.	Front Cover
Queensboro Corporation, The.	131
Rafalsky & Co., Mark.	Front Cover
Read, George R.	Front Cover
Realty Associates.	140
Realty Company of America, The.	132
Reis Co., Andrew.	140
Ritch, Inc., Wm. T.	152
Ruland & Whiting-Benjamin Co.,	Front Cover
Ryan, Geo. J.	146
See Electric Elevator Co., A. B.,	Fourth Cover
Schindler & Liebler.	143
Spear & Co.	145
Title Guarantee & Trust Co.	132
Tucker, Speyers & Co.	146
Tyng & Co., Stephen H., Jr.	132
Ullman.	143
United Electric Light & Power Com- pany, The.	141
Vorndran's Sons, Christian.	157
Watson Elevator Co., Inc.	Fourth Cover
Wells Architectural Iron Co.	157
Wells' Sons, James N.	146
Welsch Sons, S.	140
Western Connecticut Title & Mortgage Co., The.	141
White Fireproof Constr. Co., The.	151
White & Sons, Wm. A.	132
Whiting & Co., Wm. H.	Front Cover
Wood, F. R., Dolson, W. H., Co.	138

SHADES. CANOPIES SIDEWALK AWNINGS

We are big enough to handle the big job—but we are after the little job, too, that the other fellow doesn't want.

We are specialists in quick and efficient service at reasonable prices.

Sketches and estimates furnished to architects, owners, agents, etc. Let us estimate.



F. J. KLOES

Established 1872
243 Canal Street
New York
Telephone: Franklin 2216

JACOB GESCHEIDT, Architect

ALFRED O. CHRISTIANSEN, Master Builder

JACOB GESCHEIDT & CO.

ARCHITECTS AND BUILDERS

WE PLAN—BUILD—ALTER

Buildings which we have Planned and Altered pay Real Dividends

Tel. Murray Hill 8752

Office and Yards, 142 East 43rd St.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

To the REAL ESTATE OWNER

Title Insurance; Mortgage Loans;
Efficient Service; Moderate Fees.

To the BROKER

Protection in Placing Loans;
Quick Service.

To the INVESTOR

A wide range of Guaranteed First
Mortgages and First Mortgage Cer-
tificates, yielding current rates of
interest.

New York Title (and) Mortgage Company

OFFICES:

MANHATTAN—135 Broadway
BROOKLYN—203 Montague St.
QUEENS—375 Fulton St., Jamaica.
RICHMOND—325 Center St., Richmond
WESTCHESTER—163 Main St., White Plains

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

James S. Anderson & Co. REAL ESTATE

Management
Leasing
Rentals
Insurance

Over twenty-five years' experience in the
management of property.

Offices 291 Broadway
(N. W. cor. Reade St.)
Telephone: Worth 5608

James S. Anderson
Henry N. Farnald, Special

NASON REALTY CO.

INC.

MAX N. NATANSON, Pres.

IN THE MARKET FOR WELL-LOCATED
INCOME-PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS

170 Broadway, Suite 915-919

Phones: Cortlandt 7637-7638

84 Front Street

Lot 24x85 — 4-story
bldg. We offer this
property for sale
with possession May
1, 1919.

Markham Realty Corporation

CLARENCE W. ECKARDT, President

21 Nassau St. Telephone: Rector 1865

Wm. A. White & Sons

The Management
of Real Estate—
Sales, Rentals and
Mortgage Loans

46 Cedar Street
Established 1868

Brett & Goode Co.

SPECIALISTS
IN
BUSINESS PROPERTIES

COLLEGIATE BUILDING
6 WEST FORTY-EIGHTH ST.

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone 7682
HENRY C. PARKER Morningside 7683

For Alteration
Five-story, 22 foot dwell-
ing, near 57th Street and
5th Avenue, can be
bought for less than
75% of City's Assessed
Value.

REALTY ENGINEERING
DEVELOPMENT
REHABILITATION
FOR PARTICULARS
PHONE WRITE OR SEE
A.N. GITTERMAN
REALTY SPECIALIST
PHONE MURRAY 737 51 EAST 42' ST.

Join the Real Estate Board and

Protect Your Property

"FOR RESULTS"

NEHRING BROTHERS

(Incorporated)

Real Estate

St. Nicholas Avenue and 174th Street
New York City

The net income of your property is
dependent upon its successful manage-
ment.

Do not burden yourself with the many
details that are involved, but let a
skilled and experienced organization
develop its earning power.

Write us and see what we are doing
for others.

STEPHEN H. TYNG H. OAKEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Try Us First for Quick Mortgage Money

Your rule in getting loans on real
estate should be:

"Try the Title Guarantee and Trust
Company first."

We recognize the vital importance to
the borrower of quick action. We wish
to make loans; we accept all good ones
offered.

If we decline any, we do not delay
you long enough to spoil your chances
elsewhere. Try us first.

TITLE GUARANTEE & TRUST CO.

Capital \$5,000,000
Surplus \$11,000,000

176 Broadway, New York
175 Remsen St., Brooklyn
350 Fulton St., Jamaica

The Realty Company of America

FRANKLIN PETTIT
President

Transacts a
General Business
in the Purchase
and Sale of
New York City
Real Estate

2 WALL STREET, NEW YORK CITY
Telephone 275-276 Rector

City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Speed Up Public Building

Evidences of the growth of unemployment during the past week have caused increasing uneasiness in various quarters. Naturally this is not surprising, but, on the other hand, a gratifying offset to this development can be seen by those who study the situation in other than a pessimistic frame of mind.

The immediate thing, the solution which should be adopted at once, is perfectly obvious. Secretary of Labor Wilson has summarized it splendidly in one of the numerous effective posters which are being displayed through the country. This poster reads:

"BUILD NOW THAT CITY HALL, COURT HOUSE, SCHOOL HOUSE, FACTORY, MEMORIAL."

In this timely poster the Secretary of Labor points the way for overcoming the immediate dangers of unemployment following the war. The Federal Government has ready for construction various building projects all over the United States, and this work, delayed for two years by the participation of the United States in the European war, should proceed at the earliest possible moment. Secretary Wilson, taking a broad, sane view of the complicated situation, is doing everything in his power to speed up this government construction.

But what the authorities at Washington can do to aid the situation is only a part of what can be done. The State of New York and other of the great states in the Union have deferred, because of the war, the construction of buildings and other public enterprises amounting to many millions of dollars. This is equally true of New York and the other great cities of the country. Just as it may have been wise public policy to concentrate Federal, State and Municipal energies on the prosecution of the war, so now it is the wisest possible public policy to concentrate on the carrying out of these deferred public improvements. Even the smaller cities and the towns and villages could adopt no policy just at this time that would reflect such great credit on the officials in charge of their public affairs.

With the closing down of the war plants and the demobilization of the United States forces the problem of unemployment has become one of the very highest importance. It is no ordinary situation with which the people of this country are now confronted. Unemployment if long permitted will lead not only to social unrest but to starvation and its twin evil, Bolshevism. In the serious situation which exists the optimists and the pessimists should meet half way and out of their united efforts should come a satisfactory solution of the problem.

It will not do, in the light of present conditions, to postpone public enterprises merely because wages and materials are higher than before the war. High wages and high costs of materials are existing facts and should be dealt with as they are. It may be that in course of time both the high cost of living, the high level of wages and the high cost of materials will become adjusted to a different standard, but until that time comes the only course

to follow is to accept these conditions as they are and make plans for going ahead.

There can be no question as to the soundness of the position which Hon. Louis M. Post, Assistant Secretary of Labor, took before the Senate Committee on Education and Labor in Washington on Wednesday. Speaking in favor of a bill introduced by Senator Kenyon of Iowa, which appropriated one hundred million dollars for the prosecution of public work in order to meet the unemployment situation, Mr. Post declared:

"It seems to me a cheap investment for the Government to put up the buildings it needs even at high prices rather than risk a situation that will arise when men reason from their stomachs rather than from their heads."

Getting Action

Governor Alfred E. Smith this week proved his equipment for the highest office in the State by settling the middle between the Board of Estimate and the Public Service Commission over the completion of the Subway and in agreeing that New York shall unite with New Jersey in building the vehicular tunnel under the Hudson. The unseemly quarrel between public officials which has been going on for months and the project that has been agitated for years have both been taken up by the Governor and in a few hours the obstructing kinks eliminated, to the great benefit of the people of the State.

The Governor's power of removal of officials obstructing public business gave him the club with which to enforce his demand that the undignified and unbusiness-like bickerings should cease so that the people of New York might as soon as possible be provided with the long promised comprehensive system of Interborough Rapid Transit.

In agreeing to further the tunnel to Jersey, the Governor has decided wisely. Funds for the project will be required only as the work proceeds, and the total amount, even if the Government pays no part, is small compared with the value of the tube not only to the city but to the State. If tolls are collected it will pay for itself in twenty years.

One of the chief causes for congratulation is that in bringing about progress on these two pieces of work a big start has been made in the actual program of finding employment for a large number of men. But the completion of the subway and the linking of the Island of Manhattan with the main shore of New Jersey will add untold millions to the city's wealth and will augment its population, stimulate expansion of its residential districts and increase its business capacity. It is a big beginning of the good times that are on the way.

Settle the Vital Point First

The hearing next week at Albany on the Real Estate Board's bills to restrict the tax on real estate to 2 per cent., and providing for a tax of one-quarter of one per

cent. on personal property, opens the campaign for the relief of realty owners which it is universally acknowledged they should have. Owing chiefly to the persistent and well directed efforts of the Real Estate Board's officers and legislative committee, the importance of putting an end to the piling up on real estate of new and increasingly heavier taxes has been recognized at last. So general has been the acceptance of the justice of the Real Estate Board's demands for relief that State and city officials and numerous other realty organizations are now busying themselves with programs for legislative action of one kind or another.

The Governor's Reconstruction Committee has a subcommittee to look into taxation matters; the Legislature has appointed a committee of experts to report by March 15th a new tax system for New York City; the Advisory Council of Real Estate Interests has had experts working all summer on schemes for a readjustment of tax burdens, and the Mayor's Committee on Taxation has embodied its recommendations in a number of bills which are awaiting approval by the Mayor and the Board of Estimate, while President Cantor, of the Department of Taxes, proposes the reintroduction of the bills presented last year, and Comptroller Craig is disposed to continue advocating the measure framed under his direction some time ago.

Aside from the Realty Board, these various officials and organizations are, apparently, more concerned about seeking new sources of revenue than in fixing a rate on real estate beyond which it will be illegal to go. This question of where additional revenue is to come from is vitally important. It implies, if not qualified, that the expenses of the city are to go on increasing. It does not necessarily mean that the new and larger revenues will not come indirectly from real estate. It takes no account of extravagance and waste in the expenditure of the present income of the city, nor the unjustifiable diversion of municipal funds to provide certain classes of citizens with "free" this and "free" that, which another class of citizens has to pay for, besides providing at its own expense what it needs of these "free" commodities for its own use.

Certainly new sources of revenue must be had if the city is to keep on spending more and more, because real estate, which is the foundation of the city's credit, cannot be harassed by confiscating assessments much further without injury to the financial well-being of the whole community.

If real estate becomes unacceptable to investors and a drug on the market, which will happen if taxes continue to be made more oppressive and unjust from year to year, then business generally will suffer, because the value of 90 per cent. of the municipal collateral cannot be attacked without bringing about strenuous times in every line of financial and commercial enterprise.

It is of prime importance, then, that the agencies at work on taxation matters should not lose sight of the main question, which is the limitation by legislative action of the tax on realty.

Whether the city shall retrench in its expenses or find other sources of revenue are subsidiary questions, to be settled after the just demands of real estate owners for relief are met. The framers of new programs for getting money should also carefully consider whether or not they

are not planning to draw indirectly upon the same sources from which the city now gets its income. There will be danger to any measure which, while seeming to afford relief to real estate, really taxes its owners more heavily than before, merely to allow city officials greater funds for lavish expenditure. It might be more economical, in the long run, for real estate interests not to put any hindrance in the way of raising the tax on realty to the constitutional limit rather than under the guise of laws enacted as relief measures to pay in addition to realty taxes other assessments which together would aggregate more than they would have to pay if the constitutional limit were reached.

Realty men should first and foremost concentrate all their influence and energy upon the one question of the passage of a law fixing the rate beyond which realty taxes cannot be assessed. To this realty is entitled by every consideration of right and justice. Then, having attained this end, they can devote further effort to the enactment of laws which will provide revenue sufficient for the proper expenses of the city. To delay putting into effect the restriction of taxation until 1920 or 1922, as proposed in some quarters, while measures for securing additional taxation are worked out, is only another way of denying to real estate the right to which it undoubtedly is entitled of being treated, as every other taxable commodity is, upon a known basis, so that ownership of it is not a speculation but a satisfactory fact.

Let, then, every real estate owner get behind the Real Estate Board's bill to fix the tax rate on realty at 2 per cent. With that matter settled, all can then concentrate on the other phases of the tax problem.

Readers' Comment on Current Topics

Editor of the Record and Guide:

The daily press and the periodicals have published many articles about making the world "fit to live in," and as our homes are where we really live, the characteristic expression "fit to live in" should play a very important part in their construction. Serious thought must be given to practical conveniences and comforts, to say nothing of the installations that minimize the daily work of the inmates.

The future success of suburban development will depend largely on building artistic and practical homes, which will sound the death knell to stereotype design and its usual poor planning and construction.

The home-loving and home-buying public are being educated by architectural periodicals to a keener idea of the requirements of the modern home.

Careful consideration must be given to the heating and plumbing installations. "Fit to live in" should be the watch-word. In fact, to sum up briefly, nothing will be gained by building at a wholesale rate, simply to cover land in order to meet the present demand. The initial cost should be the main cost; upkeep must be minimized. Good homes are in demand, and always will be.

To make them "fit to live in" is the duty of the architects and builders.

HAROLD E. PADDON.

New York, January 28, 1919.

REAL ESTATE SECTION

Municipal Ownership Losing Ground in Legislature

Senator Thompson and Speaker Sweet Not Now in Favor of Bill Proposed by Conference of Mayors of Cities in State

(Special to The Record and Guide.)

Albany, January 30.

DEVELOPMENTS in the Legislature in the past ten days have been distinctly unfavorable to the project fathered by the New York State Conference of Mayors of forcing through the Senate and Assembly a permissive municipal ownership bill. Vigorous opposition from the opponents of municipal ownership has had the effect of making the passage of the Mayors' Conference bill through the State Senate dubious, whereas ten days ago opponents of the measure frankly admitted that the measure would be passed by the upper house without much difficulty. In the Assembly, where the leading advocates of the permissive ownership bill, like Mayor Burns of Troy and William R. Capes, secretary of the Mayors' Conference, expected that opposition would be overcome as soon as the measure was taken up for discussion, they are not so confident of the outlook.

A careful canvass of sentiment in the Assembly, made this week, indicates that at this time the permissive ownership bill or any similar measure has little chance of passing. The prediction made by certain members of the Mayors' Conference that the Assembly opposition would succumb after the Senate had acted is without substantial basis, this canvass would indicate. As nearly as the actual vote for the measure could be obtained now, it shows that there are 51 proponents of municipal ownership in the Assembly where 76 votes are required to pass a bill.

The outlook for the passage of the Mayors' bill in the Senate is no longer regarded as bright. Senator George F. Thompson, who last year was an ardent advocate of municipal ownership, believing that in this legislation a remedy for New York City's transportation difficulties was embraced, declared this week that he was not certain that the time is ripe for the enactment of a municipal ownership measure. He was asked if he intended to force consideration of his own bill, which provides a scheme of municipal ownership far more radical than the Mayors' bill, and replied that he had introduced his measure mostly for purposes of comparison.

"I am not certain that New York State is ready for municipal ownership yet," Senator Thompson added. "I am sure it is not a panacea for all the ills it is intended to cure."

In the light of the fact that in the Senate there are 22 Democrats, all of whom are committed to municipal ownership, and that this representation would require at least four Republican votes to pass a bill, the statement of Senator Thompson is significant. The representatives of the Mayors' Conference who have been conducting the agitation for this measure calculated upon Thompson and the votes he could control to push the measure through the Senate.

Another factor which will weigh heavily against the possibility of forcing the Mayors' bill through at this session is the opposition of Speaker Sweet of the Assembly. The Speaker controls enough votes in the lower house to pass or kill any measure. This was evidenced a few days ago when he forced the McNab resolution ratifying the Federal Prohibition Amendment through the Assembly. The vote on this, it will be remembered, was 81 to 66, just a few to spare over the required vote.

The presence in the Assembly of a large representation from the rural districts, where the influence of the Mayors' Conference is without effect, also operates to the advantage of the opposition. In the Senate the members generally hail from the cities where the constituency of the Mayors' Conference is mustered. This has enabled the mayors to exert the strongest pressure upon the senators representing the districts comprising the municipalities over which the mayors preside. The Assembly rural representation is subject to no such influence, and accordingly can be expected to take an independent and unprejudiced stand on the bill.

Pending the hearing on the bills favored by the New York City Real Estate Board, providing a limitation on the real estate tax rate and a scheme for taxing personal property, which hearing is scheduled for February 5, according to Assemblyman Malone, chairman of the Assembly Cities Committee, and Senator Mullan, chairman of the Senate Cities Committee, advocates of this legislation are busying themselves with the work of arousing interest in the plan proposed by the Real Estate Board. Senator Mullan said this week that so far these bills are the only measures upon which a hearing has been appointed to date.

Following the example set by the New York State Tax Association, the sub-committee on taxation of the Mayors' Conference this week endorsed the model tax system suggested by the National Tax Association, which provides for the levy of three separate taxes, a tangible real and personal property tax, an income tax and a business tax. If the conference approves of this recommendation an effort will be made to pass legislation providing for the adoption of this system. Prof. Charles N. Bullock, of Harvard, one of the speakers before the State Association last week, advanced this system as a solution for tax problems, and it immediately met with favor. Coming at a time when the Legislature is engrossed with the question of taxation, it may prove that the scheme will be embodied in legislation. Another proposal made by the tax committee of the Mayor's Conference involves a plan to place a volume tax on soft drinks.

A further recommendation to amend the Emerson law, which provided for a tax of 3 per cent. on the income of manufacturing and mercantile corporations so as to levy a tax of the same character upon all business corporations, except banks, trust companies and public service companies, was also adopted. This recommendation also may be drafted, in the form of legislation, for introduction at this session.

Among the real estate bills introduced in the past week were these:

By Assemblyman Evans, amending the Penal Law by making it a misdemeanor for any owner, lessee or agent of a leased or rented dwelling or tenement to fail, negligently or wilfully, to furnish heat at an even temperature of at least 68 degrees F. from 8 a. m. to 10 p. m., where the agreement to furnish heat is expressed or implied, or where minors under 16 years of age reside. This heat must be furnished during the months of October, to and including March, whenever the temperature makes such heating necessary.

(Continued on page 137)

Every Property Owner Should Join the Real Estate Board of New York

Tenement House Law Amendments Will Increase Values

Many Excellent Buildings Can Be Altered to Bring in Increased Revenues and Provide Accommodations for More People

THE survey of available tenements which was conducted by the Real Estate Board of New York, working in conjunction with Building Industries, last June, demonstrated that there existed a great scarcity of this type of housing accommodation, which has since grown more acute, owing to the fact that there has been practically no new construction during the past year. The Bureau of Buildings reports that in 1918 many plans were filed for alterations to private houses, changing them into bachelor apartments for which there has been a heavy demand, largely on account of the dearth of apartments. The proposed act to alter existing three and four story houses for three and four families respectively in such a manner as to carry out the spirit of the Tenement House Law is a timely and highly desirable piece of legislation.

In speaking of the bill as introduced by Senator Dodge, H. H. Murdock, architect, and member of the Real Estate Board of New York, stated that the text of this measure shows that the matter has been given careful and expert study and that the bill should have the hearty support of everyone. He said: "It is difficult to find any provision in the bill that can in any way be considered as undermining the intent and purpose of the Tenement House Law and in fact I was given to understand that the Tenement House Commissioner has given this measure his full approval.

"Owners of private houses should realize the opportunity that this measure gives them to make their properties pay through this new character of occupancy and at the expense of only a modest outlay for alteration. Prospective tenants will also readily appreciate the ideal living accommodations that will be provided, far preferable as light and ventilation are concerned, to the new law tenements covering a considerably greater area of the lot.

"This act will also discourage evasion of the law as is now being done in houses altered ostensibly as non-housekeeping units, permissible under the Building Code, in which in defiance of the Tenement House Law, kitchenette closets are now introduced after the inspectors of the Tenement House Department have left the premises. It is not a credit to this city that owing to the lack of progressive legislation so many excellent buildings have been permitted to remain unusable except as boarding or rooming houses and private homes.

Too many of these dwellings have already been demolished because under the existing laws they could not be made to pay. With this proposed legislation, houses of this type will undoubtedly be altered in large number to the great benefit to all concerned, not omitting the City Treasury, which will benefit materially through increased valuations."

Proposes Government Realty Bonds

By Frederick C. Zobel, R. A.

THE question of re-employment of idle labor is the biggest question before our country today and one which if not skillfully and wisely handled might result in conditions that would prove disastrous to the entire country.

The chief retardant to the resumption of building operations is the absence of mortgage money. The principal lending institutions have issued a statement that the demands made upon them by the Liberty Loans have absorbed all their available funds and will continue to do so for another year. If private capital is not forth-coming for building operations it is the duty of the Federal Government to step in and take hold of the situation.

Labor, which gave up its work to answer the call to arms, is entitled to have the support of the Federal Government in being restored to its various occupations. Less than this the Government cannot do.

For some time past title companies and bankers have sold first mortgage real estate certificates in order to help the financing of building operations, but at this time it is not advisable to allow the private sale of such certificates in large amounts as the higher rate of interest which these certificates bear would react unfavorably on the sale of Liberty Bonds.

It would therefore be a wiser plan for the Federal Government to issue five or five and a half per cent. secured first mortgage bond certificates. These certificates to be sold to the public at par but only to holders of Registered Fourth or Fifth Liberty Loan Bonds in the ratio of two to one or \$200 of Real Estate Bonds for every \$100 of Liberty Bonds. This would not only make the Real Estate Bond attractive on account of the higher rate of interest, but it would also encourage the purchase of Liberty Bonds at a lower rate of interest because of the privilege of buying the Real Estate certificates.

By selling these certificates in small denominations, the workmen themselves would be glad to buy these bonds as they would know that each bond they buy would help to give them work.

The money so raised on the mortgage certificates should be loaned on first mortgage on new improvements upon Real Estate by private enterprise only. Such loans to be approved by a committee of experts consisting of bankers, builders and real estate appraisers who will pass upon the merits of every loan applied for, small loans to be for short terms larger loans to be for longer terms.

This committee to map out a scheme of allotment for each state, according to its need of new construction and the amount of idle labor seeking employment. The committee to arrange a system of priorities whereby the most necessary building would receive first consideration and all building loans would be made in the order of the importance of the improvement in relation to the welfare of the nation.

The certificates to run for a term of ten to forty years with an annual amortization and the money received by the Government for interest and amortization may be used either to create a permanent Federal Mortgage Bank or it may be used to retire prior to maturity certain certificates by a drawing of numbers.

New York, Jan. 29, 1919.

Editor of the Record and Guide:—

Clothes do not make a man but they sometimes make a man welcome or otherwise. This is absolutely true of the trade paper—the modern business man's indispensable companion. The form in which his particular business records are kept and presented to him, and the kind of a guide offered is increasingly important in the conduct of his business.

Nothing in the general welfare of our City and our Country is more vital than the control of its real property, and in the new dress of our trade paper for 1919, we can expect and do expect a better and more convenient publication.

I think your new arrangement is an enterprising move to make the Record and Guide, if possible, even more than ever, an essential feature to every man engaged in our line of work, and I congratulate you heartily upon the action taken in re-arranging the various departments of the paper.

FREDERICK FOX & CO., INC.

By Francis P. Fox,
President.

Rentals For New Hotels Mount Up to Fabulous Figures

Based on Price of Land, Cost of Construction and Include Taxes—Owners Protected from Increased Cost of Building Materials

HOTEL rents in New York rose to new heights in the leases affecting the Pennsylvania and Commodore Hotels, reflecting graphically the remarkable hotel development and expansion which has characterized the city's growth within recent years. Aside from the general interest which attaches to the opening of these two giant structures, as a result of their successful completion during war times, their architectural distinction and their concrete representation of the genius and enterprise of the American hotel business, special interest on the part of real estate men can be centered upon the huge rentals involved and the terms of the leases.

In the instances of both the Pennsylvania and Commodore, the exact rentals to be paid are not ascertainable because they depend upon the final cost of the completed structures. Both leases, however, call for the payment of large ground rentals.

The Pennsylvania Hotel lease recorded last week, was made by the Pennsylvania Terminal Real Estate Company to Franklin J. Machette, who assigned it to the New York Hotel Statler Company. It runs for twenty-one years, from thirty days after the completion of the building and calls for the payment of a ground rent of five per cent a year of \$4,000,000, which would be \$200,000, plus taxes and other charges. The leasee will pay in addition an annual rental of six per cent. of the cost of construction of the building, less a deduction of \$250,000 the first year; \$175,000 the second year; and \$100,000 the third year; for each of the remaining eighteen years, the leasee will pay \$200,000 a year ground rent and six per cent. of the cost of the building plus one-eighteenth of the sum of \$525,000, this being the amount deducted from the rent as above.

Real estate men see in the lease clauses calling for rent payments based upon the cost of construction, a reflection of the war-time building situation, when construction costs mounted almost daily and builders were liable to meet tremendous advances in material prices over night. As a result in a project of such magnitude, whenever the time of completion was uncertain and estimates of final building costs were impossible, it is not surprising that builders asked the leasees to share with them the risk of rising building costs; hence a rental, based upon aggregate building cost rather than a fixed amount.

A similar arrangement was made in the case of the Hotel Commodore, where the leasee, the Bowman Hotel Corporation, will pay a ground rental of \$175,000 a year plus 91 per cent. of the taxes plus six per cent. per annum on the total cost of construction. There is an additional payment to be paid, consisting of two per cent. more on the total cost of construction, according to the lease filed in the Register's office. The lease is for twenty-one years from June 1, 1916 with renewal privileges.

The Commodore rises twenty-eight stories above the street grade, with five levels below the street, part of the structure being erected over the new subway extension which curves into Lexington avenue from Park avenue. The entire plot measures 275 by 208 by 275 by 208, comprising a square block.

The Pennsylvania Hotel, opposite the Pennsylvania station, occupies the entire block front from 32d to 33d street, and covers a plot 197 by 400. It has twenty-two floors from the street level to the roof and three levels in the pent house.

Comparison with other leases affecting prominent New York hotels reveal the large rentals which the two newcomers in the field will have to pay. The Waldorf-Astoria, recently bought by a syndicate headed by T. Coleman Dupont, also pays a huge rental and probably comes the nearest

to those to be paid by the owners of the Commodore and the Pennsylvania. The Waldorf section of the hotel, covering the plot 98.9 by 350 at the northwest corner of Fifth avenue and 33d street, was leased on July 1, 1915 to the Waldorf-Astoria Hotel Company for a term expiring May 1, 1928, and calls for a rental of \$272,500 a year plus taxes in excess of \$84,000 a year. The Astoria section of the hotel, covering the plot 98.9 by 350, at the southwest corner of Fifth avenue and 34th street, was leased on the same day to the same leasee for a term expiring April 30, 1928, at a rental of \$533,968 a year, the landlord paying the taxes. This would indicate a total rental for the Waldorf-Astoria of \$806,468 a year.

The twenty-one story Hotel Belmont at Park avenue and 42d street, size 197.6 by 105, returns an annual rental of \$318,256 a year plus taxes to the owner. This lease, running for twenty years from November 8, 1908, was originally made by the Subway Realty Company to the August Belmont Hotel Company, which recently assigned the lease to John McE. Bowman who in turn assigned it to the B. L. M. Bates Corporation, holding company which will control the new chain of Grand Central Terminal hotels.

The Hotel Manhattan, on a plot 200.10 by 117, at Madison avenue and 42d street, another in the group controlled by the John McE. Bowman syndicate, was originally leased by August Heckcher, the owner, to the Armbow Operating Company, for ten years, from November 1, 1916, at \$260,000 per annum plus taxes. The Armbow Company several months ago obtained a further extension of this lease for twenty-one years from November 1, 1926, at a rental advanced to \$300,000 a year and taxes.

The McAlpin at Broadway and 34th street, on an irregular plot 144.4 by 62.9 by 150, was leased before its erection in 1910, to the Greeley Square Hotel Company for a twenty-one year term. For the period beginning July, 26, 1910 and until the completion of the hotel, the rental was \$120,000 a year net; for the five years following \$250,000 a year net and for the remainder of the term \$318,000 a year net, the leasee also paying taxes, assessments, etc.

The Knickerbocker Hotel at Broadway and 42d street, built on a William Astor Estate leasehold, 102.6 by 185 by irregular, was leased in January, 1902, to the International Realty and Construction Company, which erected the hotel. The owners, under the terms of the lease, pay an annual land rental to the Astor Estate trustees of \$105,000 plus five per cent. of the cost for licenses of the land owners to construct vaults under the sidewalk.

Municipal Ownership Losing Ground

(Continued from page 135)

By Assemblyman Evans, amending the General City Law by providing that the sum of rent per month asked for at the time of renting an apartment shall be deemed conclusive evidence of the maximum amount per month for twelve consecutive months next ensuing to be charged, unless there is an expressed agreement in writing to the contrary. The bill further provides that thirty days' notice must be given the tenant of a raise in the rent at the end of twelve months.

By Assemblyman Solomon, amending the General Cities Law by enabling cities to acquire lands and erect dwellings thereon to be rented to the people at cost. The bill also authorizes the creation of dwelling commissions by the Board of Aldermen and plans to equip such dwellings with employees picked from a civil service list. The bill is similar to Socialistic legislation which failed of passage last year.

LEGISLATIVE BILLS AFFECTING REALTY

Real Estate Board of New York Approves and Disapproves Measures Introduced at Albany

THE Real Estate Board has taken the following action on legislative bills:

Assembly Int. 10, Pr. 10, Seesselberg. To amend the Greater New York Charter by prescribing limitations upon the rates of taxation to be levied upon real property and personal property in the City of New York.

This bill, introduced at the request of the Real Estate Board of New York, is approved because real estate, in the City of New York, can no longer bear the burden of taxation imposed upon it for local purposes. The tax rate in 1903 was 1.51 on a basis of assessment of about 80 per cent. The rate in 1918 was 2.36 on a basis of full value. The rate in 1919 will be at least 2.40 in the Borough of Manhattan and from four to ten points higher in the other boroughs. In other words a piece of property worth \$100,000 paid \$1,208 taxes in 1903 will pay at least \$2,400 in 1919. Capitalizing the increase at 6 per cent. this would mean a decrease in the value of the property of \$16,000 in fifteen years from depreciation of income through increase of taxes. The testimony taken before the Mills Committee on Taxation shows that the average net return from improved real estate, leaving out taxes, is about 6 per cent. A tax of 2.40 means 24-60ths or 4-10ths of the income. In 1898 personal property paid 8 per cent. of the cost of local government, now it pays scarcely anything, about 2 per cent. in 1919. While real estate has decreased in value, as for instance, Manhattan valued at \$5,149,250,760 in 1914—\$5,094,601,238 in 1918, personal property has enormously increased.

Real Estate people say they can no longer pay 4-10ths of their income for taxation and the tax must be limited to not exceeding 2 per cent. per annum.

If other sources of income are needed they point to \$60,000,000,000 of personal property—and demand that such property pay its share. The lack of stabilization of taxation is killing the market for real estate and as the Constitution says "It is the duty of the Legislature to restrict the powers of taxation of Cities," it asks the Legislature for help.

Assembly Int. 11, Pr. 11, Seesselberg. To amend the tax law, in relation to the assessment of real and personal property.

This bill also introduced at the request of the Real Estate Board, is approved. It is the opinion of the Board that there can be no successful enforcement if exemption for debt is permitted. People can easily find a way to become indebted to somebody so as to avoid taxation.

Senate Int. 18, Pr. 18, Foley. Same as Assembly Int. 60, Pr. 60, Donohue. To amend the Public Service Commissions Law, in relation to reorganizing the commission of the first district, establishing the office of Transit Construction Commissioner, defining the powers and duties of the Commissioner, to include certain powers and duties of the present board of Rapid Transit Railway Commissioners, and making the expense of such office a local charge.

This bill is approved. It proposes:

1. That the Public Service Commission of the 1st District shall be reduced to one member, who is to be provided with four deputies.

2. That all duties and powers of the former Rapid Transit Railroad Com-

missioners, now exercised by the Public Service Commission of the 1st District, shall be transferred to and exercised by a new officer, a Transit Construction Commissioner, to be appointed by the Governor by and with the consent of the Senate, for a term of five years.

It seems to be the general opinion that the Public Service Commission of the First District is so overburdened with responsibilities that it has been utterly unable properly to cope with the local transportation facilities, so long and so urgently needed to relieve interborough passenger traffic of its dangers, discomforts, indecencies and inconveniences.

It is plain that all matter respecting the construction and operation of local subway, elevated and street railways should be transferred from the jurisdiction of the Public Service Commissioner of the First District to the control of another body or an officer, having no other responsibility.

The Committee, however, feels that the measure should be so amended so as to provide that both the Public Service Commissioner and the Rapid Transit Construction Commissioner should be provided with a deputy commissioner appointed for and a resident of each of the Boroughs of the City, and that so amended, the bill should be enacted. In this connection it should be noted that the bill makes no provision whatever for the appointment of a Deputy to the Rapid Transit Construction Commissioner.

Senate Int. 178 Pr. 179, Fowler. In relation to municipal utilities, constituting chapter seventy-one of the consolidated laws.

This bill is disapproved. It is the proposition approved by the State Conference of Mayors.

The measure makes provision for the establishment, operation and termination of municipal utilities. The bill states that the term "utility" means "railroad or other public service for the rendition of which, or use or operation of instrumentalities therefore, a franchise is necessary by statute." A municipality is authorized to embark in the public utility business by the affirmative vote of two-thirds of its municipal board empowered by law to grant franchises, the Board of Estimate and Apportionment in the case of City of New York. As the proprietor of public utility a municipality is to be subject to the provisions of the Public Service Commissions Law. The bill presents the municipal ownership issue clearly and distinctly. (Continued on page 145).

Hearing on Fixed Rate Bill.

The hearing on the Seesselberg Bill, introduced at the request of the Real Estate Board of New York, fixing a tax rate of 2 per cent. on realty and 1/4 of 1 per cent. on personalty, is scheduled for Wednesday, February 5th, at 2 p. m., in the Assembly Chamber at Albany, before the Senate and Assembly Cities Committees and the Senate and Assembly Taxation Committees.

A large delegation have already signified their intentions of attending this hearing. Special cars will be attached to the Empire State Express leaving Grand Central Station 8:30 a. m., arriving at Albany 11:25 a. m.; leaving Albany 7 p. m., arriving at New York at 10:10 p. m. Tickets must be purchased before boarding the train.

NITROGEN
TUNGSTEN

30%

SAVING

ON YOUR ELECTRIC LAMPS

COMPARE THESE PRICES

MAZDA STYLE TUNGSTEN LAMPS

Watts	Edison's Price	Our Price
10, 15, 25 }	\$0.35	\$0.25
40, 50 }	.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	1.15
200	2.20	1.54
300	3.25	2.27½
400	4.30	3.01

We guarantee all our lamps.

Electrical & Engineering Corp.
716 Eighth Ave. (45th), N. Y. Bryant 6873

F. R. Wood, W. H. Dolson Co.

REAL ESTATE AND MORTGAGE LOANS

MANAGERS OF ESTATES

Broadway, cor. 80th St. 141 Broadway

IN THE RECORD AND GUIDE
BUYER AND SELLER MEET

FREDERICK BROWN

Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

FRED'K FOX & CO., Inc

Business Building Brokers

14 W. 0th STREET and 793 BROADWAY

Member Allied Real Estate Interests
Member B'klyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone 834 Main

SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES

Real Estate Review for the Current Week

Market Displays Distinct Upward Trend With Largest Number of Transactions Reported in Three Years

WITH the number of reported sales reaching the highest mark in the last three years, with the market continuing to display the broadening tendencies which have been so conspicuous within recent months, and with steadily growing evidence of a better mortgage situation, the business of the week assumed such an encouraging aspect that the immediate outlook may be regarded with unmistakable optimism.

Ever since the signing of the armistice there has been an upward trend with regard to real estate purchases. Beginning slowly, as characteristic of every realty movement, it has gradually gained impetus, and, stimulated by the unusual activity of the professional operator, it has grown until, this week, the remarkable total of ninety-three transactions was reported for Manhattan and the Bronx.

Every section of the city was represented in this large sales budget, with small residential holdings, including tenements and dwellings, holding considerable interest. The movement directed toward the acquisition of commercial buildings by merchants continued to reflect the strength of the downtown realty situation. It is daily becoming more apparent that the investing public, stirred by the success of the operator and by the existing opportunities for the comparatively cheap purchases of holdings of every description, is being drawn back to a favorable state of mind with regard to investments in real estate.

This attitude is perhaps best reflected in the recent business affecting business properties which have been, and are continuing to be, bought by merchants and institutions for their own occupancy. The need for additional space, the desire to provide for future expansion, coupled with the existing shortage of space and the possibility that under a leasing arrangement new quarters would have to be sought at the end of the term, have all influenced business men, banks and other financial institutions to buy rather than lease. Hence we see, within recent weeks, large deals by the Federal Reserve Bank, the National Park Bank, and others too numerous to mention.

This week, the movement along similar lines concerned itself with properties in the same general neighborhood. Figuring in important deals were the eighteen-story office build-

ing at 26 Beaver street, bought by Norton, Lilly & Co., steamship magnates, for occupancy; the eleven-story structure at 1 William street, which will pass into the hands shortly of Wilcox, Peck & Hughes, insurance men; the eight-story Montauk Building, acquired by the Broadway-John Street Corporation, and the twelve-story Jewelers Court at 51 Maiden Lane, which figured in another rumored transaction.

An interesting sale, which directed attention to the Seventh avenue section, concerned itself with a valuable corner at 28th street, which will be improved with a tall building to be devoted to storage purposes by the fur trade. Other deals of more than passing interest, reflecting the expansion of the demand, involved Washington Heights and Bronx apartment houses in considerable numbers, a large Bronx waterfront holding, West Side dwellings to be remodelled into bachelor apartment houses, a costly Carnegie Hill residence, and a 61st street garage, sold from the plans. But the most encouraging feature of all was the heavy demand for small moderate-priced properties, which was met by holdings of practically every description in practically every part of the city.

The mortgage situation took on a favorable turn by virtue of a loan of \$600,000 on the building at 80 Lafayette street at 4 per cent., made by the Dry Dock Savings Bank, the same institution which recently loaned \$700,000 on the property acquired by the National City Company at 52 Wall street. The loan at this rate of interest, and coming from an institution which has always been prominently identified with the loaning market, may be regarded as especially significant because it may be the first indication of a changed policy on the part of other banking institutions interested in real estate.

In this connection it is interesting to note that considerable improvement has been shown in the records of the Register's office relative to the extension of mortgages. The figures show that from January 1 to January 22, 1919, there were 85 mortgages extended involving \$7,140,950, as against 75 for \$3,466,650, for the corresponding period in 1918. Of the 85 lenders in 1919, 46 were bank or insurance companies, as compared with 21 in 1918. The institutions are evidently coming back into the market for loan applications.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 60 as against 49 last week and 25 a year ago.

The number of sales south of 59th street was 14 as compared with 14 last week and 12 a year ago.

The number of sales north of 59th street was 46 as compared with 35 last week and 13 a year ago.

From the Bronx 33 sales at private contract were reported as against 22 last week and 5 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 146 of this issue.

Ship Owners in Big Deal.

Norton, Lilly & Company, steamship owners, agents and brokers, have purchased, through Charles F. Noyes Company, the property at 26-28 Beaver street, running through to Marketfield

street, from the 26 Beaver Street Corporation, a subsidiary of the Stock Quotation Company, which is controlled by the Western Union Telegraph Company. Warren & Skillen, agents for the property, represented the sellers. The plot comprises an area of 2,888 square feet, and is improved with an 18-story and finished penthouse office building, erected about eight years ago for the present owners by Thompson-Starrett Company from the plans of Clinton & Russell. The building is of the highest type of construction, of fire-proof finish throughout and is equipped with three high-speed elevators. It is immediately in the rear of the low American Banknote building, which occupies the Broad street front. To the west are several old buildings, which are also low. Norton, Lilly & Company, the new owners, are one of the most important shipping houses in this country, having offices in New York, Chicago, New Orleans, San Francisco and Seattle. They are one of the oldest American shipping houses in the country, and since their establishment in

1843 this is their third move—from Wall street to the Produce Exchange Building and then to 26-28 Beaver street as soon as it is ready for occupancy. They operate the Norton Line to all ports in Uruguay, Argentine and Brazil, and are agents for a great number of other lines.

Montauk Building Sold.

Another deal in the downtown section, where there has been a consistent buying movement, involved the eight-story Montauk Building, occupying the block front on the west side of William street, between Liberty street and Maiden lane, and known as 79-81 William street, 19 Liberty street and 62 Maiden lane. It is at the easterly end of the block, on which the Federal Reserve Bank plans to erect its new home. The building fronts 79.1 feet on William street, 44.4 feet on Liberty street and 24 feet on Maiden lane. It has foundations that would support four additional stories. The property has been sold by T. Gaillard Thomas and Louise Carrol Thomas, widow of the late J. Metcalfe

Every Property Owner Should Join the Real Estate Board of New York

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN
Telephone 6480 Main

ESTABLISHED 1864

BROOKLYN ESTATE MANAGERS

Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

B. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites

Appraisals

837 Manhattan Avenue
Brooklyn, N. Y.

J. CLARENCE DAVIES

BRONX BOROUGH

REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Established 1889

Member Brooklyn Board
of Real Estate Brokers

BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

S. WELSCH SONS

215 MONTAGUE STREET

Brooklyn

Tel. Main 2738-9 Branch: 214 Underhill Ave.

Tel. Decatur { 464
465

Member Brooklyn Board of Brokers

Andrew Reis Co.

REAL ESTATE BROKERS
and

Managers

Eastern Parkway
Section Specialists

223 Kingston Av., Cor. St. Johns Pl.
Brooklyn, N. Y.

Thomas, who erected the structure several years ago.

The Broadway-John Street Corporation, E. A. Cohen, president, and the Ormond Realty Company, Alfred M. Bedell, president, are the new owners. Mr. Cohen began negotiations for a twenty-one-year lease of the property soon after the death of Mr. Thomas last March, having in mind altering the building along the lines he employed in some of his other downtown operations, which include the old "Evening Post" building, at the southeast corner of Broadway and Fulton street. He intended altering the ground and first floors into quarters for one of the large insurance concerns. This is Mr. Cohen's fifth operation on Maiden lane, the others involving 16-18, corner of Liberty place, and 20, 25 and 27.

Insurance Firm May Buy.

The eleven-story Seligman Building at 1 William street, occupying the block front between South William and Stone streets, may pass into the ownership of Wilcox, Peck & Hughes, insurance agents, if negotiations now under way are concluded. The present owners of the property are J. & W. Seligman. The building fronts ninety-two feet in William street, seventy-one feet in South William street and fifty-four in Stone street. The Seligman firm has occupied the lower portion of the building for some time, and, it is said, contemplates moving into the quarters now occupied by the Central Trust Company at 54 Wall street. While no contracts have been signed the completion of the transaction is reported to be only a matter of detail. The prospective buyers now occupy space in the building, and the purchase is made so that the concern may expand.

Co-operative Fur Building.

M. Groh's Sons (Inc.) have purchased from Julia S. Kirby 237-243 West 27th street, four five-story tenements, on a plot 83 by 65. This is the first sale of the property since 1851. It was held at \$110,000. The brokers in the deal were A. W. Miller & Company. The purchasers obtained last month, through the same brokers, the adjoining property, 245, 247, 249 West 27th street, from Wilbur C. Goodale. The Goodale property consisted of three four-story tenements, on a plot 75 by 100. The recent purchases by M. Groh's Sons, Inc., adjoin their cold storage vaults at 238-250 West 28th street, and they now have a total frontage of 173 feet in West 27th street and 174.6 feet in 28th street.

The buildings covering the 27th street frontage will be razed and a twelve-story warehouse, to be known as the Fur Merchants' Cold Storage Vaults, will take their places. It will be leased exclusively to the fur trade. The project will be run on the co-operative plan, an opportunity being given to the fur dealers to purchase an interest in the building.

Building Sold from Plans.

George V. McNally was the broker in the sale, for the Standard Concrete & Steel Company, William Toby, president, of the three-story and basement building to be erected on the north side of 61st street, between Amsterdam and West End avenues. The building will occupy a plot 225 by 100, the site of former tenements, at 231-247 West 61st street, and will be used by the purchaser, the Orteig Motor Car Company, for manufacturing of automobile parts. The land was purchased a few weeks ago from Greenwich Cemetery, Irving Kempner and others, and the improved

project was sold from the plans within two days after they had been completed by William M. Farrer, architect. The Orteig Motor Car Company is now located at the northwest corner of 64th street and West End avenue. Owing to the grade of the street the basement and first floor will be street level floors. The building will be fireproof and contain an elevator of seven tons capacity. One of the big features will be the abundance of light, there being thirty windows, ten feet in width and nine feet in height, on each floor. Each floor will be twelve feet six inches in the clear. Part of the space will be offered for rental for the automobile business. The same broker has pending in the same block another large project, which will be announced in a short time.

Jewelers' Court in Rumored Deal.

Jewelers' Court, a twelve-story loft building, at 51 and 58 Maiden lane, with a frontage of 39.2 feet in Maiden lane, a depth of 139 feet and a rear line of 68.8 feet, between William and Nassau streets, is reported to be under negotiations for sale by the 51 and 53 Maiden Lane, Inc., Reuben B. Smith, president, and Charles M. Glueck, secretary, representing Samuel B. Tull, who as an individual bought it in an exchange transaction involving about \$1,000,000, and including Philadelphia properties, in February, 1915.

Carnegie Hill Dwelling Purchase.

Mrs. Robert L. Fowler, Jr., has sold the six-story American basement dwelling, 28 by 100.8, at 17 East 90th street, on the block in which Andrew Carnegie's residence occupies the Fifth avenue corner. Mrs. Fowler erected the house for her own occupancy in 1916 from designs by F. Burrill Hoffman, who estimated the cost at \$90,000. The property was held at \$250,000. The land was originally purchased by J. Sergeant Cram as a gift for his daughter, Mrs. Fowler. It is understood that he paid about \$3,000 a front foot for the plot, which was mortgaged for \$42,000. Three dwellings separate the Fowler and Carnegie holdings, owned by Pliny Fisk, Louise C. and George McAlpin.

Operators Return to Market.

Harris and Maurice Mandelbaum, operators, who have not figured in the trading in some time, returned to the market with the purchase of the Minerva apartment house, at 365 and 367 West 118th street, from the Seamen's Bank for Savings. This is a modern seven-story structure, containing two apartments of eight rooms on a floor, on a plot 50 by 100, adjoining the corner of Morningside avenue. It is fully tenanted and shows a yearly rent roll of about \$13,000. The Messrs. Mandelbaum bought the property on a cash basis through the Douglas Robinson, Charles S. Brown Company.

Heights Block Front Deal.

Max N. Natanson, as head of the Nason Realty Company, has purchased from the Long Light Corporation the two apartment houses on Washington Heights, comprising the block front on the south side of 172d street and including the southwest corner of Fort Washington avenue and the southeast corner of Haven avenue. The houses, which contain all outside suites and are known as the Regnis Apartments, are five-story structures, arranged in two, three and four room groups, renting for approximately \$39,000, the two covering a frontage of 389.4 feet on the street, 59 feet on Haven avenue and 20.5 feet on Fort

Washington avenue. The transaction was for cash, and was negotiated by William S. Baker on a basis of \$350,000. The Van Dyck estate became the owner of the block front in February, 1918, in a foreclosure proceeding, resulting in a bid of \$137,315.

Plans Apartment Project.

Henry Claman purchased from Marie D. Bergh the four-story and basement dwelling at 323 West 77th street, on lot 19 by 100.2. Mr. Claman owns the adjoining property at 325, which he purchased from Louis Bruch last July, and now controls a plot 38 by 100.2. The Herman Arns Company negotiated the sale of both properties. Mr. Claman will shortly start the erection of a six-story elevator bachelor apartment and studio building from plans being prepared by Gronenberg & Leuchtag, architects, which provide for small suites, six on each floor, four of two rooms and bath and two of one room and bath, equipped with housekeeping facilities.

Operators in Other Deal.

The Nason Realty Company figured in another transaction involving the two six-story elevator apartment houses at 726 to 736 West 181st street, which were sold to the College Holding Company, Joseph Shenk, president. The buildings, each on a plot 100 by 150, house 120 families and bring in an annual rental of \$62,000. These properties were held at \$400,000, and sold for all cash.

Bronx Waterfront Deal.

Eugene A. Walsh sold for F. Milton Welch, as owner, the waterfront property on the west side of 135th street and Locust avenue, consisting of approximately twenty-eight lots, with bulkhead, in size about 161 by 448 feet, to the James H. Young Stone Company. The property, which is occupied as a lumber yard, was held at \$135,000, and has been owned by the sellers for twenty-five years past. The same broker recently sold to Robert Grant, dealer in iron and steel, the entire block running from 135th to 136th streets, Walnut avenue to the connecting railroad and the northerly half of the block to the east, running from Walnut to Locust avenue, a plot in size 101 by 350, with a one-story building thereon. The purchasers of the waterfront property just sold were the owners of the one-story building on a plot 101 by 350 feet, where they formerly maintained their stone business.

Glass Company in Three Deals.

The Union Chemical Glassware Company, I. Portman, president, which has figured in a number of recent transactions, has resold to a Mr. Rappaport the six-story apartment house at 172-174 Manhattan street, on a plot 50 by 150, located 466 feet west of Broadway. It is assessed at \$90,000 and rents for about \$13,000 annually. It was acquired from the Harlem Savings Bank three weeks ago.

The Union Chemical Glassware Company bought from the Henriquez estate the six-story apartment house, with three stores, at the southeast corner of Broadway and 129th street, fronting about 96.9 feet on Broadway and 66 feet on 129th street. The Henriquez estate bought this and the adjoining six-story apartment house at the northeast corner of Broadway and Manhattan street a few years ago, and about a month ago sold off the Manhattan street corner to the Nason Realty Company.

The other deal by Mr. Portman's company involves the purchase from the Baptist Ministers' Home Society of the

five-story new-law apartment house at 907 and 909 Trinity avenue, on a plot 50 by 100, located between 161st and 163d streets. The sale was arranged by Henry Weil, a broker.

Manhattan.

South of 59th Street.

LAIGHT ST.—Markham Realty Corporation, Clarence W. Eckhardt, president, bought through George C. Ponter, Inc., 52 Laight st, an old building, 25x73, just west of Hudson st. This is the fourth purchase in the same district by the Markham Realty Corporation in the last few months.

WASHINGTON ST.—Frederick DeP. Foster sold the 5-sty storage warehouse at the southwest corner of Washington and King sts, 79.6x80, ad-

joining the right of way purchased by the New York Central Railroad in connection with its project to rearrange its trackage and just north of the area allotted for the freight terminal as a substitute for the St. John's Park freight depot.

4TH ST.—Estate of Henry Knebel, Inc., sold through Balerlien & Rosenblatt two 5-sty and one 4-sty tenements and three 4-sty rear tenements, 75x96.2, at 107 to 111 East 4th st, between 1st and 2d avs, which the selling family owned since 1861. The property adjoins Public School No. 25, now used as a high school, and is to be extensively altered and modernized.

16TH ST.—Butler & Baldwin sold to David Pasinsky the 3-sty building at 19 West 16th st. The purchaser has filed plans to make extensive alterations into bachelor apartments. The alterations will be completed for occupancy about June 1. A. A. Hageman represented the sellers in the transaction.

CONNECTICUT TITLES

Examined and Insured by

The Western Connecticut Title & Mortgage Company

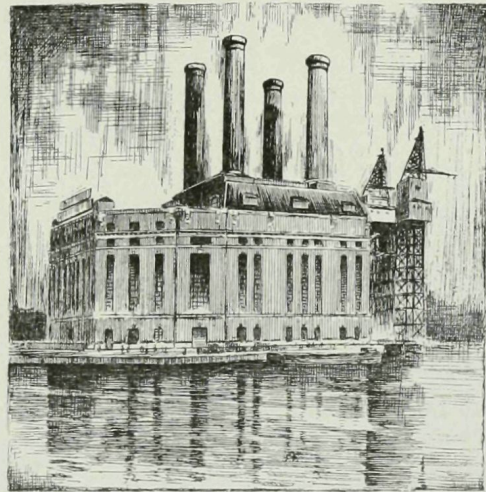
LARGEST EXCLUSIVE TITLE AND MORTGAGE COMPANY IN CONNECTICUT

135 ATLANTIC SQUARE, STAMFORD, CONN.

Telephones: 622-38

UNITED ELECTRIC SERVICE

A Vast Human Organism



The enormous main generating station of the United Electric Light and Power Company on the Harlem River at 201st St. and 9th Ave., has been likened to some vast human organism.

Its ceaselessly throbbing heart of 160,000 kilowatt ultimate capacity distributes current through substation arteries and from them through miles of subservice veins to many thousands of consumers. Fully equipped, it represents an expenditure of six million dollars, and is one of the greatest and most wonderfully organized power undertakings in the world.

THE UNITED ELECTRIC LIGHT AND POWER COMPANY

General Offices:
130 East 15th Street
Stuyvesant 4980



Branch Offices:
Broadway
At 89th St At 146th St

BROOKLYN'S OLDEST
Real Estate Office
 FIRM ESTABLISHED 1843

The Chauncey
Real Estate Co.

187 MONTAGUE ST.
 BORO OF BROOKLYN, NEW YORK CITY
 Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL
Real Estate Brokers
 Members
 Brooklyn Board of Real Estate Brokers
 Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers
 ESTABLISHED 1882

DAVID PORTER, Inc.

Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR
 The United States Government
 The State of New York
 The City of New York
 The Equitable Life Assurance Society
 Equitable Trust Co.
 The U. S. Title Guaranty Co., etc., etc.

32 COURT STREET
 Telephone, 828 Main BROOKLYN, N. Y.

JOHN F. DOYLE & SONS
REAL ESTATE AGENTS
BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty
 Member of Board of Brokers
 John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

The Leading Agency
 Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City
Real Estate

FACTORY SITES
 A SPECIALTY

Mortgage Loans, Appraisals, Insurance
 Entire Management of Property

851 Manhattan Avenue, Brooklyn
 Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Tel. 5900 Bedford
 Member Brooklyn Board of Brokers

Chas. L. Gilbert
REAL ESTATE BROKER
APPRAISER

Renting, Collecting, Insurance

WATER FRONTS
FACTORY SITES

Efficient management
 of Brooklyn Real Estate

753 Nostrand Ave.
 at St. Johns Place

BROOKLYN
NEW YORK

21ST ST.—Moore & Wyckoff sold for the Misses Mary, Louise and Emily Lynch the 4-sty dwelling, 24x98.9, at 129 East 21st st to Henry S. Harper. The property faces Gramercy Park and has been owned and occupied by the Lynch family since 1857. The purchaser owns the adjoining property and will remodel the building for apartments.

27TH ST.—Mary F. Ritzer, who purchased, as plaintiff in a foreclosure suit on Monday, the 1 and 3-sty garage, 24x100, at 242 West 27th st, has resold the property for a reported price of \$14,000 to a client of P. A. Gaynor.

31ST ST.—The 6-sty loft building at 106 West 31st st, adjoining the southwest corner of 6th av, has been sold by Thomas J. O'Reilly for the Emigrant Industrial Savings Bank to a buyer who plans to alter the property extensively. It occupies a lot 20.10x90, and was taken over in foreclosure proceedings by the bank about a year ago. A long lease of the store and basement has already been arranged by the new owner.

58TH ST.—George J. Humphries sold for the estate of Anna M. Clarke 51 West 58th st, a dwelling, 16.8x100, to Mabel S. Cameron, for occupancy. The property was held at \$35,000.

6TH AV.—The estate of J. Gurley Grafton sold the 4-sty building, with store, at 808 6th av. The property was valued at \$50,000.

7TH AV.—Louis Schrag sold for the estate of John Smith the 4-sty building 237 7th av, between 23d and 24th sts, to a client for cash. This is the first transfer of the property since 1859.

North of 59th Street.

AMSTERDAM AV.—Daniel H. Jackson bought two 5-sty apartment houses, 110x170x irreg., at 3852 and 3858 Amsterdam av, near 207th st and facing the Broadway subway station, from Richard W. Henriquez. The property was held at \$175,000 and was sold through W. Cohen.

AV. A.—Sally Hamilton sold the 6-sty flat with stores, 25x100, at 1317 Av A, near 70th st.

MADISON AV.—George H. Jackson purchased for investment from Frederick Brown, the Lorraine, a 7-sty elevator apartment house, 50x100, at 1429 Madison av, adjoining the southeast corner of 99th st. It shows a gross rental of \$14,000, and was held at \$85,000. Starr Corey negotiated the sale.

NAGLE AV.—Julius W. Baier has sold to the Benenson Realty Company, Benjamin Benenson president, the 5-sty apartment house at 59 and 61 Nagle av, between Broadway and Ellwood st. The property occupies a plot 50x125, and was held at \$65,000. Stoddard & Mark represented the buyer as attorneys. The seller acquired the property in November, 1917, from B. A. Hurry.

NORTHERN AV.—Joseph H. Schwartz bought from Frederick Brown through M. I. Strunsky, the 7-2-sty apartment house, 75x100 at 50 Northern av, northwest corner of 179th st, held at \$125,000. Mr. Brown acquired the property last December from the Terraine Realty Company. The building has accommodations for thirty families and is reported to return a rental of more than \$15,000 a year.

PARK AV.—M. Nasanowitz & Son sold for Harry H. Cohen the 5-sty tenement, with stores, at 1690 Park av, on lot 25x90, near 119th st, to William De Goode for investment.

PINEHURST AV.—Amalie A. and Charles H. J. Dilg sold through Charles S. Kohler, Inc., the 5-sty new law house, on a plot 50x112.6, at the southwest corner of Pinehurst avenue and 180th st. The property is arranged for twenty families, containing four, five and six room suites and rents for \$10,266 per annum. It was held at \$80,000. The Messrs. Dilg bought the property through the same brokers in September, 1917, from the United States Mortgage and Trust Company, which took it under foreclosure for mortgages aggregating \$80,000.

NORTH OF 59TH ST.
 ST. NICHOLAS AV.—Jacob Hirsch sold to B. Silverman 1520 St. Nicholas av, a 5-sty apartment house, with stores, on plot 40x100, valued at \$60,000. The sale was negotiated by M. I. Strunsky and H. F. Byrne.

ST. NICHOLAS AV.—St. Thomas's Roman Catholic Church purchased the 5-sty flat, 29.4x 64, at 157 St. Nicholas av, from Benjamin Rosentock, who acquired it about twenty years ago. The church now has a frontage of 140.9 ft on the av, 100 ft on 117th st, and 109 ft on 118th st.

7TH AV.—St. James Court, at 2460 7th av, northwest corner of 143d st, one of the finest apartment houses tenanted by colored people, has been purchased by the Nason Realty Co. (Max Natanson) from Alfred Benjamin, who took the property over at auction this week as plaintiff in foreclosure proceedings on a bid of \$155,000. The auction was conducted by Joseph P. Day and resulted from an action against J. E. Gerlach to protect incumbrances totaling about \$150,000. Mr. Natanson paid cash for the property. St. James Court is seven stories, on a plot 125x100. It is fully tenanted, and is said to return \$35,000 annually in rentals.

88TH ST.—Frederic B. Allen, of Frederick Zitel & Sons, sold for the Brooklyn Trust Co. to S. Lipman 164 West 88th st, a 3-sty dwelling, 17x 102.2, and immediately resold it to a builder.

91ST ST.—Slawson & Hobbs sold for Lorenzo M. Picabia 306 West 91st st, a 3½-sty high stoop dwelling, size 17x55x100.8½, to a client for occupancy.

93D ST.—Wm. A. White & Sons sold for the Guaranty Trust Co. 16 East 93d st, a 4-sty private dwelling, 20x100. The purchaser, a client of Pease & Elliman, bought it for his own occupancy, and paid all cash.

97TH ST.—Goodwin & Goodwin sold for the Grassi Realty Co. to Alfred M. Anderson the 6-sty apartment house at 9-11 West 97th st, on plot 50x100. The rents are \$18,200 and the price is reported at \$125,000.

102D ST.—The Schwartz estate sold to the 37 West 19th St. Realty Co., represented by A. O. Ernst, 326 and 328 East 102d st, a 6-sty tenement, on plot, 37.6x100.11.

102D ST.—The 6-sty tenement with stores, on plot 37.6x100.11, at 330 and 332 East 102d st, near First av, has been sold by the Lincoln Trust Company to a buyer who took a quick profit on his contract in a resale to an investor.

The property was sold at auction Thursday from the stand of Henry Brady to clear the title. The Lincoln Trust Company recently took the realty over at auction as plaintiff in foreclosure proceedings, but as certain defendants were not mentioned in the previous action it became necessary to offer it again in order that subsequent owners might have a clear title.

107TH ST.—Rachel Frank has sold 56 East 107th st, a 5-sty flat, on lot 25x100. Simon Myers and S. Levy were the brokers.

111TH ST.—J. G. Leasing Company, Bernard Crausman, president, bought from Charles L. Guggenheimer, through Israel Cohen and Berne Levy, the Elise, a 6-sty apartment house at 200 West 111th st, southwest corner of 7th av, 150x100.11, having three stores and accommodations for thirty-eight families. The house was held at \$325,000 and has a reported annual rent roll of \$36,000.

112TH ST.—James H. Cruikshank purchased from Mae F. Delvan the 3-sty dwelling at 114 East 112th st, on lot 17x100, assessed at \$7,000. Charles E. Moore was the broker. Last week Mr. Cruikshank purchased and resold the adjoining house at 116.

113TH ST.—George W. Sasse sold for the estate of J. C. Wiswell 223 West 113th st, a 3-sty dwelling, on lot 16.8x100.11.

115TH ST.—James H. Brady sold to an investor, 56 East 115th st, a 5-sty tenement with stores, 25x100.11, adjoining the corner of Madison av.

116TH ST.—Miss I. M. Cammann sold the 3-sty dwelling at 405 East 116th st, assessed at \$11,000, through Kehoe & Canero.

117TH ST.—Kehoe & Canero sold for Robert Adelman the dwelling on lot 17.5x75.8, at 247 East 117th st.

118TH ST.—The 4-sty flat, 18.9x100.11, at 217 East 118th st was sold by the Christopher Pitkin Co.

119TH ST.—Willard Veit sold for the estate of Dr. Henry Savage the 3-sty dwelling, 20x100, at 151 West 119th st, to a builder, who will remodel for bachelor apartments.

120TH ST.—Goodwin & Goodwin sold for the Japanese Fan Co. to Chapman D. Henriques the 3-sty dwelling at 14 West 120th st, 18x133.

122D ST.—Henry Weil sold to the Levitan Corporation for John P. Boyland 208 and 210 East 122d st, two 5-sty flats, 25x100 each.

122D ST.—Harry Sugarman has sold for the Metropolitan Savings Bank 263 East 122d st, near 2d av, a 3-sty and basement dwelling, arranged for two families, on a lot 14x75, to Charles Wynne.

123D ST.—Porter & Co. sold for Katherine R. Neuhoff to Felliciana Carbone the two brick tenements at 410 and 412 East 123d st, size 26x100 each.

124TH ST.—Shaw & Co. sold 338 East 124th st, a 3-sty dwelling, on lot 20x100. The purchaser will occupy.
 N. OF 59

125TH ST.—Charles E. Moore resold for Morris Borsodi to the Levitan Corporation, 551 West 125th st, a 5-sty double flat and stores, 25x100. The building is fully rented for about \$3,500.

144TH ST.—The Isear Realty Co bought from the 344 West Fifty-ninth St Corp 267 and 269 West 144th st, a 6-sty tenement, 40x100.

145TH ST.—Byrne & Bowman sold for J. E. Mitchell to the I. Lowenfeld Realty Co. the 5-sty apartment house at 533 West 145th st, near Broadway, on a plot 33.4x100. In part payment Mr. Mitchell takes a plot 50x100 on McLean av, Yonkers. The deal involved about \$45,000.

160TH ST.—The 6-sty apartment house, 66x 100, at 656 and 658 West 160th st was bought by Bernard Crausman, president of the J. Z. Leasing Co., from the Rich Trading Co. The house is fully rented at \$17,000 a year.

178TH ST.—Ennis & Sinnott have purchased through Nehring Brothers from Burton Tomkins 595 West 178th st, a 5-sty new-law apartment house, on plot 25x100, adjoining St. Nicholas av, and held at \$32,000.

184TH ST.—Charles S. Kohler (Inc.) sold for Ray D. Kupferman the 5-sty non-elevator apart-

ment house at 511 West 184th st, between Audubon and Amsterdam avs, built on a plot 50x100 ft. The property rents for almost \$9,600 per annum, and was held at \$65,000. Ennis & Sinnott, operators, are the purchasers.

204TH ST.—Charles Wynn, operator, has bought from the Hawthorne Construction Co. 611 to 619 West 204th st, in the Dyckman section, four 5-sty buildings on plot 100x100. The houses contain sixty apartments of three and four rooms each, and were built by the selling company five years ago. They were held at \$125,000.

Bronx.

COSTER ST.—J. Clarence Davies sold 726 Coster st, 350 ft. south of Hunts Point av, a 2-sty detached brick dwelling, on lot 25x77. The purchaser, Louis H. Stoller, will occupy.

FAILE ST.—Williamson & Bryan sold for T. M. Macy the two 2-fam houses, 883 and 887 Faile st, each on lot 25x100.

FOX ST.—Frederick Brown added to his purchases during the month the row of 5-sty apartment houses at 560, 568, 572, 576 and 580 Fox st, Bronx, which were acquired from the Via Vulpes Realty Corporation, represented by Arthur Knox as attorney. The buildings each occupy a plot 40x109, and have a combined rent-roll approximating \$30,000. They were held by the former owners at a valuation of \$225,000.

MINFORD PL.—Alexander Selkin and David Mintz sold the 2-sty dwelling 1436 Minford pl, on lot 25x100.

WATERLOO PL.—Nicholas Lopard sold for Mrs. Marion Strauss the 2-fam. detached house 1,819 Waterloo place to S. Cohen.

136TH ST.—Benenson Realty Co. sold through Cahn & Pittman 591 East 136th st a 5-sty flat, on plot 35x100.

137TH ST.—George W. Brettell sold for the Harlem Savings Bank to Mrs. E. Murphy 475 East 137th st, a 3-sty dwelling, 16.3x75.

137TH ST.—Benenson Realty Co., Benjamin Benenson, president, bought through Henry I. Cooper the 6-sty loft building, 50x100, at 281 and 283 East 137th st, held at \$45,000.

163D ST.—Cahn & Pittman and Philip Waterberg resold to Bella Feurst a 5-sty apartment with three stores at 938 East 163d st, 50x112, through Harry H. Cohen.

165TH ST.—Joseph P. Day sold for The Holding Co 232 East 165th st, a 5-sty flat house, 45x81, fully leased, to A. Savada, represented by Joseph Wolkenberg.

167TH ST.—Anna Glass sold through John F. Fetzter to Seekamp & Cordes two 5-sty flats, 80x100, at 818 and 822 East 167th st, and resold 818 to Anna Heinz.

182D ST.—The Benenson Realty Co. has bought from a corporation represented by Clocke, Koch & Reidy, attorneys, the 5-sty apartment house at 739 East 182d st, on a plot 50x100. It is of modern construction and arranged for 20 families. The house has an annual rent roll of about \$7,000 and was held at \$50,000. Heller & Sussman were the brokers in the deal.

205TH ST.—John F. Fetzter sold for Anna Sinnott to August Jantzen two 5-sty flats, 107x100, at the northeast corner of 205th st and Hull av. The buyer gave in part payment 457 East 135th st, a 5-sty flat, 25x100.

ALEXANDER AV, ETC.—R. H. Scobie sold to the Benenson Realty Company for a client the northeast corner of Alexander av and 139th st, a 3-sty house with a large garage in the rear, on a lot 20x106; also the four-story 8-fam. house with two stores at 418 Brook av, on a lot 25x100.

COURTLANDT AV.—Williamson & Bryan sold for John Haffen to the First Baptist Church 585 to 595 Courtlandt av, a 4-sty building, 65x100, known as Melrose Turnverein Hall.

BRONX GOSSIP

FINDLAY AV.—John F. Fetzter sold for the Tully Construction Co. to George Zelliox the 5-sty flat, 38x100, at 1113 Findlay av.

GRAND BOULEVARD.—George S. Runk bought from Frederick Brown the 5-sty apartment house at 2366 Grand Boulevard and Concourse, southeast corner of 184th st, 102x78. In part payment was given 2396 Grand Boulevard and Concourse, a 4-sty flat, 50x78; also the northwest corner of 9th av and 213th st, 100x100, vacant, and the southwest corner of Bryant av, and 178th st, three 2-sty frame dwellings, 49x124. Byrne & Bowman were the brokers.

MARION AV.—Krumdieck Brothers sold for William C. Bergen 2767 Marion av, a 5-sty apartment, on plot 55x104.

MORRIS AV.—Williamson & Bryan sold for Morris Wilson to John O'Leary 50x100, vacant, in the East side of Morris av, 183 ft. north of 174th st.

PLIMPTON AV.—Nicholas Lopard sold for Mrs. Elizabeth Lynch the 2-fam. house 1,327 Plimpton av, near 169th st. to L. G. Silvia.

PROSPECT AV.—Rudolph Schreiber has contracted with Andrew P. Traber for the purchase of a total frontage of 216.8 ft on the west side of Prospect av, between 181st and 182d sts, with a strip 8.9 ft wide abutting on Clinton av. The depth of the site is about 150 ft. The contract price was \$86,000, the property carrying mortgages for \$69,000.

One Premium

Pays for insurance of your title for all time and prepares it for immediate transfer on sale or mortgage. The real estate market, after years of torpor, will awake soon. Insure now and be ready.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn
160 Main St., White Plains, N. Y.

383 E. 149th St., New York
1354 Broadway, Brooklyn
367 Fulton St., Jamaica, N. Y.

Real Estate Brokers

JOHN ARMSTRONG

Real Estate Agent and Broker
Tel. Harlem 211 1984 Third Ave., Cor. 109th St.

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 WEST 51ST STREET, Tel. Columbus 1970
277 BROADWAY, Tel. Worth 1823

O. D. & H. V. DIKE

Real Estate Specialists

Management of
Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42D STREET
BRANCH—271 WEST 23D STREET

JAMES A. DOWD

Real Estate—Insurance
Renting—Management
874 SIXTH AVENUE, above 49th Street

J. ARTHUR FISCHER

Real Estate and Mortgages
Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

FISCHER REALTY CO.

Real Estate and Insurance
MANAGEMENT OF PROPERTY
A SPECIALTY
2077 THIRD AVE.
Near 114th St. Phone: Harlem 4906

GOODWIN & GOODWIN

REAL ESTATE AND INSURANCE
Management of Estates a Specialty
148 WEST 57TH STREET
Near Carnegie Hall Telephone: Circle 6095
260 LENOX AVENUE
N. E. Cor. 123rd Street Telephone: Harlem 6500

HENRY HOF

REAL ESTATE AND INSURANCE
BROKER AND APPRAISER

567 THIRD AVENUE Phone:
Above 37th St. Murray Hill 5994

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

THOS. F. McLAUGHLIN

Real Estate and Insurance
1238 THIRD AVE., NEAR 72D ST.

SCHINDLER & LIEBLER

Real Estate and Insurance
Tel. Lenox 3436 1393 THIRD AVE., at 79th St.

Tel. 36 W'msbridge ULLMAN Burke St. Sub.
Station

Real Estate in All Branches
3221 White Plains Ave., at Burke St. (207th St.)

S. DE WALLTEARSS

Auctioneer, Appraiser, Broker
REAL ESTATE—LOANS
135 BROADWAY Telephone: Cortland 355

Operators

ELIAS A. COHEN

Real Estate Operator
206 BROADWAY, Corner Fulton Street
Telephone: Cortland 5005-5006

FISHER LEWINE IRVING I. LEWINE

Real Estate Operators
Tel. Cortland 980 135 BROADWAY

HARRIS & MAURICE

MANDELBAUM

Real Estate Operators
Tel. Cortland 8155 135 BROADWAY

PROSPECT AV.—Benenson Realty Co., Benjamin Benenson, president, resold through Henry I. Cooper the 6-sty apartment house, 75.5x219.8x irreg., at 960 to 964 Prospect av, known as Tilbury Court, held at \$165,000. The sellers acquired the property January 20 from the Hudson View Construction Co., Henry Friedman, president. The house has a reported rent roll of \$23,000.

PROSPECT AV.—Frederick Brown bought from the East 169th Street Realty Corporation the block front in the west side of Prospect av, between 169th and Freeman sts, four 5-sty apartment houses, 88x245 irregular, containing twenty-seven families and eight stores. Max Alexander was the broker. The property was held at about \$200,000. In part payment was given eight lots at the northwest corner of Cauldwell av and 156th st.

RYER AV.—J. Clarence Davies sold for Jos. Lapini 2052 Ryer av, 367 ft. north of Burnside av, a 2-sty brick dwelling on lot 16.8x98.

SOUTHERN BOULEVARD.—Cahn & Pittman purchased from West Farms Construction Co. 1555 Southern Boulevard, a 5-sty new-law apartment, 40x100. Byrne & Bowman negotiated the sale.

TAYLOR AV.—John A. Steinmetz sold for Minnie B. Vielberth 1243 Taylor av, a private dwelling, 25x100, to Michael Snyder for cash.

UNION AV.—The Benenson Realty Co. has sold to a client of Richard H. Scobie 948 and 950 Union avenue, two 5-sty new-law apartment houses, each on plot 42x125. The property was held at \$80,000 and rents for over \$12,000. The sellers acquired the houses in October.

VALENTINE AV.—Frederick Brown bought from Ralph E. Neuroth 2440 and 2444 Valentine av, two 5-sty apartment houses, on a plot 102x100, located south of 188th st. Byrne & Bowman were the brokers in the deal. The structures are arranged for 40 families and return an annual rental of about \$18,000. The property was held at \$125,000. It was a cash transaction.

WASHINGTON AV.—Kurz & Uren, Inc., sold for the Central Savings Bank 1774 and 1776 Washington av, two 5-sty double apartments, each 26.2x109, to an investor.

WEEKS AV.—Frederick Brown has purchased from Morris Polsky the four 5-sty apartment houses at 1764 to 1776 Weeks av, on a plot 200x95. The houses comprise eighty suites, yielding a yearly rental of about \$34,000. The property, which is located one block from the Grand Concourse, has been held at \$250,000. The sale, which is reported to be a cash transaction, was negotiated by Leitner, Brenner & Starr.

WESTCHESTER AV.—Catherine L. Wynne sold the two houses 516-518 Westchester av on plot 54x137.5 to B. Meier & Sons, who will make extensive improvements.

Brooklyn.

CHAUNCEY ST.—Harry M. Lewis sold for Julius Strauss Realty Corporation, the 4-sty brick apartment on lot 26x100 at 383 Chauncey st, to a client for investment.

GRANT SQ.—Bulkeley & Horton Co. sold the 4-sty business property at 37 Grant sq. (Bedford av. and Bergen st.) for the Chester Drug Co. to a client for investment.

38TH ST.—Realty Trust sold to the Standard Building Supply Co. the plot 60x150, with railroad siding, on the north side of 38th st, 320 east of 13th av. The Standard Building Supply Co., Inc., intend to erect sheds, etc., for the storing of building materials.

48TH ST.—I. Salzberg sold for A. Winn to D. Salwen the 1-fam. cottage at 1515 48th st, on plot 40x100.

62D ST.—Realty Trust sold for the Artee Realty Corporation the 1-fam. brick dwelling 1825 62d st, in the Mapleton Park section, to Craig W. Fleming, for his occupancy.

66TH ST.—Alco Building Co., associated with Realty Trust, sold the two semi-detached 1-fam bk dwgs, 2027 and 2029 66th st, in the Mapleton pk section, to John and Hugh Clement, respectively, for their occupancy.

RECENT LEASES.

Willys Leases Costly Apartment.

John N. Willys, president of the Willys-Overland Company, has leased for a long term, through Douglas L. Elliman & Company, from Alfred Nathan, president of the Nathan Manufacturing Company, a magnificent duplex apartment at 820 Fifth avenue, corner 63d street, consisting of twenty-two rooms and eight baths. This apartment was taken before it was completely finished and designed especially for Mr. Nathan's family. The interior decorations and

furnishings, which are very fine, were done by Alavoine & Company and Charles & Company of London. Mr. Willys will have as neighbors in this building Major August Belmont, C. K. G. Billings, Harold I. Pratt, Mrs. L. V. Harkness and D. Crawford Clark.

Heidelberg Tower Lease.

The famous Heidelberg Tower at the southwest corner of Broadway and 42d street figured in a recorded lease on Thursday. The lease, which dates from July 1, 1918, and extends to April, 1930, with the privilege of three twenty-one-year renewals, was made by the United Stores Land and Improvement Company to the Subway Central Building Corporation, and affects all but the store at the corner of Broadway and Forty-second street. The tenant will pay a net yearly rental of \$50,000 during the first term. In January, 1917, a contract was let to the Clough-Bourne Corporation of 101 Park avenue for the construction of twenty-five additional stories on the present seven-story structure, and the designs for the improvement were made by Henry Ive Cobb, architect.

Complete Large Building Rental.

M. & L. Hess, Inc., in conjunction with the Douglas Robinson, Charles S. Brown Company, leased for the estate of Bradish Johnson, Inc., the store and basement of the Broadway & Fifth Avenue Building, at 149-51 Fifth avenue, extending through to 921-5 Broadway, covering the entire block front on the north side of 21st street, to the Federal Reserve Bank (New York branch). This completes the renting of the entire sixteen floors in the building, and the character of the tenantry is such as to insure the permanence of the neighborhood.

Manhattan.

DUFF & BROWN CO. leased for Guardian Life Insurance Co. to Arthur W. Lewis 423 West 144th st, and for the United States Trust Co. to Katharine Blakely 330 Convent av; store 1804 Amsterdam av to Samuel Schatnell; store 393 Lenox av to Alphonse Airthibe; and the store 497 West 145th st to Max Schinkin.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 15 rooms and 5 baths at 270 Park av for the Vanderbilt Avenue Realty Co. to Clarence Milhiser; also a large duplex apartment at 563 Park av, corner 62d st, for Pease & Elliman agents, to Marcus L. Bell; a furnished apartment at 145 East 49th st for Mrs. Guy H. Wallace to M. A. Bergfield; a furnished apartment at 112 East 74th st for Warren Dennis to Thomas W. Streeter; a furnished apartment at 116 East 58th st for Mrs. Morrell to Capt. J. J. Jackson.

J. B. ENGLISH leased for the Broadway & 39th Street Co. to Kaplan & Lefkowitz offices on the 2d floor of 1416 Broadway.

J. ARTHUR FISCHER leased for the Hassell Estate the 5-sty store building at 112 West 38th st to M. Aguerre, feather business, for a term of years at an aggregate rental of \$40,000, extensive alterations to be made to the premises; J. Arthur Fischer also leased to Harry Eisenkraft, furrier, the store at 42 West 29th st; and for Herbert C. Peit the store at 160 9th av to Y. Boyagian for a shoe store.

M. & L. HESS, (INC.) leased for Mabel Loria and Beatrice M. Ertz the 1-sty building at 314-18 East 28th st to the Commercial Repair Co. for a service station for automobile trucks.

GOODWIN & GOODWIN leased for the Madeline Realty Co. to Abraham Levenson the 1-sty garage, 100 ft. east of Lenox av, on the north side of 144th st, 125x100, for a term of ten years at an aggregate rental of \$100,000.

CHARLES F. NOYES CO. leased a floor in 119-125 West 25th st for A. Weiler & Est. of G. Knoche, to the Leading Shirt Waist Co. for a long term; a floor in 117 Spring for the Greenwich Savings Bank to J. C. Dowd & Co., Inc., and a floor at 118 Prince to Harry K. Grigg to Solomon G. Proops.

PEASE & ELLIMAN leased in the Dempsey & Carroll Building at 431 5th av part of the top floor to E. W. Forbes, a photographer; also leased the store in 11 East 41st st to Charles

Frey; a furnished apartment in 24 West 59th st for Mrs. Hazel Isman to Mrs. Hazel Jaekel; and in 2 West 67th st for Mrs. E. L. Hanfield to Mrs. Mary J. Kelly; furnished for General Jose Gomez his apartment in 182 West 58th st to L. F. Loree; an apartment in 15 West 55th st for the George Becker Construction Co. to R. N. M. M. Pearce; one in 146 East 49th st for Miss M. E. Dalton to Mrs. John A. Thayer; in 234 Central Park West for Mrs. E. M. Purcell to Herbert S. Skinner; and in 166 West 87th st for F. J. Miller to Fred L. Draine.

SPEAR & CO. rented in 746-750 Broadway the 2d loft to the Superior Pants Co.; with Frederick Fox & Co. the 3d loft in 11 West 20th st to Sutin Bros.; for the Sailors Snug Harbor the 5th loft in 777 Broadway to Mark & Hirschfield; for the 21st Street Realty Co. the 1st loft in 12-14 West 21st st to Louise Hoffman; in 103-105 Greene st the 4th loft to the Royal Manufacturers.

PORTER & CO. leased for the estate of Thomas Lewis to Jeannette Simmons the 4-sty dwelling at 181 Lenox av, northwest corner of 119th st.

GEO. R. READ & CO. leased for Henri Emetaz the four entire lofts in 18 Vesey st to the Mitchell-Rand Manufacturing Co., dealers in electrical insulations, for a long term of years; also for S. M. Robins Co. the store floor in 86 Broad st to O. E. Altenburg & Co., haberdashers; for Wm. A. Bonnell the store floor in 192-94 Chambers st to B. M. Jones & Co.; and with Bastine & Co., agent, space in 112 East 19th st, to Wilford Hall Laboratories.

LOUIS SCHRAG leased for Major Harrison K. Bird the building 136 3d av to the Motion Picture Co. for a term of 15 years.

SHAW & CO. leased for the estate of M. Oliver Stage the store at 45 West 125th st to D. Houtman for the sale of French pastry and confectionery.

SLAWSON & HOBBS rented for Hon. Barton S. Weekes the dwelling 240 West 73d st to C. C. McQuade; also 125 West 73d st for A. L. Mordecai & Son to Dr. J. A. Kearns.

FREDK SOUTHACK & ALWYN BALL, JR., leased the 8th loft in 36-8 West 25th st to the Wilson Manufacturing Co.; also offices in the Broadway Chambers Building 277 Broadway, to Fleitman, Watjen & Co., exporters and importers.

SAMUEL J. TANKOOS leased, in conjunction with Pease & Elliman, to Agustin C. Hardart, secretary of the Horn & Hardart Co., owners of the Automat Restaurants, a large apartment, comprising the entire 3d floor, in the property at 328 West 83d st. The Wood Dolson Co. represent the owner.

M. H. TROPAUER leased for a long term to Dr. Anthony Bassler for Mrs. Wilhelmine Fleischmann her residence at 4 West 77th st, one of the finest private houses on the West Side, and was built to order by Mr. Fleischmann. It faces the Museum of Natural History, and is a 5-sty American basement, 25x100. The house was held at a rental of \$7,500 a year.

MAURICE WERTHEIM leased the 4-sty dwelling 125 West 67th st to Mrs. Fannie Grill.

WHITE-GOODWIN leased the store at 195-7 Canal st to Jacobs Bros.; the 1st loft at 121-5 West 17th st to Ellis & Golterman for E. S. Willard & Co.; the 2d floor at 106 West 28th st to Israel Schwartz; the parlor floor at 110 West 28th st to Feidelman, Blatt & Neiman, and the parlor floor at 7 West 31st st to Cohen & Jampol, Inc.; at 158-60 West 26th st to G. S. & B. and Schechter & Yampolsky spaces on the 1st and 2d floors.

WM. A. WHITE & SONS leased at 78 Greene st a loft to Jacob Goldstein; in conjunction with L. Tanenbaum, Strauss & Co. a loft at 97 Wooster st to Isaac Geller; and with Payson McL. Merrill Co. a store at 5 East 54th st to William O. Barton and Charles Willson.

REAL ESTATE NOTES.

SPEAR & CO. announce that Murray Brenner, after serving with the United States Army, has returned to their office.

CHAS. T. INGLEE has opened offices at 155 Montague st, Brooklyn, where he will conduct a general real estate brokerage business. Mr. Inglee has been associated with the Wm. P. Rae Co. for the past 20 years and was until recently secretary of the company. He contributed largely to the successful development of Sea Gate by the Wm. P. Rae Co., having erected more than 65 private residences at that well known summer resort, many of which he still owns.

JOSEPH W. CATHERINE has been made secretary of the Chauncey Real Estate Co., taking the place of John Ryan, who severed his connections with the company on January 1 last. Mr. Catherine went into the employ of the Chauncey Real Estate Co. as a boy, fourteen years ago, and through hard work advanced rapidly in the mastery of all phases of the real estate business. He is also a member of the Brooklyn Board of Real Estate Brokers and was recently elected a governor.

(Continued from page 138).

rectly. The possible advantages of the proposition are so thoroughly offset by extravagance, corruption and other abuses which usually attend municipal government throughout the country that it would seem the height of folly favorably to consider the idea of placing heavy additional responsibilities upon city officers at this time, particularly such as carry colossal opportunities for waste and improper use of political patronage as the construction and operation of great public service enterprises.

Assembly Int. 178, Pr. 180, Fertig. To amend the General City Law, in relation to the powers of cities to acquire, construct, own, operate, and lease public utilities.

This bill is disapproved. It is the City administration's proposition for municipal ownership and operation of public utilities.

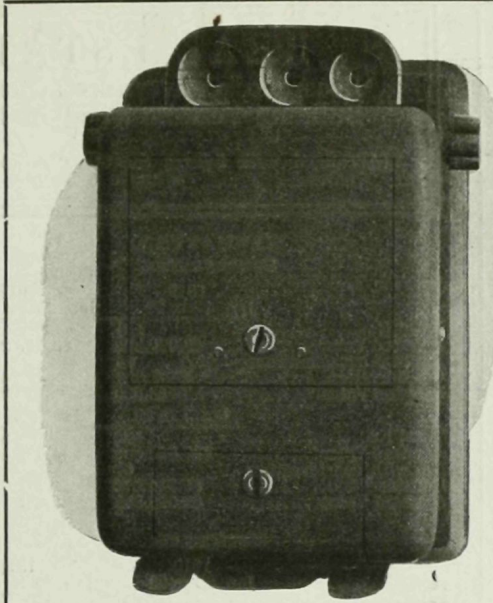
It provides for the submission to local referendum of propositions for municipal ownership and operation of public utilities specified in prescribed petitions. The machinery for such referendum is carefully worked out in the measure, as is the procedure for the acquisition of the designated utility, in case the referendum is favorable to the prayer of the petitioners.

The Real Estate Board has repeatedly expressed its opposition to the principles and objects of this measure, which is only less objectionable than those which have preceded it because it makes definite provision that every municipal ownership proposition must be submitted to the local electorate before it may be accepted and favorably acted upon by the City authorities.

New Trust Company Begins Work.

A full board of officers, headed by Harry A. Kahler as president, has been chosen for the newly organized American Trust Company, which formally opened for business on Monday at its offices, 135 Broadway, corner of Cedar street. Cyril H. Burdett, Henry S. Acken and Harry H. Fiedler have been elected vice-presidents of the new trust company. Garhard Kuchne will be its secretary; Joseph L. Obermayer, treasurer; Hubert F. Breitwieser, assistant secretary, and Morgan J. O'Brien, general counsel.

Strong financial interests are represented on the board of directors of the American Trust Company. The full list of directors, which has not previously been announced, include: Walter H. Bennett, vice-president, American Exchange National Bank; Edward M. Burchard, attorney; Orion H. Cheney, president, Pacific Bank; Bayard Dominick, Dominick & Dominick; Stephen B. Fleming, president, International Agricultural Corporation; Frederick B. Francis, New York agent, Canadian Bank of Commerce; William E. Harmon, Wood, Harmon & Co., real estate; Stanley P. Jadwin, O. H. Jadwin & Sons; Harry A. Kahler, president; Frederick D. Mackay, vice-president, E. W. Bliss Co.; George T. Mortimer, president, Equitable Office Building Corporation; Charles J. Obermayer, president, Greater New York Savings Bank; Morgan J. O'Brien, O'Brien, Boardman, Parker, Harper & Fox; James A. O'Gorman, O'Gorman, Battle & Vandiver; William R. Rose, Rose & Paskus; Louis F. Rothschild, L. F. Rothschild & Co.; Elbridge Gerry Snow, president, The Home Insurance Co.; Daniel G. Tenney, C. H. Tenney & Co.; George Zabriskie, Zabriskie, Sage, Kerr & Gray.



"Pay-When-You-Call"

Tenants Pay

Their Telephone Charges "As They Go" When Our New "Pay-When-You-Call" System Is Installed.

Briefly, it consists of a coin-collecting box in the tenant's apartment and a recording and controlling device on the switchboard. It ends disputes with tenants, loss of money, heavy maintenance in bookkeeping, collecting, printing of slips, checking, etc.

The device is tested, perfected, troubleproof, and begins to save money from the moment it is installed. Write Today for Data.

Coin Device & Signal Co., Inc.

409 Eighth Avenue, New York

Classified Advertisements

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

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

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

PROPOSAL

NOTICE TO CONTRACTORS: Sealed proposals for Construction Work—Screens and Guards—Additional Window Guards for Two Cottages of Farm Group, New York State Reformatory for Women, Bedford Hills, N. Y., will be received by Mr. Wm. G. Barrett, President of the Board of Managers, New York State Reformatory for Women, Bedford Hills, N. Y., until 10:30 A. M. on Friday, February 14, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3116-R. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at the New York State Reformatory for Women, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y. Dated: January 15, 1919.

WANTS AND OFFERS

RENTING MAN WITH EXPERIENCE IN SECTION 14TH TO 34TH STS; WILL MAKE LIBERAL ARRANGEMENTS WITH RIGHT MAN. HEIL & STERN, 1165-7 BROADWAY.

BROKER seeks connection, commission and drawing account; young, active, 9 years' experience sales, exchanges; exceptional record deals closed; Christian; can bring active clientele. Box 555, Record and Guide.

SUPERINTENDENT—Age 35, married, no children; can do all repairs; own tools; apartment house preferred; steady, reliable. Holt, 3938 Melrose.

WANTED by responsible party, modern apartment building, constructed in good resident district; will pay net rental equal 5 1/2% on fair valuation of lot and 7 1/2% on building construction cost. Address Box 549, Record and Guide.

PRELIMINARY SURVEY & ESTIMATES on contemplated alterations or improvements of all classes of commercial and manufacturing buildings made without charge. **CHARLES PAFF & CO., Architects and Engineers, 38 Park Row.**

FOR SALE—Record and Guide for 1902 to 1916; well bound; perfect order. STUART, 8 East 54th Street.

DANIEL H. JACKSON

TO BROKERS

A BARGAIN

260 WEST 99TH ST.

Near West End Ave.

Five-story single flat of nine rooms and bath on each floor, with basement and sub-basement; all improvements; hardwood trim. Guaranteed rents, \$4,280. Mortgage, \$24,000, at 5%, due January, 1921. Will sacrifice at \$33,000.

135 Broadway—Phone, Cortlandt 2207

SPEAR AND COMPANY

If you are contemplating placing your property in the hands of an agent, we would be very pleased to discuss it with you.

840 BROADWAY, N. Y. C.

FRANK D. AMES **BURTON J. BERRY**
 Pres. Secy.-Treas.
AMES & COMPANY
 Real Estate Agents and Brokers
 Telephone: Madison Sq. 3570 26 WEST 31st ST.

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 25 LIBERTY STREET
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

A. M. CUDNER
REAL ESTATE CO.
 Real Estate Brokers and Managers
 Chelsea Section Specialists
 254 WEST 23rd ST. TEL. CHELSEA 1276

Joseph Day

Auctioneer
 31 NASSAU STREET

J. B. ENGLISH
 REAL ESTATE BROKER

INSURANCE 1531-7 Broadway
 ESTATES MANAGED N. W. corner 45th St.
 RENTS COLLECTED Astor Theatre Building
 HOUSES FOR SALE Phone: Bryant 4773
 AND TO LET

AUSTIN FINEGAN
 Real Estate—Insurance—Appraisals
 35 NASSAU STREET Tel. Cortlandt 1730

Edgar A. Manning **Anton L. Trunk**
MANNING & TRUNK
 REAL ESTATE
 489 Fifth Avenue, New York
 Telephone: Murray Hill 6834

OGDEN & CLARKSON
 Corporation
 Real Estate and Insurance
 605 FIFTH AVENUE, above 48th Street

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-2

TUCKER, SPEYERS & CO.
 Real Estate
 435 FIFTH AVENUE, near 39th Street
 Telephone, Murray Hill 2750

JAMES N. WELLS' SONS
 (James P. Eadie)
 Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone, Chelsea 5286

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.)

MANHATTAN.
Conveyances.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	134	104	134	104
Assessed Value	\$8,369,300	\$6,447,200	\$8,369,300	\$6,447,200
No. with consideration	14	20	14	20
Consideration	\$307,525	\$636,400	\$307,525	\$636,400
Assessed Value	\$453,000	\$623,300	\$453,000	\$623,300
Summary:				
Total No.	532	483	532	483
Assessed Value	\$27,325,300	\$24,683,500	\$27,325,300	\$24,683,500
No. with consideration	67	92	67	92
Consideration	\$2,214,075	\$4,231,638	\$2,214,075	\$4,231,638
Assessed Value	\$2,680,800	\$4,881,100	\$2,680,800	\$4,881,100

Mortgages.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	42	39	42	39
Amount	\$634,975	\$782,811	\$634,975	\$782,811
To Banks & Ins. Cos.	16	7	16	7
Amount	\$365,200	\$430,000	\$365,200	\$430,000
No. at 6%	15	9	15	9
Amount	\$148,675	\$54,063	\$148,675	\$54,063
No. at 5½%	10	5	10	5
Amount	\$183,000	\$82,500	\$183,000	\$82,500
No. at 5%	13	12	13	12
Amount	\$276,300	\$431,500	\$276,300	\$431,500
No. at 4½%	2	2	2	2
Amount	.....	\$75,000	.....	\$75,000
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	\$5,248	.....	\$5,248
Interest not given	4	10	4	10
Amount	\$27,000	\$134,500	\$27,000	\$134,500
Summary:				
Total No.	220	194	220	194
Amount	\$3,370,658	\$4,956,873	\$3,370,658	\$4,956,873
To Banks & Ins. Cos.	46	37	46	37
Amount	\$1,350,000	\$3,323,250	\$1,350,000	\$3,323,250

Mortgage Extensions.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	45	28	45	28
Amount	\$2,502,250	\$1,508,500	\$2,502,250	\$1,508,500
To Banks & Ins. Cos.	34	8	34	8
Amount	\$2,321,250	\$927,000	\$2,321,250	\$927,000
Summary:				
Total No.	130	103	130	103
Amount	\$9,643,200	\$4,975,150	\$9,643,200	\$4,975,150
To Banks & Ins. Cos.	80	29	80	29
Amount	\$8,493,200	\$2,844,150	\$8,493,200	\$2,844,150

Building Permits.

	1919		1918	
	Jan. 24 to 30	Jan. 26 to Feb. 1	Jan. 24 to 30	Jan. 26 to Feb. 1
New Buildings	4	3	4	3
Cost	\$275,000	\$101,000	\$275,000	\$101,000
Alterations	\$178,215	\$158,496	\$178,215	\$158,496
Summary:				
New Buildings	13	17	13	17
Cost	\$1,151,050	\$1,481,700	\$1,151,050	\$1,481,700
Alterations	\$644,655	\$671,546	\$644,655	\$671,546

BRONX.

Conveyances.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	109	75	109	75
No. with consideration	22	8	22	8
Consideration	\$58,806	\$189,400	\$58,806	\$189,400
Summary:				
Total No.	369	387	369	387
No. with consideration	46	86	46	86
Consideration	\$235,107	\$901,183	\$235,107	\$901,183

Mortgages.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	52	24	52	24
Amount	\$291,219	\$182,475	\$291,219	\$182,475
To Banks & Ins. Cos.	4	.....	4	.....
Amount	\$179,000	.....	\$179,000	.....
No. at 6%	22	7	22	7
Amount	\$197,525	\$75,500	\$197,525	\$75,500
No. at 5½%	1	9	1	9
Amount	\$35,000	\$83,975	\$35,000	\$83,975
No. at 5%	25	2	25	2
Amount	\$53,694	\$5,500	\$53,694	\$5,500
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual rates	.....	1	.....	1
Amount	.....	\$1,000	.....	\$1,000
Interest not given	4	5	4	5
Amount	\$5,000	\$14,500	\$5,000	\$14,500

	1919		1918	
	Jan. 1 to 29	Jan. 1 to 31	Jan. 1 to 29	Jan. 1 to 31
Total No.	152	225	152	225
Amount	\$770,130	\$1,074,008	\$770,130	\$1,074,008
To Banks & Ins. Cos.	10	5	10	5
Amount	\$299,000	\$95,000	\$299,000	\$95,000

Mortgage Extensions.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
Total No.	11	9	11	9
Amount	\$221,000	\$79,250	\$221,000	\$79,250
To Banks & Ins. Cos.	5	2	5	2
Amount	\$139,500	\$22,750	\$139,500	\$22,750
Summary:				
Total No.	43	28	43	28
Amount	\$970,650	\$441,000	\$970,650	\$441,000
To Banks & Ins. Cos.	15	9	15	9
Amount	\$577,500	\$138,250	\$577,500	\$138,250

Building Permits.

	1919		1918	
	Jan. 23 to 29	Jan. 25 to 31	Jan. 23 to 29	Jan. 25 to 31
New Buildings	4	2	4	2
Cost	\$141,000	\$137,850	\$141,000	\$137,850
Alterations	\$4,500	\$1,950	\$4,500	\$1,950
Summary:				
New Building	10	10	10	10
Cost	\$177,940	\$478,850	\$177,940	\$478,850
Alterations	\$21,900	\$6,500	\$21,900	\$6,500

BROOKLYN.

Conveyances.

	1919		1918	
	Jan. 22 to 28	Jan. 24 to 30	Jan. 22 to 28	Jan. 24 to 30
Total No.	428	260	428	260
No. with consideration	24	18	24	18
Consideration	\$146,130	\$102,555	\$146,130	\$102,555
Summary:				
Total No.	1,728	1,370	1,728	1,370
No. with consideration	89	110	89	110
Consideration	\$672,235	\$867,848	\$672,235	\$867,848

Mortgages.

	1919		1918	
	Jan. 22 to 28	Jan. 24 to 30	Jan. 22 to 28	Jan. 24 to 30
Total No.	265	135	265	135
Amount	\$980,081	\$375,836	\$980,081	\$375,836
To Banks & Ins. Cos.	21	28	21	28
Amount	\$94,500	\$131,650	\$94,500	\$131,650
No. at 6%	194	88	194	88
Amount	\$606,816	\$215,967	\$606,816	\$215,967
No. at 5½%	37	15	37	15
Amount	\$264,800	\$61,035	\$264,800	\$61,035
No. at 5%	14	6	14	6
Amount	\$58,415	\$12,900	\$58,415	\$12,900
Unusual rates	3	5	3	5
Amount	\$10,400	\$8,296	\$10,400	\$8,296
Interest not given	17	21	17	21
Amount	\$39,650	\$77,638	\$39,650	\$77,638
Summary:				
Total No.	1,060	727	1,060	727
Amount	\$3,819,055	\$3,130,974	\$3,819,055	\$3,130,974
To Banks & Ins. Cos.	90	105	90	105
Amount	\$449,750	\$579,650	\$449,750	\$579,650

Building Permits.

	1919		1918	
	Jan. 22 to 29	Jan. 25 to 31	Jan. 22 to 29	Jan. 25 to 31
New Buildings	96	6	96	6
Cost	\$462,250	\$82,500	\$462,250	\$82,500
Alterations	\$46,200	\$59,996	\$46,200	\$59,996
Summary:				
New Buildings	335	68	335	68
Cost	\$1,527,975	\$1,095,160	\$1,527,975	\$1,095,160
Alterations	\$421,090	\$245,571	\$421,090	\$245,571

QUEENS.

Building Permits.

	1919		1918	
	Jan. 22 to 29	Jan. 25 to 31	Jan. 22 to 29	Jan. 25 to 31
New Buildings	71	27	71	27
Cost	\$261,465	\$77,775	\$261,465	\$77,775
Alterations	\$14,400	\$7,055	\$14,400	\$7,055
Summary:				
New Buildings	125	71	125	71
Cost	\$455,370	\$211,425	\$455,370	\$211,425
Alterations	\$51,294	\$21,990	\$51,294	\$21,990

RICHMOND.

Building Permits.

	1919		1918	
	Jan. 22 to 29	Jan. 24 to 31	Jan. 22 to 29	Jan. 24 to 31
New Buildings	12	4	12	4
Cost	\$17,633	\$21,000	\$17,633	\$21,000
Alterations	\$2,271	.....	\$2,271	.....
Summary:				
New Buildings	35	14	35	14
Cost	\$132,983	\$44,600	\$132,983	\$44,600
Alterations	\$7,501	\$3,275	\$7,501	\$3,275

BUILDING SECTION

Governor's Reconstruction Committee's Housing Plans

Will Hold Hearing in Buffalo on February 8 to Investigate Conditions and Formulate Program to Provide Work and Homes

GOVERNOR SMITH'S Reconstruction Commission will hold a conference at Buffalo on February 8, at which the question of housing will be taken up. This is the first move in the plan to provide employment for workmen and to stabilize the building industry. Representatives of the Federal departments engaged in housing operations during the war will be present and give the commission the benefit of their experience.

Other plans of the Governor's Reconstruction Commission, of which A. I. Elkus is chairman and Mrs. Henry Moskowitz secretary, are taking shape, according to an announcement made at the offices of the commission, Room 309, Hall of Records. The Committee on Taxation and Retrenchment will hold a conference next week with State Controller Travis and Senator Sage, chairman of the Finance Committee of the Senate. On Saturday morning at 10.30 o'clock, in the Board of Education Building, 59th street and Park avenue, the Committee on Education will begin an inquiry into the military training law. Dr. Felix Adler, the chairman, has asked the members of the Military Training Commission and the staff to meet the committee in conference. The plan of the inquiry will then be outlined.

The question of the proposed vehicular tunnel connecting New York and New Jersey has been referred to the Committee on Readjustment, of which Alfred J. Johnson is chairman. The committee will hold a public hearing on the subject next week.

Abram I. Elkus, chairman of the Reconstruction Commission, discussing the work of the commission, said that taxation, problems of employment, housing, food production and distribution, and education would be among the topics to be considered.

"The committee on housing will call together committees and organizations that have been interested in housing for many years," he said. "It will also call upon experts who were dealing with the housing problems of the Federal Government during the war, and will take up for consideration the Government's abandoned housing projects. An effort will be made to co-ordinate State and Government activity into a plan useful to the people. We shall call into consultation social workers, architects, builders, and real estate interests to make the work practical and permanently constructive.

"It has become apparent that the committees whose work is most pressing at the present time are the committees on unemployment, industrial problems, demobilization, and taxation and retrenchment, all of which will work in close conjunction.

"An immediate study will be made of the legislation passed during the past two years, as so-called war-emergency measures. Some of these laws are now merely encumbering the statute books; others contain germs of useful ideas. It will be the business of the Committee on War Emergency measures to inquire into each, and to see what should become permanent in the law of the State and what should be repealed or modified. This committee will also inquire into the unexpended balance of money appropriated for the carrying out of some of these emergency measures.

"It is our hope that we will be able to carry out the Governor's thought in appointing the commission, so that the administrative and legislative functions of the State may adapt

themselves to the rapidly changing conditions of the present day. No plan or thought advanced will be thrown aside without careful consideration. We desire all to be heard and all to co-operate. The spirit of co-operation engendered in the war can be carried over into peace conditions, and we cannot begin too soon to continue this habit. Therefore we are hopeful that every one will come forward with offers of help and co-operation. The commission will not hesitate to call upon organizations and individuals to give the needed assistance. It has been very gratifying thus far to get the many cordial offers of assistance that have come in. We shall use them all as quickly as we can get under way."

The Information and Education Service of the United States Department of Labor announces through its Division of Public Works and Construction Development that investigations in the land values branch of the economic section indicate the interesting fact that land values have by no means shared in the general rise of prices since 1913.

The Bureau of the Census reports that the assessed value of real estate in cities of over 30,000 population increased from \$24,900,000,000 in 1913 to \$30,200,000,000 in 1918. If this valuation had increased as rapidly as the general index number of commodity prices, the assessed valuation of real estate in all cities of the country of 30,000 or over would have been at least \$46,000,000,000 in 1913 instead of \$31,000,000,000.

In other words, real estate valuations from 1913 to 1918 increased \$15,000,000,000 less than the rate of advance of prices in general.

It is of course to be noted that the figures here given are for real estate valuations determined by tax assessors. It is, however, likely that the increase in real estate valuations is at least as great as the increase in real estate values. Most of the revenues of each of our cities arises from real estate taxation. The search for larger revenues during the period since 1913 has in many cases driven tax assessors to increase the valuation of real estate, for this valuation is the basis of the tax. Therefore, it is entirely possible that this increase in real estate valuation is more rapid than the increase in values. In other words, the total value of real estate in 1918 compared with 1913, if we could ascertain it, would probably show an even smaller increase compared with commodity prices, than the increase in real estate valuation.

The recent investigation conducted by the Information and Education Service of the U. S. Department of Labor through its Division of Public Works and Construction Development has revealed the fact that, at the present time, there is a decided scarcity of dwelling accommodations in the United States. This condition is becoming accentuated day by day and, according to reports, will become more acute as the demobilization of our armed forces proceeds.

Of 91 real estate boards interrogated, 59 replied that in their cities a non-fulfilled demand existed for houses and apartments, while 24 stated that at the present time this same condition exists to an acute degree. Only 4 of the 91 replied that there was little demand for housing accommodations.

During the war it was patriotic not to build. Now we can best show our patriotism by building.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

Sandstone Continues To Decrease in Amount Quarried

In Only Three Years Since 1903 have Values of Product Increased—Pennsylvania, Ohio and New York Largest Producers

THE sandstone marketed in the United States in 1917, according to reports of producers to G. F. Loughlin, United States Geological Survey, Department of the Interior, amounted to 3,959,000 short tons, valued at \$5,512,421. This value is a decrease of 1.6 per cent. from that for 1916, which was in turn a decrease of 8 per cent. from that for 1915. Excepting in 1909, 1913, and 1914, the value of the sandstone sold has shown a decrease each year since 1903. The decrease in quantity for 1917 was 715,300 short tons (11 per cent.). In 1917 the sandstone sold represented 6.7 per cent. of the total value of stone sold and 4.7 per cent. of the total quantity. The three leading States, which contributed over 66 per cent. of the total value of sandstone, were Pennsylvania (\$1,794,919), Ohio (\$1,086,027), and New York (\$760,582). Pennsylvania and New York reported increases in value in 1917. The increase for Pennsylvania was mainly in the value of ganister, as, except for a small increase in crushed stone for concrete, all other sandstone products showed a decrease. Ohio's principal sandstone products were building stone, curbing, and flagging, the output of all of which decreased in 1917. In New York increases in value were reported for rough building stone, paving, curbing, and flagging, and decreases for dressed building stone and crushed stone. The States reporting a production of sandstone numbered 35, of which 24 showed decreased output. The decreases were general for all uses of stone. The increase in Wisconsin was in quartzite (ganister) used in the manufacture of refractory brick. Colorado's increase was in building stone and ganister. The considerable increase in North Carolina was due to the quarrying of a large quantity of stone in Burke and McDowell counties near Bridgewater for the construction of a dam. The most noticeable decreases were in Minnesota (building and crushed stone) and in Texas (riprap and crushed stone). An apparent decrease in building stone and crushed stone for concrete in New Jersey was due to the reclassification of argillite with "miscellaneous stone." The number of quarries reporting operation in 1917 was 356, compared with 436 in 1916.

The first of the following tables shows the value of sandstone sold in 1916 and 1917 by States. The second table shows both the quantity and the value of stone sold for different uses. The common unit of measurement for the different uses is given, and the quantities reported are reduced to estimated equivalents in short tons, in order to show the approximate total quantity.

The value of sandstone for use in building decreased \$273,061 (20 per cent.) in 1917, 7 per cent. in 1916, and 22 per cent. in 1915. The quantity decreased 1,223,440 cubic feet (32 per cent.) in 1917. Rough building stone, valued at \$294,638, showed a decrease of 34 per cent. and dressed stone, valued at \$748,588, a decrease of 4 per cent. The total production in 1917 was 2,579,750 cubic feet, valued at \$1,043,226. The three principal producing States were Ohio, Pennsylvania, and New York, which showed values of \$435,153, \$157,587, and \$140,555, respectively. These states represented 70 per cent. of the total value of building stone and showed an average decrease of 17 per cent. in 1917. The only notable increases in building stone were in Colorado and Wisconsin and were due to increased activity in the quarries at Stone City, Pueblo County, Colo., and at Port Wing, Bayfield County, and Dunnville, Douglas County, Wis. An apparent decrease in Massachusetts was occasioned by the reclassification of some conglomerate used as building stone with the group of "miscellaneous stone" and by decreased operations at East Long Meadow.

The value of the sandstone sold for paving blocks (\$352,808) increased 7.8 per cent., and this was the only sandstone product other than ganister that showed increase in value. The quantity, however, decreased 2.8 per cent. Sandstone paving blocks were produced in 7 States in 1917, compared with 13

in 1916. New York, Pennsylvania, and Wisconsin were the leading producers. New York's output, valued at \$171,566, was an increase of 30 per cent.; Wisconsin's, valued at \$44,711, an increase of 92 per cent., and Pennsylvania's, valued at \$73,087, a decrease of 6.5 per cent. Colorado, Minnesota, South Dakota, and Utah, the other States producing sandstone paving blocks in 1917, showed decreases in value. The principal quarrying districts for sandstone paving blocks are Sandstone, Pine County, Minn.; Medina and vicinity, Orleans County, N. Y.; Dell Rapids and Sioux Falls, S. Dak.; and Sauk County, Wis.

Ganister rock, a quartzite or sandstone used in the manufacture of silica brick and for lining furnaces, was brought into prominence in 1915 by the unusual demand for refractory material for use in the war industries. In 1917 this product represented about one-third of the total quantity of sandstone quarried and over one-fourth of the total value. The total production in 1917 was 1,301,177 short tons, valued at \$1,550,500, an increase of about 51 per cent. in quantity and of 155 per cent. in value. Details of this industry for 1917 were published in U. S. Geological Survey Press Bulletin 373.

Curbing and flagging are two sandstone products that have shown continued decrease for several years, owing to competition with concrete. The value of curbing in 1917 was \$651,564, which was a decrease of \$51,338 (7 per cent.) and followed a decrease of \$187,562 (22 per cent.) in 1916. Ohio, New York and Pennsylvania were the only important producing States. The value for New York (\$275,254) was the only one showing an increase. The value for Ohio (\$305,581) is nearly one-half of the total value of sandstone curbing. The greater part of the curbing sold in New York and Pennsylvania was, as usual, bluestone. The total quantity of curbing (2,177,560 linear feet) decreased 10 per cent.

The value of flagging decreased to \$348,000, or 11 per cent. Ohio produced flagging valued at \$274,150, about 80 per cent. of the total value and a decrease of 11 per cent. New York showed a slight increase—from \$37,987 in 1916 to \$46,783 in 1917—and Pennsylvania, the only other producing State, decreased to \$26,187 (over 38 per cent.). The total quantity of the sandstone sold for flagging in 1917 was about 2,963,980 square feet, a decrease of 3 per cent.

The sandstone sold for rubble and for riprap in 1917 decreased in both quantity and value; in 1916 there was a decrease for rubble and an increase for riprap. Pennsylvania, the leading State in production of rubble, decreased in output in 1917, as did practically all the other producing States. Large decreases in riprap in California and Oregon and minor ones in the other States caused a decrease of 50 per cent. in quantity and 46 per cent. in value in 1917.

Crushed sandstone in 1917, for the third year in succession, showed decreases in sales—30 per cent. in quantity and 16 per cent. in value. The largest decrease was in crushed stone for road metal, which declined about 45 per cent. in quantity and 36 per cent. in value.

A little more than one-fourth of the quantity sold was quarried in Pennsylvania—389,043 short tons, valued at \$302,347. California stood second, with 269,903 short tons, valued at \$205,952; and Massachusetts third, with 167,000 short tons, valued at \$211,500. The output of crushed sandstone in Massachusetts in 1917 as reported does not include conglomerate and slate, which are now classified with "miscellaneous stone."

The figures showing the production of bluestone quarried in New York and Pennsylvania are included in those for sandstone, but on account of the local importance of the stone are also given separately. The value in 1917 showed a continuation of the decrease that has been steady since 1911 and was the smallest recorded value since statistics of bluestone have been collected by the Survey.

Secretary Wilson Predicts Big Peace Time Production

Says Return to Post-War Activities Will Remove Remotest Possibility of Reduction of Wages from Present Basis

Washington, January 30.

The United States Department of Labor authorizes the following statement by Secretary Wilson:

"I am of the opinion that from the time we restore ourselves to our normal post-war activities the demand for peace-time production will be so great that there will not be the remotest possibility of securing any reduction in the wage rates from their present basis. I feel, further, that the manufacturer who fails to take into consideration the prospects of the future and who, in a hope of securing a cheaper labor or cheaper raw material, does not build up his organization and maintain it during the possibly brief period of readjustment will be handicapped in securing his share of the business afterwards, because he will be handicapped through lack of working forces in his factory.

"It, therefore, seems to me that the situation resolves itself into taking care of the possible problem in the interim between our ceasing war activities and the time when we have assumed our natural postwar activities.

"With the attitude of mind that I have expressed as existing on the part of some manufacturers relative to waiting for a lowering in the price of raw material and the price of labor, it may be that the restoration of industry will not take place as rapidly as the demobilization takes place. We are not sure of that. There ought to be provision made for a reservoir that would absorb the demobilized workers and the demobilized soldiers—not in doing the things which there is no need to have done, but in doing the things that ought to be done, that are valuable for peace-time purposes—a reservoir that will take care of them for the brief period between their dismissal from the Army or the dismissal from the War Industries until they can be reabsorbed into the natural post-war industries activities.

"The Department of Agriculture is taking steps to accomplish part of that purpose in the matter of road improvement, highway improvements, on the theory Congress has acted on in the past, that for military purposes and for postal routes, roads are necessary all over the country. Where men are employed in road building they do not have to be taken from their own home communities to engage in the work. The Department of Agriculture, therefore, has asked, or is about to ask, for an increased appropriation which will enable it, in cooperation with the respective States, to engage in a Nation-wide project of road building that will absorb, if need be, some of these workers temporarily, until industry resumes its natural course.

"During the period of the war, by virtue of the shortage of workmen, there has been little or no municipal activity in building operations, in park extensions, in sewage extension, waterworks, or any other of the public utilities. They have been delayed and postponed because of the shortage of man power and because of the inability to finance. We are suggesting, through the Department of Labor, to the various municipalities throughout the country, the advisability of their resuming these activities at as early a date as possible.

"Whenever it is possible to utilize public means, wherever it is possible to undertake public work, or things that are valuable for peace-time purposes, it should be undertaken as promptly as possible. It may not be needed, but it ought to be provided so that it can be utilized if it is needed.

"Personally, I am opposed to the creation of work solely for the purpose of giving employment to somebody. I look upon that as being so much waste; wasted intelligence, wasted energy, and waste of material. But the same argument can not be made against employing labor for useful purposes, and this should always be borne in mind, that, if you have millions of men out of employment and, by virtue of their being out of employment, unable to supply food and clothing and shelter

for their families, they are going to insist upon the opportunity of earning a livelihood.

"I am not one of those who take the ground that a country or a government owes every man a living. But all governments, all organized society is man-created, and consequently, more or less artificial because of the restrictions that must of necessity be imposed for the purpose of enabling us to live in harmony with each other. And because of those restrictions, men have not always the opportunity of working for themselves, and I am one of those who believe that all good governments will see to it that every man has the opportunity to earn a living. In other words, the government does not owe him a living, but it owes him the opportunity to earn a living."

Yellow Pine Shipped to Norway

What is thought to be the first shipment of American house-building materials ever sent direct to Norway recently went forward, and a trade that was started with the help of the Bureau of Foreign and Domestic Commerce now promises to develop into one of important dimensions. The bureau is just in receipt of the following self-explanatory letter from the New York representative of the company chiefly concerned in the transaction:

"A couple of weeks ago I went to Louisiana and purchased about 120,000 feet of yellow pine in the different dimensions suitable for wooden buildings, which was shipped from New Orleans within a few days direct to Norway. We have since placed an order about half that size, and we now expect that other orders will follow right along.

"We also shipped from New York some 17,000 pounds of American tile and ceramic flooring and some deadening quilt for walls and floors, and have placed orders for high-class and, in part, carved interiors in quartered oak, mahogany, and satinwood, for a certain brand of special-type panels, for ornamental compo ceilings, for plumbing fixtures, water filters, metal roofing, and a number of other building materials for the house to be erected by the — Co. in Christiania as samples of American building materials and appliances. The company is being organized to carry a stock of such materials at Christiania, Bergen, and Trondhjem."

"Pershing Square" on Lamp Posts

Pershing Square will not have to be pointed out by policemen and porters to passersby any more. Signs labeled "Pershing Sq." now adorn the ornamental electric light and street corner posts in the Grand Central station zone.

The square that bears the name of the General in command of the American armies abroad is not yet exactly a beauty spot because of the many improvements under way there and the work on the new Hotel Commodore, of the Bowman group, which was to be opened January 28. But the contractors are hustling the work so that as soon as possible Pershing Square may be wholly pleasing to the eye.

City Administrator's Tax Bills

Nathan Hirsch, chairman of the Mayor's Committee on Taxation, announced yesterday that the committee's bills designed to relieve real estated owners from the excessive tax burden, are now in the hands of corporation counsel William P. Burr, for preparation. The bills will be submitted early next week to Mayor Hylan and the Board of Estimate for approval and then introduced in the State Legislature, with the full support of the city administration.

CURRENT BUILDING OPERATIONS

UNDOUBTEDLY the building situation is gradually readjusting itself each week bringing new evidence that renewed activity is close at hand. Architects' offices are busy on plans for many new projects that will in all probability be started early next spring. During the past week there has been quite a fair amount of new construction placed under contract and builders have many proposed operations to estimate upon.

Although it will likely be some time before activity starts within the city boundaries, it is predicted that as soon as weather conditions warrant a large amount of construction will be started in the suburban districts in close proximity to New York. Small dwelling construction will predominate in these sections is quite noticeable and it is probable number of buildings of other types erected.

The material markets are quiet, but with prices holding firmly to the levels of the past two or three months. At present there is little possibility of a decline in material prices and dealers are for the most part of the opinion that the existing high levels will be maintained throughout the coming year. Building material dealers report a steady gain to the volume of orders placed and while business is not nearly up to the normal of past years at this time, the improvement over recent inactive conditions is quite noticeable and it is predicted that from now on business will rapidly increase in volume.

Common Brick.—Business in the wholesale market for Hudson River common brick is extremely quiet and although there are persistent rumors of an improved building situation, brick producers and dealers have not as yet felt the force of any new movement. While the river is still fully open to navigation no brick is being shipped and unless a sudden demand should manifest itself there will be only spasmodic arrivals during the next few months. There is sufficient brick covered at the docks and stacked in the yards of the dealers to fill any orders that might be placed

before the commencement of the spring season. Prices are firm at \$15 a thousand to dealers in cargo lots, alongside dock.

SUMMARY—Transactions in the North River brick market for the week ending Friday, January 31, 1919. Condition of market: Demand light; prices unchanged. Quotations: Hudson River, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0. Sales, 2. Distribution: Manhattan, 1; Brooklyn, 1.

BUILDING COMMODITY PRICES

CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York:

Note—Price changes are indicated by bold-face type.

Brick (Wholesale, on Dock, N. Y.) per 1,000:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River, best grades...\$15.00 to —

Hudson River, "off loads".... — to —

RaritanNo quotation

Second hand brick, per load of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

Rough Red\$37.00 to —

Smooth Red..... 37.00 to —

Rough Buff..... 42.00 to \$43.00

Smooth Buff..... 42.00 to 43.00

Rough Gray..... 45.00 to 46.00

Smooth Gray..... 45.00 to 46.00

Colonials 25.00 to —

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bbl....\$3.80

Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½ in., Manhattan deliveries, per cu. yd.\$3.25

Bronx deliveries..... 3.50

¾ in., Manhattan deliveries..... 3.25

Bronx deliveries..... 3.50

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....\$2.25

Bronx deliveries..... 2.50

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water

Face Brick.—Dealers in face brick recently have had quite a number of opportunities to estimate on fair-sized projected buildings and according to the figuring activity there should be a good volume of business during the year. Predictions have been made that brick will be extensively used in country house construction of the better class and face brick manufacturers and dealers are anticipating considerable busi-

front, in which case prices will be slightly higher.

Hollow Tile—

Exterior—not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring..\$63.75 per 1,000 sq. ft.

3x12x12102.00 per 1,000 sq. ft.

4x12x12114.75 per 1,000 sq. ft.

6x12x12153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.\$6.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300 lb. barrel).....\$3.70 per bbl.

Common Lime (Standard 300 lb. barrel) 2.50 per bbl.

Hydrate Finishing, in cloth bags 23.50 per ton

Rebate for bags, 10c. per bag.

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$24.30 per ton

Lath Mortar, in cloth bags... 18.05 per ton

Brown Mortar, in cloth bags. 18.05 per ton

Finishing Plaster in cloth bags 27.00 per ton

Rebate for returned bags, 30c. per bag.

Finishing Plaster (250 lb. barrel)\$3.50 per bbl.

Finishing Plaster (320 lb. barrel) 4.35 per bbl.

Plaster Blocks—

2 in. (solid) per sq. ft.....\$0.11

3 in. (hollow) per sq. ft..... 0.11

The Bulk of the Purchasing Power

Expended in connection with the construction, maintenance and operation of buildings in the Metropolitan District is exercised by six classes—owner, architect, mortgage lender, general contractor, real estate agent and building manager.

A comparison of names found in conveyances, mortgages, building loans, plans filed and other recorded instruments with those on the subscription books of the RECORD AND GUIDE, shows the percentage of names of these principals appearing as subscribers whether taken separately or collectively, to be very high, indicating that in greater New York few buildings are constructed where the RECORD AND GUIDE is not read by one or more of the major interests controlling the project.

The RECORD AND GUIDE occupies a unique position as a direct appeal advertising medium. It is the only publication read by members of an entire group having most to do with the expenditure of money appropriated for construction, maintenance and operation.

MATERIALS AND SUPPLIES

ness from this source. Face brick prices are firm and practically unchanged.

Lumber.—Both producers and dealers are making plans for the demand for lumber that will come with the general revival of building construction, and notwithstanding the fact that at present there is but little activity in either wholesale or retail markets the situation is hopeful. During the next few weeks the volume of business should in-

dicating a marked increase as plans are being prepared for a considerable amount of new construction that will probably be started as soon as conditions permit. Lumber prices are being firmly maintained, and there is every reason to anticipate continued high lumber prices.

Portland Cement.—Since the termination of the Federal restrictions there have been no important developments

in the cement industry. Demand at present is seasonably low, but the outlook for greatly increased activity during the spring and summer months is excellent. Manufacturers are generally engaged in planning for the unparalleled demand that is anticipated when building construction is really revived. The disparity between the stocks on hand and the expected magnitude of the demand is enormous and production must be stimulated in order to eliminate this disparity. The output of Portland cement during 1918 decreased materially, due wholly to the war restrictions on fuel supply, transportation, labor and other factors.

Structural Steel.—There has been considerable foreign inquiry for fabricated material of late, and the prospects for a large volume of export business are bright. Domestic buying is light, however, and will not improve greatly until the entire building situation has undergone a decided change. Builders have their plans well developed, but are holding off in the hope of reduced material prices.

Electrical Supplies.—Although trade conditions are generally quiet, both manufacturers and dealers are confident that business will pick up materially within a short time and that during the spring and summer months a large volume of orders will be placed. Naturally this depends largely upon a strong revival of building construction throughout the country, but at the present time all signs point to an early resumption of structural activity in many lines. Prices for electrical supplies remain steady and while some items have dropped somewhat there is a firm tone to the price situation.

Cast-Iron Pipe.—Eastern producers have followed the lead of the manufacturers in the South and West and have announced reductions of \$2 a ton on cast-iron pipe. Buying interest is light, but it is thought that the decrease in prices may stimulate orders to some extent, although important business is not anticipated until late spring or early summer. New quotations are as follows:

(Continued on page 152)

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:		
27x28x1 in.	.....	\$0.35 each
27x48x 1/4 in.	.....	0.32 each
32x36x 1/4 in.	.....	0.21 each
32x36x 3/8 in.	.....	0.21 each
32x36x 1/2 in.	.....	0.23 1/2 each

Sand—

Delivered at job in Manhattan	.....	\$2.00 per cu. yd.
Delivered at job in Bronx	.....	2.25 per cu. yd.

Note—Prices for deliveries in Brooklyn and Queens, approximately the same as in Manhattan, except where project is located at a great distance from the water front, in which case prices will be slightly higher.

Broken Stone—

1 1/2 in., Manhattan delivery	.....	\$3.25 per cu. yd.
Bronx delivery	.....	3.50 per cu. yd.
3/4 in., Manhattan delivery	.....	3.25 per cu. yd.
Bronx delivery	.....	3.50 per cu. yd.

Note—Prices for deliveries in Brooklyn and Queens, approximately the same as in Manhattan, except where project is located at a great distance from the water front, in which case prices will be slightly higher.

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
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed), New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:		
Beams & channels up to 14 in.	.....	3.07 to
Beams & channels over 14 in.	.....	3.07 to
Angles, 3x2 up to 6x8	.....	3.07 to
Zees and tees	.....	3.07 to
Steel bars, half extras	.....	3.07 to

Lumber—

Wholesale prices, New York:		
Yellow pine, merchantable 1905, f.o.b.N.Y.:		
3x4 to 5x12, 10 to 20 ft.	.....	\$48.00 to \$52.00
6x12 to 14x14	.....	41.00 to 56.00
Hemlock, Pa., f. o. b. N. Y.		
Base price, per M.	.....	\$36.00 to
Hemlock, W. Va., base price, per M.	.....	36.00 to
(To mixed cargo price add freight \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	.....	\$38.00 to \$42.00
Wide cargoes	.....	52.00 to 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.		

Cypress lumber (by car, f. o. b. N. Y.):		
First and seconds, 1-in.	.....	\$70.00 to
Cypress shingles, 6x18, No. 1 Hearts	.....	10.00 to
Cypress shingles, 6x18, No. 1 Prime	.....	8.50 to
Quartered oak	.....	115.00 to \$120.00
Plain oak	.....	80.00
Flooring:		
White oak, quartered, select	.....	to 67.00
Red oak, quartered, select	.....	to 67.00
Maple No. 1	.....	56.50 to
Yellow pine, No. 1, common flat	.....	43.00 to
N. C. Pine, flooring, Norfolk	.....	43.00 to

Window Glass—

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

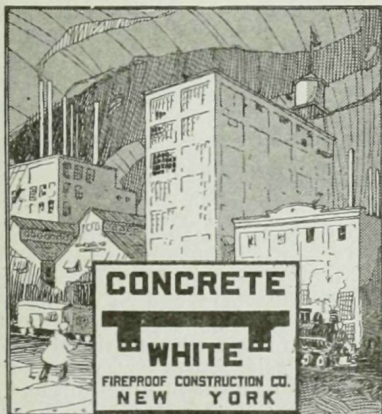
Linseed Oil—

City brands, oiled, 5 bbl. lots	.....	\$1.48 to
Less than 5 bbls.	.....	1.49 to

Turpentine—

Spot in yard, N. Y., per gal.	\$.075 1/2 to \$0.76
-------------------------------	-------	----------------------

Let WHITE Build It of CONCRETE



OUR STRONGEST ARGUMENT

IS THE CHARACTER OF CLIENTS WHO ENGAGE OUR SERVICES. HERE ARE A FEW: SWIFT & COMPANY, JULIUS KAYSER & COMPANY, COLGATE & COMPANY, NATIONAL ANILINE & CHEMICAL COMPANY, NEW YORK EDISON COMPANY.

White Fireproof Construction Company
NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

INSURANCE

34 West
33d St.



Mad. Sq.
3060

Specialists to Contractors

BONDS

BUILDING ZONES

A Handbook of Restrictions on
the Height, Area, and Use of
Buildings, with Especial Ref-
erence to New York City.

*Profusely illustrated
with
Colored Maps and Drawings*

BY

GEORGE BURDETT FORD
Consultant to the Commission
of Building Districts and Re-
strictions, assisted by Herbert
S. Swan and F. P. Schiavone

PRICE:
ONE DOLLAR

Supply Limited

THE RECORD AND GUIDE

(Continued from page 151)
6-in., 8-in. and heavier, \$62.70; 4-in., \$65.70,
and 3-in., \$72.70 a ton, New York.

Cut Nails.—Although the demand is not exceptionally heavy the supply is low, and prices are not based upon the demand, but on the scarcity of stocks. Producers have been hindered by labor difficulties and other factors that have slowed down the rate of production. Current quotations are as follows: Cut nails, in store, \$6.65 per keg, and delivered by jobber, \$6.75 base per keg.

Linseed Oil.—There has been relatively no change to the market situation other than a slight improvement in the number of inquiries for oil. Prices are firm and will be as long as the present scarcity of the commodity continues.

Window Glass.—Transactions in glass are almost a negligible quantity, and there is only a limited prospect for improvement until after there has been a decided impetus to building construction throughout the entire country. There have been slight changes in the schedule of manufacturers' discounts, which may be noted on the material price table.

Project to House Needle Trades.

Three alternative propositions are being considered in an effort to centralize the needle trades of the city in a large building especially designed and equipped with modern conveniences. Tentative plans have been prepared, and there seems to be every assurance that before long a site will have been selected and definite arrangements made to commence construction.

Fred T. Ley & Company, general contractors, 19 West 44th street, have been interested in this project, and undoubtedly will be selected as the builder. At the present time three sites are under advisement—Seventh avenue, between 30th and 31st streets, in the Pennsylvania Station zone; Long Island City, and Sixth avenue, south of 23d street.

Negotiations for the Seventh avenue property are said to be pending at present, and it has also been stated that the Dime Savings Bank of Brooklyn stands ready to make a substantial building and permanent loan to assure the progress of this operation if this site is finally selected.

The Long Island City project would include, in addition to the erection of a high-class, modern, light manufacturing building, the construction of a large group of dwellings, designed to house the families of the workers in the needle trades. The project calls for a group layout, arranged somewhat along the lines of those housing schemes so successful in England. These houses would be erected in close proximity to the manufacturing buildings and would contain all of the present-day living conveniences.

The third idea involves a large site on Sixth avenue, south of 23d street, which would be utilized for the erection of a modern, fireproof, light manufacturing building, and would involve further the conversion of some of the existing loft and store buildings in the section for use by the needle trades exclusively. In the event of the latter project being decided upon it is said that a number of properties in Greenwich Village and the Chelsea sections would be modernized for housing the workmen in the clothing industry.

It has been said that any one of these projects might now be considered favorably by loaning institutions which would have to provide the funds necessary to assure their success. The fact that at the present time money can be obtained for a project of this character is a most

hopeful sign to the building fraternity, which has been inactive to a great extent for the reason that mortgage money for new construction was not available.

Annual Meeting of Building Officials.

The fifth annual Building Officials' Conference will be held in Pittsburgh, Pa., February 6 to 8, 1919. Arrangements have been made for holding a joint session with the National Brick Manufacturers' Association. The business meeting will be held the morning of the 8th.

The joint session will be held on the morning of the 7th. On the sixth—morning and afternoon—regular meetings will be held.

During the week February 2 to 8 a number of allied organizations, including the National Paving Brick Manufacturers' Association, the National Building Brick Bureau and the American Ceramic Society, will also meet in Pittsburgh. The meetings will be held at the William Penn Hotel.

The principal topic for our meeting will be "Brickwork—Its Uses, Strength and Durability." There will be speakers and papers and discussions on the subject and on any other subjects that may be of interest to those present. This meeting is to be a notable one, and those who attend will doubtless be prepared to make definite contribution from their experiences and eager to take back with them practical ideas that will ripen their judgment, give them more assurance and make their services of greater value.

Pittsburgh is an ideal meeting place. The Bureau of Standards has a testing laboratory, with what is said to be the largest testing machine in this country. There are many famous establishments for manufacturing all kinds of building materials. Special arrangement will be made for a visit to some of them.

Hon. Rudolph P. Miller, chairman, and Mr. Dies, who is located in Pittsburgh, have been hard at work for some time perfecting plans to insure the success of the meeting. Plan your work and work your plan so that you can attend the conference this year.

Important Conference Planned.

The Society of Industrial Engineers plans a national conference at New York, March 18-21, at the Hotel McAlpin. A discussion of labor by both employers and labor leaders is contemplated for the purpose of crystallizing the attitudes representative of both labor and capital toward labor problems of to-day. Internal plant organization and also the elimination of fatigue will be other leading topics. Headquarters of the society are at 327 South La Salle street, Chicago.

Convention of Roofing Contractors.

The annual convention of the National Association of Master Gravel and Slag Roofers of America will be held in New York City, February 11 and 12. Headquarters of the convention will be at the recently completed Hotel Commodore. The committee in charge of the meetings reports that at all sessions of the convention there will be interesting programs, especially prepared with the view of furnishing trade information and data to the men of industry who now face some of the biggest problems business has ever known.

Finishing Tunnel to Queens.

P. McGovern Contracting Company has completed the construction work on the tunnel under the East River from

60th street, Manhattan to Long Island City. The contractors have now started cleaning up the tunnel and this will require several weeks. Engineers of the Public Service Commission started the work of completing the contracts and specifications for the installation of the operating equipment. It is hoped to have the tunnel opened and in operation next April.

PERSONAL AND TRADE NOTES.

Matthews Construction Co., Princeton, N. J., announce the opening of a New York office in the Terminal Building, 103 Park avenue.

Francis H. Bent, State Architect of New Jersey, has moved his office from the State House to 142 West State street, Trenton, N. J.

Gust S. Anderson, manufacturer of all-metal weatherstrips, window screens and doors, and builder of steel, concrete and brick garages and other small structures, has opened an office and shop at 1010 Fulton street, Brooklyn.

Liberty Steel Co., Warren, O., announces the opening of a New York sales office in the Woolworth Building, 233 Broadway, with J. B. DeWolf in charge as district sales manager.

Leo F. Caproni, formerly identified with the structural and plate sales department of the Bethlehem Steel Co., New York district, has joined the sales force of the Hay Foundry & Iron Works, devoting himself to fabricated steel and castings.

George A. Prendergast has been appointed district sales manager for the Lackawanna Steel Co., with offices at 2 Rector street. He succeeds H. H. Bar-

bour, who resigned to become vice-president of the Consolidated Steel Corporation.

Flexolite Co., Inc., 101 Park avenue, is now installing its underflooring "Flexolite," a sound-proof nailing base which takes the place of sleepers, cinders and rough underflooring, in the addition to Public School No. 4 at 173d street and Fulton avenue, the Bronx.

Niewenhaus Brothers, general contractors, 369 East 163d street, announce that Albert W. Treat, formerly office manager for Cross & Cross, architects, and later an assistant manager of the United States Housing Corporation at Washington, has been made general manager of their firm.

P. Tillion & Sons, architects, announce the opening of offices in the Terminal Building, 103 Park avenue. Clement V. Tillion has returned after two and one-half years of military service with the New York Division and Philip G. Tillion is still on duty with the American Expeditionary Force.

John H. Mahnken and David W. Moore, formerly of the Mahnken Building Material Company, have formed a new company under the firm name of the Mahnken-Moore Material Company, with offices and yard at Varick avenue, Meserole street and Newtown Creek, Brooklyn, where a general line of building materials will be carried in stock.

Cornell Society of Civil Engineers has established a registration bureau for engineers at 30 East 42d street, New York. Cornell engineers who have been in the military or naval service are being registered free, and the bureau will supply these trained men without charge to the employers. The bureau has a list of approximately 1,000 men who have been or are about to be discharged. The registration records on file give

complete information with regard to each man.

W. H. Finley, president American Association of Engineers, will address an open meeting of New York engineers at the Machinery Club, 30 Church street, Monday evening, February 10, at 8 p. m., on "Engineering Organization and Its Relation to Public Service." The meeting will be preceded by a dinner at 6:30 p. m. and is under the auspices of the New York Chapter of the American Association of Engineers.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

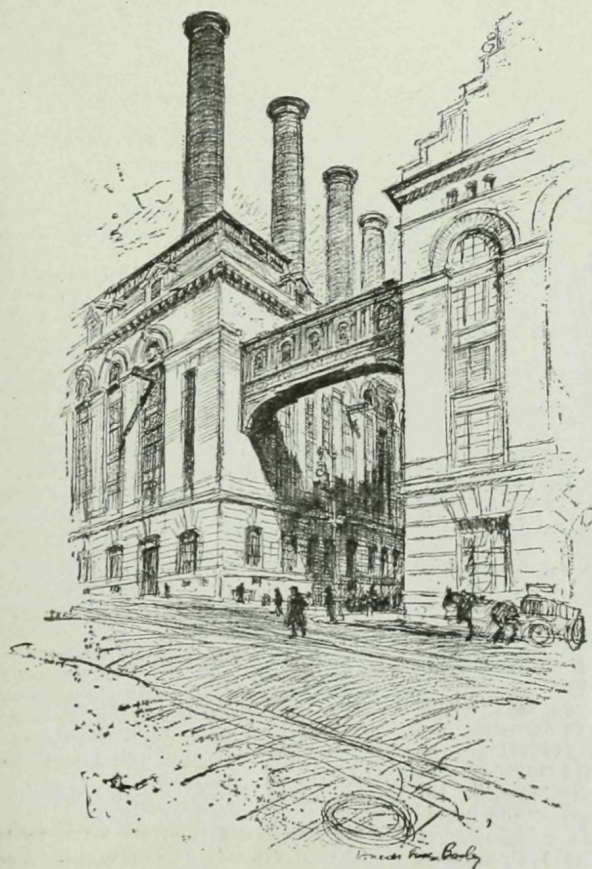
45TH ST.—George M. McCabe, 96 Fifth av, has completed plans for alterations to the 4-sty brick tenement, 32x60 ft, with stores, at 146-148 West 45th st, for Emery I. Smith, 18 East 60th st, owner and builder. Cost, about \$5,000. Project consists of new front wall, stairs, store front and re-arranging interior partitions.

77TH ST.—Gronenberg & Leuchtag, 303 5th av, have been selected to prepare plans for alterations to the 5-sty bachelor apartment and studio building, 38x100 ft, at 323-325 West 77th st, for Henry L. Claman, 790 Riverside dr, owner. Details will be available later.

71ST ST.—Andrew J. Thomas, 137 East 45th st, has completed plans for alterations to the 4-sty brick dwelling, 41x57 ft, into bachelor apartments, at 120 West 71st st, for Elmore E. Sesson, 203 Washington Park, Brooklyn, owner. Cost, about \$10,000. Architect will shortly call for bids on general contract.

DWELLINGS.

56TH ST.—Plans will be prepared privately for alterations to the 4-sty brick and stone residence, 25x100 ft, at 15 East



Waterside One and Waterside Two are housed in two separate buildings with a bridge the only visible connection

Either station may operate separately, both may operate, each independent of the other, or both may operate as one. It is this flexibility, a characteristic of the whole Edison System, that has made possible the wonderful continuity of service of the past thirty odd years

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone: Stuyvesant 5600



56th st, for Burton S. Castles, 43 West 38th st, owner. Project may not go ahead for some time.

FACTORIES AND WAREHOUSES.

35TH ST.—George Keister, 56 West 45th st, has plans in progress for a 4-sty brick warehouse, 42x98 ft, at 233-235 West 35th st, for Wm. H. Hussey & Sons, 150 West 35th st, owners. Cost, about \$75,000. Architect will soon call for estimates on general contract.

HALLS AND CLUBS.

2D AV.—Parish & Schroeder, 278 Madison av, have been retained to prepare the plans for alterations to the 4-sty brick residence, 27x92 ft, at 829 2d av, into gymnasium and club rooms, for the Children's Aid Society, 105 East 22d st, owner. Details will be available later.

SCHOOLS AND COLLEGES.

43D ST.—York & Sawyer, 50 East 41st st, has plans in progress for extensive alterations and additions to the 6-sty brick and brownstone college building, 25x100 ft, at 15 West 43d st, for the New York Academy of Medicine, Walter B. James, president, 17 West 43d st, owner. Cost, ap-

proximately \$175,000. Marc Eidlitz & Son, 30 East 42d st, has the general contract for this work.

STABLES AND GARAGES.

WATER ST.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has finished revised plans for a 2-sty brick garage and storage building, 27x87 ft, at 656 Water st, for Patrick Reardon, 237 Water st, owner. Cost, \$10,000. Owner will soon take estimates on general contract.

15TH ST.—Alfred C. Wein, 112 Remsen st, L. I. City, has completed plans for alterations to the 3-sty brick tenement, 25x39 ft, at 111 West 15th st, into a garage, for Molly Stutz and Rose Ebel, 448 West 57th st, owners. Cost, about \$8,500.

DYCKMAN ST.—Joseph T. Powers, 220 Larken st, Arverne, L. I., has completed plans for a 4-sty brick and reinforced concrete garage, 100x200 ft, in the south side of Dyckman st, 150 ft west of Sherman av, for Catherine Muller, Rockaway Park, L. I., owner. Cost, about \$100,000. Project will not go ahead until next spring.

50TH ST.—Sommerfield & Steckler, 31 Union Sq, have completed plans for a 2-sty brick garage, 75x100 ft, at 130-134 West 50th st, for George Backer, 15 West 50th st, owner and builder. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

BROADWAY—John B. Snook Sons, 261 Broadway, have plans in progress for alterations to the brick and stone office and store building, 92x117 ft, at 64-70 Broadway, through to 13-19 New st, for the Manhattan Life Co., 66 Broadway, owner. Project includes new stairs, partitions, fire-proof windows and doors. Cost, about \$8,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
MERRIAM AV.—Springsteen & Goldhammer, 32 Union Sq, have plans in progress for a 5-sty brick and stone 40-family apartment house, 100x100 ft, on the east side of Merriam av, 25 ft southwest of 171st st, for the Lankan Realty Co., Harry Lanzer, president, 600 West 181st st, owner and builder. Cost, \$110,000.

DWELLINGS.

VINCENT AV.—Jacob Amsler, 1616 Crosby st, has completed plans for two 2-sty brick dwellings, 20x34 ft, on the east side of Vincent av, 150 ft south of Baisley av, for John Sellitto, 1044 Tremont av, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

181ST ST.—Eugene Kachel, 286 St. Nicholas av, has finished plans for a 2-sty brick garage, 50x88 ft, in the north side of 181st st, 100 ft east of Vyse av, for Charles Barg, 502 West 136th st, owner. Cost, about \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
CLINTON AV.—Slee & Bryson, 154 Montague st, have finished plans for a 6-sty brick and limestone apartment, 50x115 ft, on Clinton av, 300 ft north of Gates av, for Z. D. Berry, owner. Cost, about \$100,000.

DWELLINGS.

WEST 5TH ST.—George H. Suess, 2929 Railroad av, has completed plans for a 1-sty frame dwelling, 16x57 ft, in the east side of West 5th st, 120 ft south of Neptune av, for Peter Walz, 370 Neptune av, owner and builder. Cost, about \$2,500.

MERMAID AV.—George A. Suess, 2920 Railroad av, has completed plans for a 3-sty brick dwelling, 19x65 ft, with stores, at the northeast corner of Mermaid av and West 24th st, for Wm. Avitable and J. J. Ryan, 463 63d st, Brooklyn, owners and builders. Cost, \$6,000.

CYPRESS AV.—J. M. Nelson, 1133 Broadway, Manhattan, has finished plans for two 2-sty frame dwellings, 22x40 ft, on the south side of Cypress av, 340 ft east of Highland av, for David Nisenewith, 107 East 123d st, Manhattan, owner and builder. Total cost, \$12,000.

AV. M.—F. J. Dassau, 1373 Broadway, has completed plans for a 2-sty frame dwelling, 16x38 ft, at 2925 Av M, for the Drama Building Co., Benjamin May, presi-

dent, 525 Nostrand av, owner and builder. Cost, \$4,000.

AV. M.—F. J. Dassau, 1373 Broadway, has prepared plans for six 2-sty frame dwellings, 16x38 ft, at 2905 to 2921 Av M, for the Drama Building Co., Benjamin May, president, 525 Nostrand av, owner and builder. Total cost, \$24,000.

BEDFORD AV.—L. F. Schillinger, 167 Van Sicklen av, has completed plans for two 2½-sty frame dwellings, 20x40 ft, on the west side of Bedford av, 410 ft south of Av M, for Harry Grattan, 523 East 14th st, owner and builder. Cost, \$8,000 each.

79TH ST.—C. A. Olsen, 1220 54th st, has prepared plans for two 2½-sty frame dwellings, 21x45 ft, in 79th and 80th sts, near 23d av, for the Roth-Morgan Co., Joseph Roth, president, 1665 76th st, owner and builder. Cost, \$7,000 each.

19TH AV.—C. A. Olsen, 1220 54th st, has finished plans for two 2-sty frame dwellings, 20x55 ft, on 19th av and 72d st, for Jeremiah Healy, 7209 19th av, owner and builder. Total cost, \$9,000.

SHEPARD AV.—Charles Infanger, 2634 Atlantic av, has prepared plans for eight 2-sty brick dwellings, 20x55 ft, at the northeast corner of Shepard and Sutter avs, for Stromwasser & Friedman, 2872 Vermont av, owners and builders. Cost, \$5,000 each.

VIENNA AV.—Plans have been prepared privately for two 2-sty brick dwellings, 22x60 ft, at 282-284 Vienna av, for Harry Sachs, 336 Vienna av, owner and builder. Total cost, \$9,000.

CORTELYOU RD.—Slee & Bryson, 154 Montague st, have finished plans for two frame and brick veneer and stucco dwellings, 2½ stys, 25x38 ft, in the north side of Cortelyou rd, 31 ft west of East 7th st, for George K. Morin, 366 East 25th st, owner and builder. Cost, \$9,000 each.

OCEANIC AV.—Morris Schwartz, 309 Broadway, Manhattan, has completed plans for a 2-sty brick dwelling, 20x45 ft, on the north side of Oceanic av, 100 ft west of Sea Gate av, for Morris Markowitz, 2853 West 30th st, owner. Cost, about \$7,000.

EAST 5TH ST.—Philip Caplan, 16 Court st, has prepared plans for four 2-sty brick dwellings, 18x44 ft, at the northwest corner of East 5th st and Cortelyou rd, for Morris Schnitzman, 607 East 4th st, owner and builder. Total cost, \$20,000.

KENMORE PL.—Slee & Bryson, 154 Montague st, have completed plans for a 3-sty frame dwelling, 35x38 ft, at 115 Kenmore pl, 190 ft south of Av J, for the D. & W. Construction Co., 574 Argyle rd, owner and builder. Cost, about \$10,000.

EAST 21ST ST.—Slee & Bryson, 154 Montague st, have prepared plans for two 2½-sty frame dwellings, 37x44 ft, in East 21st st, about 190 ft south of Av J, for the D. & U. Construction Co., 541 Argyle rd, owner and builder. Total cost, \$10,000.

MERMAID AV.—George H. Suess, 2920 Railroad av, has plans in progress for four 3-sty brick dwellings, 20x65 ft, with stores, at the northwest corner of Mermaid av and West 25th st, for Edward Zims, owner and builder, care of architect. Cost, \$7,000 each.

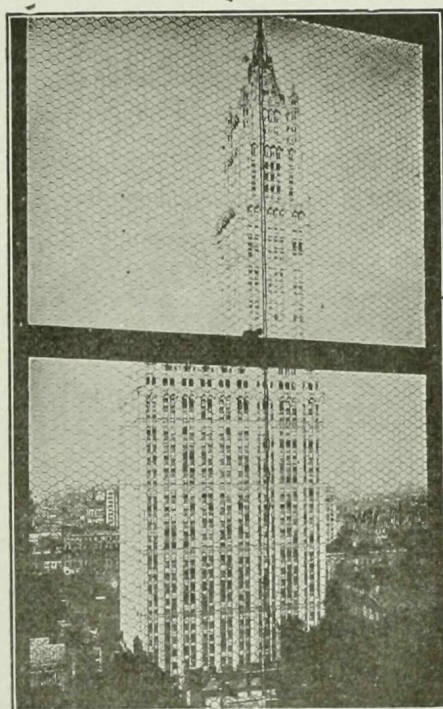
FACTORIES AND WAREHOUSES.

VARICK AV.—H. J. Nurick, 957 Broadway, has plans in progress for a 2-sty brick warehouse, workshop and garage, 120x160 ft, on Varick av, Montrose and Meserole sts, for J. B. Werbelovsky & Son, glass dealers, 83 Meserole st, owners. Cost, about \$100,000. Architect will probably be ready for estimates on general contract about February 5.

FACTORIES AND WAREHOUSES.

COURT ST.—H. A. Weinstein, 32 Court st, has completed plans for a 1-sty brick and concrete factory building, 25x50 ft, at 700 Court st, for John Manton, foot of Court st, owner and builder. Cost, about \$4,000.

ST. MARKS AV.—Cohn Brothers, 361 Stone av, have plans in progress for a 3-sty brick addition, 20x45 ft, to laundry at the northeast corner of St. Marks and Classon avs, for the Jewish Hospital of Brooklyn, owner, on premises. Cost, about \$18,000.



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

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

**MISSISSIPPI
WIRE GLASS CO.**

Room 1712
220 Fifth Ave., New York City

America Needs A Million Homes

The following bulletin, dated January 28, 1919, has been issued by the Information and Education Service Section, Division of Public Works and Construction Development, United States Department of Labor, at Washington.

Twenty-five representatives of Building and Loan Associations, from almost every section of the United States, in a recent conference in Washington, formulated the following statement on building conditions:

"In normal times, under normal conditions, it required the building of about 600,000 homes per year to supply the normal growth of the country and replace the losses occasioned by fire and other destructive agencies. For the past two years, owing to causes growing out of the world war, this normal construction of homes has been practically suspended. What housing construction has been accomplished, has been for the major part that which was demanded to meet war conditions. Shortage of labor and restrictions on the use of building material stopped the work.

"At this time there is a shortage of homes in America of nearly a million, to which must be added the normal requirements of the year just opening. Most of the present shortage has not been wholly abandoned, but has been merely postponed and delayed, and the pressure to inaugurate and complete this delayed construction will shortly be felt as soon as weather and climatic conditions make such work feasible.

"The demobilization of the military and naval forces now in progress and the release of workmen from the shipbuilding and munition plants and other war industries, furnishes the supply of labor which has hampered building for the past two years, and the removal of restrictions on the use of material and transportation which so largely contributed to block home construction, all combine to make the resumption of home building now possible."

The division of Public Works and Construction Development, Information and Education Service, of the Department of Labor is now working with the building and loan interests in an endeavor to work out a way to make liquid the Association's assets to the end that more money may be available for home building loans.

F. W. DODGE CO.

BUILDING REPORTS

119 West 40th Street, New York City

PACIFIC ST.—Montrose Morris Sons, 533 Nostrand av, have been selected to prepare sketches for a brick and stone parish house, to be erected in the north side of Pacific st, 120 ft east of Bedford av, for St. Bartholomew's P. E. Church, Rev. Dr. Frank M. Townley, rector, 1227 Pacific st, owner. Details will not be available for some time. No building committee has been appointed for this project.

HALLS AND CLUBS.

OCEAN PARKWAY—Dunnigan & Crumley, 391 East 149th st, New York City, have plans in progress for an addition to the 1-sty brick and concrete riding academy on Ocean Parkway, west of Coney Island av, for the Bedford Riding Academy, Adolph Voght, prop., on premises. Owner builds.

STABLES AND GARAGES.

EASTERN PARKWAY.—W. T. McCarthy, 16 Court st, has completed plans for a 2-sty brick garage, 145x150 ft, on Eastern Parkway and Bergen st, for the L. B.

Building Co., L. Rosenberg, president, 189 Montague st, owner and builder. Cost, about \$25,000.

69TH ST.—F. H. Kimball, 71 Broadway, Manhattan, has finished plans for a 1-sty brick garage and shop, 75x200 ft, at 69th st and Fort Hamilton Parkway, for the Municipal Auto Garage Co., 25 Court st, owner. Cost, about \$35,000. Architect will take bids on general contract about February 17.

BUTLER ST.—Wm. J. Conway, 400 Union st, has completed plans for a 1-sty brick garage, 50x100 ft, at 147 Butler st, west side, 125 ft east of Hoyt st, for Gabarini Brothers, 145 Butler st, owners, who will soon call for bids on general contract. Cost, about \$8,000.

81ST ST.—F. W. Eisenla, 650 68th st, has completed plans for sixteen 1-sty brick attached garages, 11x19 ft, in the south side of 81st st, 100 ft west of Ridge Blvd., for the J. W. Sands Realty Co., 472 58th st, owner and builder. Total cost, \$6,600.

BEDFORD AV.—Shampan & Shampan, 772 Broadway, have finished plans for a 1-sty brick garage, 50x200 ft, on the east side of Bedford av, 157 ft north of Myrtle av, for the Spencer Realty Co., Broadway and Havemeyer st, owner and builder.

EASTERN PARKWAY.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick and concrete garage, 15x41 ft, at 1947 Eastern Parkway, for Melichore Livope, 241 Dean st, owner and builder. Cost, \$2,000.

SHEPARD AV.—Charles Infanger, 2634 Atlantic av, has completed plans for eight 1-sty brick garages, 16x17 ft, at the northeast corner of Shepard and Sutter avs, for Stromwasser & Friedman, 287 Vermont av, owners and builders. Total cost, \$4,000.

THROOP AV.—Dunnigan & Crumley, 391 East 149th st, New York City, have revised plans in progress for alterations and additions to the 1-sty brick and concrete garage, 57x100 ft, at 254 Throop av, west side, 43 ft south of Myrtle av, Joseph I. Aaron, 215a Utica av, owner, who is about ready for bids on all subs. Cost, about \$15,000.

13TH ST.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 100x100 ft, at 162-168 13th st, 97 ft east of Third av, for the B. & A. Realty Co., E. A. Weiss, president, 756 Flushing av, owner and builder. Cost, \$18,000.

SOUTH 2D ST.—F. W. Eisenla, 650 68th st, has completed plans for a 1-sty brick garage, 25x100 ft, at 65 South 2d st and 340 Wythe av, for the Wizer Dyeing & Chemical Co., 55 Broadway, Brooklyn, owner. Cost, about \$7,000.

STAGG ST.—J. J. Dunnigan, 391 East 149th st, New York City, has completed plans for a 1-sty brick garage, 47x100 ft, at 236 Stagg st, for Charles Katz, 392 Bushwick av, owner, who will soon take bids on general contract. Cost, about \$10,000.

CARROLL ST.—J. J. Dunnigan, 391 East 149th st, New York City, has prepared plans for an extension to the 1-sty brick garage at 73-75 Carroll st, for Vincent Scala, 73 Carroll st, owner and builder. Cost, about \$2,000.

HAMILTON AV.—H. J. Nurick, 957 Broadway, has completed plans for a 1-sty brick and concrete garage, 53x151 ft, at 449 Hamilton av, for the Seabring Warehouse Co., Abraham Goldstein, president, 32 Comb st, owner and builder. Cost, about \$35,000.

STORES, OFFICES AND LOFTS.

MERMAID AV.—J. Von Hogran, 2226 Neptune av, has completed plans for a 1-sty brick store and bakery, 38x56 ft, at 2225 Mermaid av, for Mrs. Yetta Mirrer, 68 Morrell st, owner. Architect builds by day's work. Cost, \$6,000.

Queens.

DWELLINGS.

FAR ROCKAWAY, L. I.—Lowinson & Schubert, 366 Fifth av, Manhattan, are preparing sketches for a 2½-sty brick or frame dwelling, 45x60 ft, at Far Rockaway, for A. Gussow, care of architects. Details will be available later. Architects will take bids on general contract.

KEW GARDENS, L. I.—W. S. Moore, 52 Vanderbilt av, Manhattan, has finished plans for a 2½-sty frame and stucco dwelling, 23x73 ft, at the northwest corner of Beverley road and Brevoort st, for Julia Fleischman, care of Joseph Fleischman, 47 West 42d st, Manhattan, owner. Cost, about \$25,000.

CORONA, L. I.—Robert W. Johnson, 60 Hunt st, Corona, has finished plans for two 2-sty frame dwellings, 16x38 ft, in the east side of 50th st, 120 ft north of Burnside av, for Thomas Daly, Hunt and Van Dine sts, Elmhurst, L. I., owner and builder. Total cost, \$6,000.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for fourteen 2-sty frame dwellings, 17x40 ft, in the east side of 105th st, 90 ft north of Rockaway road, for Louis Mehrmann, 45 Euclid av, Brooklyn, owner and builder. Total cost, \$39,200.

WOODHAVEN, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 32x50 ft, on the south side of Rockaway Blvd, 232 ft east of McCormick av, for the Oakland Builders, Inc., 28 142d st, Woodhaven, L. I., owner and builder. Total cost, \$10,000.

WOODHAVEN, L. I.—James D. Geddes, 4481 Fulton st, Richmond Hill, L. I., has completed plans for three 2-sty frame dwellings, 16x38 ft, on the west side of Walker av, 180 ft and 200 ft north of Ridgewood av, for William Molitor, 163 3d st, Union Course, L. I., owner and builder. Cost, \$3,000 each.

JAMAICA, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x37 ft, on the east side of Homer Lee av, 249 ft south of Larrimore av, for James D. Geddes, 4481 Fulton st, Richmond Hill, owner and builder. Total cost, \$6,000.

FLUSHING, L. I.—Plans have been prepared privately for eight 2½-sty hollow tile and stucco residences, various dimensions, with separate garages, fronting 500 feet on Beach st and Cypress av, for the Metropolitan Masonry Co., Weinstein & Katz, 503 Fifth av, Manhattan, owners and builders. Cost, about \$15,000 each.

KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 10 West 40th st, Manhattan, have about completed plans for six 2½-sty frame and hollow tile and brick veneer residences, about 30x40 ft, to be erected at Kew Gardens, by the Kew Gardens Corporation, Alden Mann, president, Kew Gardens, owner and builder. M. W. Knight, superintendent of construction for owners, Kew Gardens, L. I., will be ready for bids on materials and sub contracts by February 10.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x32 ft, in the west side of Hollis Court, 200 ft south of Windsor pl, for Joseph Hrostoski, Hollis av, Hollis, L. I., owner and builder. Cost, \$4,500.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for a 2-sty frame dwelling, 18x42 ft, with garage, in the north side of 86th rd, 107 ft east of 139th st, for Frederick H. Eisermann, 1423 Lambert st, Richmond Hill, owner and builder. Cost, \$4,000.

EAST ELMHURST, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for a 2½-sty frame dwelling, 24x40 ft, on the west side of Ditmars av, 201 ft south of Lyons av, for Charles Sproehule, 524 West 152d st, Manhattan, owner and builder. Cost, about \$4,000.

JAMAICA ESTATES, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x34 ft, in the west side of Kingston rd, 65 ft south of Home Lawn av, for John D. Greig, Union Course, L. I., owner and builder. Cost, about \$5,000.

HALLS AND CLUBS.

FOREST HILLS, L. I.—John Tompkins, 20 West 43d st, Manhattan, will probably prepare the plans for two 2-sty brick and stucco additions, 30x50 ft, to be built to the club house at Forest Hills, L. I., for the West Side Tennis Club, owner, on premises. Cost, approximately \$35,000. No

POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the **BEST** hollow metal fire retardant window is the only **SAFE** fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone: Murray Hill 3338

HENRY MAURER & SON Manufacturer of
Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works: Maurer, N. J. NEW YORK

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

Installed as a Local System
or for Central Office Service.

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

AUTOMATIC FIRE ALARM CO.

416 Broadway
New York City

FRANKLIN 4188

definite action has yet been taken on this project.

MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, has plans in progress for a 3-sty brick hall and meeting room building, 25x75 ft, at Middle Village, for the Congregation of the Sons of Israel, M. Pomeranz, president, care of architect. Cost, about \$10,000.

FOREST HILLS, L. I.—Plans will be prepared privately for a 2 or 3-sty brick and stone masonic hall, 44x90x74x90 ft, at the southeast corner of Gowanus st and Queens Blvd., for the Forest Hills Lodge, F. & A. M., Forest Hills, L. I., owner. Cost, about \$50,000. Details of construction will not be available for some time.

STABLES AND GARAGES.

ROCKAWAY PARK, L. I.—John M. Baker, 9 Jackson av, Long Island City, has plans in progress for a 1-sty brick addition, 50x100 ft, to the 1-sty brick garage at 109th st and St. Marks av, Rockaway Park, for J. H. Vandeman, 535 East 30th st, Manhattan, owner. Cost, about \$5,000. Architect will soon be ready for estimates on general contract.

Richmond.

STABLES AND GARAGES.

TOMPKINSVILLE, S. I.—Plans have been prepared privately for a 1-sty brick garage, 32x44 ft, in the north side of the S. I. R. R. tracks, 874 ft east of Jackson av, for the Standard Oil Co., 26 Broadway, Manhattan, owner. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

TOMPKINSVILLE, S. I.—Plans have been prepared privately for a 1-sty brick store, 48x48 ft, at 197-199 Bay st, for John D. Killian Auto Co., 338 Bay st, owner. Cost, \$6,000. General contract awarded to Howard D. Redfield, care of owner.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—C. A. Patterson, 50 East 42d st, Manhattan, has plans in progress for a 2½-sty frame and stucco residence, 44x125 ft, including garage and outbuildings on Bay View av, for Richard D. Wyckoff, 3 West 35th st, Manhattan, owner. Architect will probably be ready for estimates on general contract about February 10.

Westchester.

APARTMENTS, FLATS & TENEMENTS.

MT. VERNON, N. Y.—S. A. Guttenberg, 405 Proctor Bldg., has completed plans for a 5-sty brick and stone apartment, 75x76 ft, in East 3d st, for Karl Brothers, Mt. Vernon, owners and builders. Cost, about \$60,000.

DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Stevens av, Mt. Vernon, has completed plans for a 2½-sty frame dwelling, 36x50 ft, at the southwest corner of Darling and Dell avs, for A. M. Hecht, 72 Adams st, owner and builder. Cost, about \$12,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

KEARNY, N. J.—J. B. Warren, 31 Clinton st, Newark, has completed plans for a 3-sty frame flat, 31x57 ft, at the northwest corner of Chestnut and Boyd sts, for Morris Breitman, 333 Waverly av, Newark, owner and builder. Cost, about \$12,000.

DWELLINGS.

HILLSIDE, N. J.—E. V. Warren, 31 Clinton av, Newark, N. J., has completed plans for four 2½-sty frame dwellings in Race st and Dodd pl, Hillside, N. J., for James H. Swan, 31 Clinton st, Newark, N. J., owner and builder. Cost, \$3,500 each.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 22x48 ft, at 410 Valley rd, for Joseph R. Hughes, 418 Valley rd, owner and builder. Cost, \$7,000.

EAST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x32 ft, at 47 Irving st, for M. W. Chalmers, 35 Elliott pl, East Orange, N. J., owner and builder. Cost, \$5,000.

EAST ORANGE, N. J.—Wm. Garrabrants, 343 Main st, East Orange, has completed

plans for a 2½-sty frame dwelling, 28x25 ft, at 10 North 22d st, for William F. O'Brien, 45 Greenwood av, East Orange, N. J., owner and builder. Cost, \$4,500.

APARTMENTS, FLATS & TENEMENTS.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has finished plans for a 3-sty brick and artificial stone flat, 25x55 ft, with stores, at the southeast corner of Clay and State sts, for John Ingafu, 277 Clay st, owner. Cost, about \$9,000.

ORANGE, N. J.—Milton See & Son, 15 East 40th st, Manhattan, have started sketches for a 2½-sty frame residence in Mountain Park, for an owner to be announced later. Details not yet available.

GREAT NOTCH, N. J.—A. Vandrascio, 64 Washington Sq., Manhattan, has finished plans for a 2½-sty frame dwelling, 30x38 ft, at Great Notch, N. J., for B. Cristani, Great Notch, N. J., owner, who will take bids on general contract. Cost, about \$7,000.

HOSPITALS AND ASYLUMS.

VERONA, N. J.—Jordan Green, Essex Building, Newark, N. J., has plans in progress for a group of five 1-sty frame and stucco hospital pavilions, 24x125 ft each, at Verona, for the Board of Chosen Freeholders of Essex County, Court House, Newark, owner. Cost, about \$120,000. Runyon & Carey, 845 Broad st, Newark, consulting engineers for heating, ventilating and electric work. Project will probably be ready for bids about April 1.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, has completed plans for a 1-sty brick garage, 30x44 ft, at 113 South st, for Jacob Salkaln, 115 South st, owner and builder. Cost, about \$2,000.

NEWARK, N. J.—Warrington G. Lawrence, 37 East 28th st, Manhattan, has plans in progress for a 2-sty brick garage, with living quarters above, at 183 Ballantine Parkway, for Edward Weston, 4 Weston av, Newark, owner. This project will not be started until spring.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has plans in progress for a 1-sty brick and concrete garage, 50x100 ft, in Ferry st, through to Fleming av, for Al. Eitner, 196 Wilson av, owner. Cost, about \$10,000.

Other Cities.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, 35 Market st, Poughkeepsie, has plans in progress for a 3-sty brick factory building, 30x90 ft, at 8 North Cherry st, for Korn & Stein, 8 North Cherry st, owner. Cost, about \$30,000. Project may not go ahead for some time.

SCHOOLS AND COLLEGES.

ALBANY, N. Y.—Fuller & Robinson, 95 State st, Albany, will prepare the plans for the new building for Public School No. 19, to be erected on New Scotland av, for the Board of Education of the City of Al-

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone—Melrose 8290 Office and Factory, River Ave. and East 151st St.

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.
HOUSE MOVERS and SHORERS Tel. 456 Melrose

House Moving, Shoring and Jobbing Promptly Attended To

TELEPHONE, KENMORE 2300

RETAIL LUMBER
CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING

OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS

BORO OF BROOKLYN

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.

bany, City Hall, owner. Details of this project have not been decided upon and construction may not be started for some time.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN—Murdock Smith, 207 W. 20th st, has the general contract for alterations to the 4-sty brick dwelling, 25x90 ft, into apartments, at 17 West 12th st, for George A. Plimpton, 70 Fifth av, owner, from plans prepared by Rich & Mathesius, architects, 320 Fifth av.

DWELLINGS.

GREENWICH, CONN.—George F. Clarkson, Arch st, Greenwich, has the general contract for a 2½-sty frame residence, 43x68 ft, at Greenwich, for the Greenwich Land & Improvement Co., from plans by C. A. Patterson, 50 East 42d st, Manhattan, architect.

GLENWOOD, L. I.—Roberts Nash & Co.,

93 Amity st, Flushing, L. I., have the general contract for a 2½-sty hollow tile and stucco dwelling, 32x50 ft, at Glenwood, L. I., for P. H. Ohlkers, 2951 Broadway, Manhattan, owner, from privately prepared plans.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—The Bushwick Building & Contracting Co, 1009 Lafayette av, has the general contract for a 1-sty brick factory building, 25x50 ft, at the southwest corner of Percival and Court sts, for John Manton, foot Court st, owner, from plans prepared by Samuel Millman & Son, 26 Court st, architects. Cost, about \$4,000.

BROOKLYN, N. Y.—Thomas Drysdale, Inc., 250 Baltic st, has the general contract for the construction of a 1-sty brick and reinforced concrete publishing house, 100x600 ft, at 40th st and Second av, for owner, to be announced later. Plans were prepared privately. Cost, about \$150,000.

LONG ISLAND CITY, L. I.—George Violanti, 241 Cornelia st, Astoria, L. I., has the general contract for the construction of a 1-sty brick factory building, 75x72 ft, in the south side of Sherman st, 200 ft

north of Paynter av, for Frank Clancey, 87 Broadway, Long Island City, owner, from plans by Joseph Mitchell, 332 West 24th st, Manhattan, architect. Cost, about \$7,000.

STABLES AND GARAGES.

MANHATTAN—J. C. Mack, 31 Liberty st, has the general contract for a 2-sty brick garage, 71x100 ft, at 221-223 Thompson st, for Henry Birdsal, 183 West st, owner, from plans prepared by H. I. Gilles, 379 Grand st, Brooklyn, architect. Cost, about \$40,000.

PATERSON, N. J.—Edward Caracciolo, Grant st, Paterson, has the general contract for a 1-sty brick garage, 25x100 ft, at the northeast corner of Spring and Greene sts, for Jacob Uslander, 468 Main st, owner, from plans by Joseph DeRose, 119 Ellison st, architect. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MANHATTAN—T. J. Murphy Co., 405 Lexington av, has the general contract for alterations to the 6-sty brick and stone loft building, 25x100 ft, at 620 Fifth av, for Columbia University, from plans prepared by John Ph. Walther, 147 East 125th st, architect. Cost, about \$8,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

BUILDING TRADES EMPLOYERS' ASSOCIATION will hold its annual meeting and election of officers Tuesday afternoon, February 18, at the association headquarters, 30 West 33d st.

EASTERN SUPPLY ASSOCIATION will hold its winter meeting at the Hotel Astor, New York, Wednesday, February 12, first session at 10.30 a. m. Matters of fundamental interest to the future of the trade will be discussed at each session.

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.

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

BOARD OF STANDARDS AND APPEALS.

Tuesday, February 4, 1919, at 10 a. m.

Petitions for Variations.

15-19-S—35 East 8th st, Manhattan.

18-19-S—178 Fulton st, Manhattan.

586-18-S—196 Centre st, Manhattan. Reopened January 7, 1919.

616-18-S—99 Sixth av, Manhattan. Reopened January 7, 1919.

BOARD OF APPEALS.

Tuesday, February 4, 1919, at 1:30 p. m.

Appeals from Administrative Orders.

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

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

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

1-19-A—509 Fifth av, Manhattan.

8-19-A—East side Crescent st, 200 ft. north of Paynter av, Queens.

10-19-A—81 Greenwich st, Manhattan.

1730-18-A—615 Ovington av, Brooklyn.

69-18-A—29-45 Imlay st, Brooklyn.

1707-18-A—248 Wyona st, Brooklyn.

Under Building Zone Resolution.

2375-17-BZ—1322-1332 Ocean av, Brooklyn. Reopened January 7, 1919.

893-18-BZ—106 Sherman av, Manhattan. Reopened January 7, 1919.

1723-18-BZ—41 West 24th st, Manhattan.

1190-18-BZ—351-356 Troy av, southeast corner Carroll st, Brooklyn. Reopened December 10, 1918.

1728-18-BZ—615 Ovington av, Brooklyn.

400-16-BZ—117-19 West 46th st, Manhattan. Reopened December 17, 1918.

(Special order for 4 p. m.)

AN AGREEMENT WITH THE CARPENTERS' UNION Is a "Scrap of Paper"

34 West 33d St., New York, January 31, 1919.

TO THE PUBLIC—

The New York District Council of the United Brotherhood of Carpenters and Joiners ordered its members to strike on the new Pennsylvania and Commodore Hotels, the Army Base, Brooklyn, and other rush jobs of the members of the Building Trades Employers' Association on November 14th, 1918, in violation of their trade agreement. Their violation of the trade agreement was approved by W. L. Hutcheson, International President of the Brotherhood of Carpenters and Chairman of the Section of the War Labor Board that is now endeavoring to adjudicate the differences between the Boat Owners' Association of New York and their employees. The Chairman of a War Labor Board was engaged in conducting a strike of the carpenters, in violation of a trade agreement, while sitting as an arbitrator in the boatmen's dispute and representing the Government of the United States. He was conducting a strike against the United States Government on the Army Base Buildings and Piers in the Borough of Brooklyn, which have been at a standstill since November 14th, 1918, rendering a Government investment of \$45,000,000 useless. He was also conducting a strike of the carpenters against the United States Government on the Quartermaster's Stores under construction in New Orleans, La., and on the work of the United States Housing Commission at Bridgeport, Conn. The strikes in New Orleans and Bridgeport were sympathetic in support of the strike on the Army Base, Brooklyn.

A request made of President Gompers by Secretary of War Baker on December 10th, 1918, that the carpenters be returned to work on the Army Base and that the existing agreement be lived up to has proven ineffective.

We ask for the moral support of investors, building operators and owners, architects, and the public in the fight that we are making to protect the building industry of our city from industrial anarchy. We refuse to bargain with a union while its members are on strike in violation of its agreement.

We decline to abandon our principles and cast aside a policy through the pursuance of which we have maintained peace and conditions that have been fair to labor for a period of more than fifteen years.

THE BUILDING TRADES EMPLOYERS' ASSOCIATION OF THE CITY OF NEW YORK