

Real Estate Record and Builders Guide

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EDITORIAL

Hopeful Signs of the New Year

Six weeks of progress into the year Nineteen Nineteen seems regarded by many observers as finding the year's general outlook much as it was on January first. This does not apply to the real estate situation in New York City, because there has been an improvement so distinct as to arouse enthusiasm even among pessimists. Nor does it apply entirely to the building situation, as in the field of building many prospects of a spring revival are in evidence.

It is obvious that big business, no matter what its character, continues inclined to conservatism until the work of the Peace Conference in Paris assumes more definite form. The problem of establishing world peace is proving a bit more difficult than many had expected, but at the same time there has developed as yet no hitch so serious as to indicate a long-deferred peace agreement.

While the eyes of the observing are still so much centered on Paris, it would seem well to keep in mind the developments in our own country. Thoughtful observers still feel much concerned over the problem of unemployment, and properly so. Beyond question this is the most serious domestic matter those in authority have to work out immediately.

During the last few days, however, the developments have been of such a character as to bring genuine encouragement to all who have been so greatly concerned about labor conditions. No one can look back upon the strike in Seattle without a feeling of relief. It is generally believed that the attempt to tie up that city and to defy the municipal authorities was intended by the Bolshevik leaders in this country as the forerunner of many similar disturbances in various sections of the United States.

As has always happened in every crisis since the United States was established, a Man of the Hour suddenly emerged in Seattle. Ole Hanson, who chanced to occupy the office of Mayor in that bustling city, quickly demonstrated to the Bolshevik agitators that he was first of all the official representative of orderly government there and that he would not permit any lawless organizations to intimidate the people or to throw the orderly administration of public affairs into the scrap heap. Mayor Hanson for years has been a radical himself and for this reason his courageous handling of the dangerous situation in Seattle was all the more surprising to the Bolshevik leaders who undertook to defy law. It seems a foregone conclusion that the Seattle fiasco has nipped in the bud the plan of alien disturbers to "rough-house" the United States.

The action of the Federal authorities in nabbing thousands of Reds for deportation is another encouraging development of the situation. Notice has been served on this class of men that they cannot do to this country what some of their associates have done to Russia.

The optimists may still be unduly optimistic, but warrant for their optimism as to the future can be found from week to week. Even were this not so, it is better to be an optimist than a pessimist because the optimist is helping all the time to bring back the conditions which will make American happy and prosperous later on.

Keep the Main Point in View

The anticipated flood of bills at Albany for the revision of the tax laws has materialized and the legislature is now in the unhappy position of having to sift out what is practical and meritorious from the great mass of conflicting and largely theoretical measures advanced as nostrums for a well defined and properly-diagnosed evil—the over-taxation of real estate.

It is good practice, generally followed, by physicians called to attend sick persons, to first purge the human system so that any remedies applied thereafter will be effective. Over-assessment and over-taxation are evils that must be done away with before any good will come from finding new sources of revenue. It is not human to expect politicians of the school generally in power in this city to acquiesce in any curtailment of revenue. They will gladly welcome additions to funds which they may handle during their terms of office. The present officials have already put themselves on record in opposition to the limitation of taxes on realty until 1922, after their official tenure is at an end.

Unless the bill to limit realty taxes is passed first it is worse than useless to expect the city administration to assist in any way in freeing real estate from the heavy burden it is bearing. The officials undoubtedly will simply add the amounts collected by income taxes, business taxes, personal property taxes or by any one of the other suggested new forms of taxation to the sums now obtained by the unjust realty taxes and indulge in greater orgies of municipal extravagance.

Unless a check is interposed to the wasteful expenditures of public money by officials who hold too lightly their obligations to the people, by limiting the amount which it is possible for them to spend, it is utopian to expect them to give the property-owners of New York the relief they are entitled to by enacting laws which will only give them more money to throw away on socialistic betterments designed to influence voters that give to the favored few benefits paid for and not engaged by the general run of citizens.

There is prodigious waste in every city department, and if new sources of revenue are made lawful without cutting down the income from the present source, which is largely real estate, the waste and extravagance will increase correspondingly. Therefore, it is every man's duty, if he is a real estate owner, because it is his just due, and if he is not because he wants to see the city run on business principles and with regard to the interests of all its citizens, to urge

upon the legislature the passage of the Real Estate Board's bill limiting the tax on real estate to \$2 for \$1,000 of valuation. Unless this is done taxes on incomes, personalty, business and what-not will only be an additional burden to be shouldered by realty owners.

It will be time enough after this is done, and after it is disclosed in what manner and with what grace the city officials meet the emergency thus created, to decide on any other legislation that may be needed. The purgative will put the patient in condition to be benefited, not poisoned, by further remedial efforts.

Congress and the Hudson Tunnel

The leaders in Congress have once again demonstrated their "small-town" minds by killing the plan for Federal aid in the construction of a vehicular tunnel between New York and New Jersey. The dredging of creeks in backwoods districts continue to impress the pork-barrel statesmen as of greater importance in the development of the nation than broad-gauged plans in which the nation's metropolis has an incidental interest.

Governor Smith of New York and Governor Edge of New Jersey have wisely reached the conclusion that this great project must not be permitted to lie dormant because of an ignorant Congress. Accordingly they are proceeding with plans to have the States of New York and New Jersey carry out this project without further delay. An agreement has been reached whereby each state will bear one-half the expense and an appropriation of a million dollars to start the work will be made by New York at this session of the Legislature. Similar action by New Jersey is expected.

It is absolutely unfair for these two states to bear the entire expense of a great public improvement which will inure to the great advantage of the nation as a whole. But it is an encouraging sign of the times that when a narrow-minded Congress refuses to do what it should do, the officials of New York and New Jersey show themselves broad-minded and enterprising enough to go ahead and carry out the project on their own account.

The Dwindling Business of This Port

Figures compiled by the Chamber of Commerce show that the foreign imports of the country in 1918 passing through the port of New York were only 42.29 per cent. of the total business compared with 50.32 per cent. in the previous year, and that of exports the share of this district was 44.17 per cent. compared with 48.68 in 1917. Other ports got 7.83 per cent. of the country's imports and 4.51 per cent. of exports that normally should have entered or been shipped from this city. Nearly five hundred millions of dollars' worth of merchandise was diverted to other seaports.

This is a serious condition of affairs, due largely no doubt to the propaganda directed against this city by envious rivals, who base their arguments on the failure of the local authorities to provide adequate dock and terminal facilities for the transshipment of goods. That the harbor is insufficiently equipped for the rapidly expanding foreign commerce of the country is well known. Dock Commis-

sioner Hulbert has frequently called the attention of the Board of Estimate to the need for more docks and other improvements without success. The docks, like the subways, should be put in first-class condition. Governor Smith has brought about conditions which will assure the completion of the subway program. Cannot he find a way to expedite work on the harbor, so much needed, as he must fully recognize, before the city has lost the better part of its foreign shipping to the second-rate ports of Philadelphia and Boston?

Questionnaire on Tax Problems

Among replies to the Mayor's Committee on Taxation were the following:

E. A. TREDWELL, 41 Park Row:

1—The present system of taxation is not based on sound economic principles.

2—The fundamental defects are that it is a single tax on real estate and no appreciable tax on all other estates.

3. The defects can be remedied by analysis, briefing, and drawing up a Balance Sheet of Tax Income Possibilities.

4—I am not in favor of a Personal Property Tax. It is too inquisitorial and too much overhead and inadequate results.

5—I am not in favor of State Income Tax as a separate proposition, but very much favor of it if made a part of the Federal Income Tax plan, wherein the State might share some percentage. The reasons are obvious.

Regarding a business tax, such a proposition indicates undeveloped or unintelligent economic sense. Private business should be as free as possible except in the exploitation of public property.

I. D. GARRETT, President, First Mortgage and Real Estate Co.:

1. The fundamental defects of the present tax system are in my opinion:

It is based on the delusion that taxes are collected from property, when it is the individual who pays and not the property.

No sane man assesses his capital for payment of his daily expenses. Yet our tax system does this very thing with the joint community expense. It even picks out a part of such capital to pay the whole bill, and lets the rest go free. And the part which it picks out is that which the community looks to provide it with its primary need—shelter.

2. By abolishing all taxes against the capital value of property to cover current expenses, and providing a new system based on correct principles of accounting. Betterments to property should still be charged against it, as they add to its capital value.

3. I am opposed to a tax of any kind against property as such. The theory that property can pay taxes is the foundation of all of our tax troubles.

4. I am in favor of an income and profit tax for all purposes of Government, without exemption. Every man should pay a tax, however small.

All together—Let's continue production and insure prosperity.

Build now that City Hall, Courthouse, Schoolhouse, Church, Factory, Memorial. Build Now.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

The wholesale market price of Portland cement per barrel at New York City during 1918 ranged from \$2.14 in January to \$2.90 in September compared with a range from \$1.92 to \$2.12 per barrel in 1917, and with a practically stationary price of \$1.58 in 1913 and 1914, an increase during the period of the war of about 84 per cent.

REAL ESTATE SECTION

Realty Board Will Continue To Push Seesselberg Bills

Notwithstanding Introduction of Many Other Measures for Change in Tax Laws
It Will Demand Limitation of Amount To Be Levied

THE Real Estate Board of New York has determined to press the Seesselberg Bill limiting the tax rate on real estate in New York City to two per cent. and providing for a one-quarter of one per cent. tax on tangible personal property for immediate passage.

The Legislation Committee of the Board has waited for the Mayor's Committee on Taxation and the Advisory Council of Real Estate Interests. Their reports are in and their bills prepared. None of the measures proposed will aid real estate. Both admit the soundness of the Real Estate Board's position and both propose measures limiting the rate of taxes on real property. The Mayor's Committee, however, suggests that the two per cent. fixed tax rate take effect the year following the expiration of the terms of office of the City Government now in office. The Advisory Council proposes that not more than two-thirds of the tax levy in the first-class cities shall be raised from real estate, but couples with this an income tax.

The Real Estate Board of New York submits this statement to the Legislature, and asks that in accordance with the State Constitution, which says "it shall be the duty of the Legislature to restrict the powers of taxation of cities," it limit the tax rate on real property in the City of New York to two per cent. per annum for all purposes.

The Tax Rate in New York City. (Manhattan Borough.)

In 1905 was.....	1.51
1909 was.....	1.67
1911 was.....	1.75
1914 was.....	1.78
1915 was.....	1.87
1916 was.....	2.04
1917 was.....	2.02
1918 was.....	2.36
1919 will be.....	2.40
1920 will be.....	2.70

The average net income from improved real estate is six per cent. A tax rate of 2.70 means taking 27/60ths of the

Real Estate Board Dinner

THE Real Estate Board of New York will hold its Victory Banquet at the New Commodore Hotel, at seven o'clock this evening. This will be the 22nd annual gathering of the Real Estate Board. According to Elisha Sniffen, chairman of the dinner committee, who has completed the arrangements, it is expected that the attendance will exceed that of 1917 by a wide margin.

An unusual program has been prepared for the entertainment by the dinner committee. The principal speakers will be W. Bourke Cochran, Job E. Hedges, Walter Stabler, comptroller of the Metropolitan Life Insurance Company, and Dr. Charles Alexander Richmond, president of Union College. The latter will be remembered by those who attended the 1916 banquet for his rather original allusion to chicken and eggs and his now celebrated verse entitled "While Jonathan Sits Aroun'," which in the turn of events was somewhat prophetic. Other impromptu speakers are expected to add zest to the occasion, particularly as some important legislative matters now pending affecting real estate in a vital way are to be discussed.

income. This is confiscation. New York City real estate owners cannot continue paying nearly half their income for taxes. The bills proposed by the Real Estate Board will give the city this income:

A 2% tax on \$8,500,000,000 real property.....	\$170,000,000
A ¼% tax on personal property, \$19,000,000,000....	47,500,000
The surplus revenue of the general fund.....	50,000,000
	<hr/>
	\$267,500,000
Or \$70,000 more than the entire budget of 1917.	
The budget for 1919 is.....	\$248,000,000
The normal increase in the city debt service is about	6,000,000
The increase in teachers' salaries already determined on is.....	9,000,000
The subway deficit will be.....	6,000,000
There must be placed in the 1920 budget for tax deficiencies more than in 1919.....	5,000,000
There will be at least a normal increase in the budget of.....	2,000,000
	<hr/>
	\$276,000,000

This would mean a tax rate of at least 2.76 in the Borough of Manhattan and more in the other boroughs. Such a rate would be unconstitutional.

Every citizen, rent-payer, city official or taxpayer should get back of the Real Estate Board's bills. They are the only reasonable solution of this whole question.

Building Managers at Monthly Meeting

AT the regular monthly dinner and meeting of the New York Building Managers' Association at the Park Avenue Hotel on Tuesday night, the members heard Robert Grier Cooke, president of the Fifth Avenue Association, speak on "Organization." Walter C. Martin, of the Tenement House Department of the Bronx, also addressed the members. Charles A. Flynn, as chairman of the fuel committee of the association, reported a substantial improvement in the coal situation. He declared that from present indications, in view of the mild winter and the large stocks which are piling up in the immediate neighborhood of New York City, prices would materially drop.

Clarence T. Coley, chairman of the special committee which will entertain visiting delegates who have been invited to visit New York at the close of the convention of the National Association of Building Managers and Owners to be held in Philadelphia in June, reported tentatively on the arrangements which the committee has made. Mr. Coley said he expected two hundred delegates would visit New York and has planned to take them on a tour of New York to inspect our modern hotels, mercantile buildings, office structures, and one of the most expensive apartments in New York City, also a medium priced apartment and the model tenements.

J. Arthur Pinchbeck, of the Metropolitan Life Insurance Co.; Fred. F. J. Hatcliff, of Dwight, Archibald & Perry, and Wm. J. Demarest, vice-president and general manager of the Park Avenue Operating Co. were elected active members of the association.

Section of Seventh Avenue That Has Many Advantages

From the Pennsylvania Group of Buildings to the Theatre District the Thoroughfare Should Develop Rapidly

SEVENTH AVENUE, in view of recent important developments, looms up on the real estate horizon as one of the logical centres of the next great New York buying and building movement. The entire thoroughfare from 59th street south to where it joins with the extension down Varick street offers unusual opportunities for business exploitation; much has been written within recent years in support of a widely expressed opinion that eventually its development would be characterized by an extensive building campaign. The blocks south of 34th street have become within recent years a flourishing centre of the fur trade and before the general cessation of building operations throughout the entire city, due to war conditions, there were a number of tall loft structures erected to meet the growing demand for space by firms of this type.

In the section from 34th street to 42nd street, however, the situation has remained substantially unchanged for a number of years and it is only within the last few weeks that there have been indications that the long expected revival of interest in the thoroughfare between these two points was beginning to be manifested. The announcement that the Pictorial Review Company had acquired a plot of about 17,000 square feet at the southwest corner of Seventh avenue and 37th street, adjoining its present building, and would utilize it to meet enlarged business needs, was the first concrete example of the new interest in Seventh avenue frontage. This transaction may be the forerunner of a number of others which are expected to revolutionize the character of the avenue and which will put to best utilization the many possibilities which the thoroughfare offers for proper improvement.

Seventh avenue has many natural conditions in its favor, and to these have been added within recent months important civic improvements and the opening of one of the largest hotels in the world, the Hotel Pennsylvania. The extension at the southerly end of the avenue which furnishes direct connection with the great shopping market district; the operation of the important subway system which places it within easy access to practically all parts of Manhattan, Bronx and Brooklyn; the unusual width of the roadway which facilitates traffic; the almost central location; and the proximity to the two great railroad stations, must, it is conceded, be capitalized soon.

Then to these great advantages are added the fact that along practically the entire length of the avenue, but notably between 34th and 42nd streets, there are numerous sites available both on the avenue and in the intersecting streets. Before the enactment of the zoning law it was predicted that this section would develop along the lines similar to those which transformed Fourth avenue from a similar section into a loft building centre, but well-informed real estate opinion holds now that it is probable that this territory will develop into a high class office, show-room and sales-room district, similar to the one further east.

Aside from the great benefits that are beginning to accrue to Seventh avenue and the intersecting streets as a result of the new subway system, the most important of the recent improvements has been the completion and the opening of the Hotel Pennsylvania, occupying the huge site opposite the station and covering the entire block front from 32nd to 33d streets. The effect of the opening of this hotel has already become noticeable through increased pedestrian and vehicular traffic on Seventh avenue because it provides the most convenient artery of travel between the Pennsylvania station, the new hotel, and the theatrical and restaurant district in the general neighborhood of Times Square. The pedestrian traffic has also been materially increased by the opening of the Times Square station and the 33rd street

station on the Seventh avenue subway line. This element in the situation, added to the numerous other factors which have been outlined, tend to imbue the future of Seventh avenue with even greater possibilities because many important New York City realty developments have been traceable in traffic conditions.

One of the greatest contributors to the enhancement of realty values is traffic, because it invariably carries with it purchasing power. While it is problematical as yet to estimate the effect these conditions will have on Seventh avenue, it would not be surprising if that section of the avenue from the Pennsylvania station to 42d street would develop along the lines which would best capitalize this enormous traffic which is growing daily and which will continue to grow with the popularity of the thoroughfare.

The one great deterrent in former years to the proper development on the avenue, which is so admirably adapted for improvement, has been ascribed to a considerable degree to the ownership of a number of valuable frontages which are under the control of estates that have shown a disinclination to erect suitable buildings. The result has been that you see in one of the choicest sections of the city a lumber yard, long rows of antiquated tenement houses and long lines of second-hand clothing establishments, all a stone's throw from the greatest amusement centre in the world, one of the greatest shopping districts in the world, and sections which from a real estate investment standpoint have probably no peer anywhere. Nevertheless, recent changes in the control of one of the largest estates holding property in the Seventh avenue zone is leading to the belief that the old unwillingness to improve will disappear. It would not be surprising to see, within the next few years, transformations of the ramshackle shanties and tenements and obsolete taxpayers in the rows of tall, high-class commercial structures, possibly several more hotels, and if the opinion of some real estate men are accepted, even a number of high-class retail establishments.

Municipal Ownership Attacked

(Special to the Record and Guide.)

Albany, February 14.

THE Municipal Ownership bill favored by the mayors' conference was bitterly attacked by Corporation Counsel William P. Burr at a hearing before the Senate Public Service Commission's Committee this week.

Corporation Counsel Burr characterized the measure as "a bill designed to exalt the functions of the Public Service Commissions and to make the cities realize how small and incompetent they are."

Secretary William P. Capes, of the mayors' conference, told the committee that he would acquaint the drafters of the measure with the defects found at the hearing and asked for at least two weeks in which to redraft the bill. Senator George F. Thompson, chairman of the committee, said a hearing would be given later.

"It is peculiar," said Chairman Thompson, "that the drafting of the measure was given by the mayors' conference into the hands of a sub-committee of three, not one of whom was a mayor or corporation counsel, but two of whom were attorneys for public utility corporations."

Henry W. Killeen, representing Western New York traction lines, objected to the measure on the ground that it would involve the cities of the state in financial difficulty. He said that while municipal ownership was hailed as a panacea for all transportation and public utility evils now existing, experience has taught that it has fallen short of accomplishing anything in 95 per cent. of the cities in other states where it was adopted.

Sentiment in Legislature Favors Realty Board's Bill

Admission by New York Municipal Authorities That Tax Should Be Limited in 1922 Proves That Justice Demands It Be Fixed Now

(Special to the Record and Guide.)

Albany, February 14.

IN spite of the opposition of State Comptroller Eugene M. Travis to legislation fixing a limitation on the real estate tax in New York City, which opposition was voiced before the Joint Legislative Taxation Committee this week, there is a growing sentiment in the Legislature in favor of the New York City Real Estate Board's measure. This sentiment is especially pronounced in the Senate and extends to the very personnel of the committee now looking into the question of taxation. Advocates of the realty tax limitation measure are not discouraged by the opposition of Comptroller Travis, as they anticipated it.

Supporters of the Real Estate Board's legislation count on the appearance of Robert E. Dowling before this committee as a factor which will operate to increase the impetus behind the measures which is daily gaining. Senator Davenport, chairman of the committee, frankly stated this week that he was of open mind upon the question of realty tax limitation, and it is expected that a portrayal of conditions existing in New York City similar to that given the New York City Affairs Committee by Mr. Dowling last year will have the effect of convincing him of the necessity of throwing his support behind the Real Estate Board's bills.

One of the interesting developments in the Legislature this week was the preparation for submission of legislation by Mayor Hylan's committee on taxation. The measures by this committee include a bill providing for a two per cent. limitation upon real estate "effective in 1922," a year after the present Hylan administration will expire. Advocates of the Real Estate Board's legislation see in this bill an admission by the mayor's advisers that the limitation plan is practical and discern as well an inclination to "pass the buck" to the next administration. The recommendation of a limitation on realty by the mayor's committee will be favorable for the Real Estate Board's legislation. Advocates of the bill reason that if the mayor's committee finds it necessary to impose a limitation there is no reason why the limitation should not be placed at once; that if such a limitation will act as a curb upon city expenditures in 1922 it will surely have the same effect in 1919.

The mayor's committee also has a bill providing for a levy of one-half of one per cent. upon personal property and for a full listing system. The contention of the New York real estate interests is that a tax of one-half per cent. is too high and that a listing system, which is Comptroller Craig's idea, will spell the doom of any measure designed to levy upon personalty. Under the one-quarter of one per cent. levy provided by the Real Estate Board's bill it would be possible to raise approximately \$47,000,000 a year and at the same time not antagonize personal property owners with a system providing for the listing of all their holdings. The smaller levy was favored by a large number of legislators last year, legislators who would oppose to the limit the imposition of a tax of such proportions as one-half of one per cent.

Legislation providing for a number of indirect taxes was also brought to Albany by the mayor's committee. This legislation calls for a tax on non-residents, a tax on business, a tax of one-twentieth of one per cent. on bank balances, an increase in the tax on income of manufacturing and mercantile corporations, and an income tax.

With tiresome repetition the proposal has been made to the Joint Legislative Committee to tax incomes. The income tax in the past week seems to have become the refuge of a majority of men whose judgment the committee asked. Comptroller Travis varied the monotony of the hear-

ings by opposing an income tax on the ground that need for such an imposition did not exist at this time. The State Tax Commission first submitted a proposal for an income tax. The commission would tax the income of single men earning \$500 or more, and of married men earning \$1,000, with an exemption of \$100 for every child under 18 years of age. Albert E. Marling, president of the New York Chamber of Commerce, declared before the committee there should be a tax on all incomes, so arranged that the man who draws a large salary in New York and spends it in New Jersey may be taxed. Walter Lindner, solicitor of the Title Guaranty & Trust Co., declared the committee should submit to the Legislature a bill prepared by the Allied Real Estate Interests of New York City providing for an income tax. Walter H. Knapp, of the State Tax Commission, opposed this on the ground that the measure carried too many exemptions. Samuel H. Beach, president of the Savings Bank Association of the State, also urged an income tax, declaring that the more people it affects the better will be the result.

The committee is to call representatives of labor during the next week to obtain their views on the income tax as well as other propositions. The prediction is made that the labor interests will oppose an income levy upon incomes smaller than \$2,000.

"The more you touch the pocketbooks of the people," Mr. Beach declared, "the more interest you will have in the expenditures and government of the state. New York is undergoing an enormous expense to care for derelicts, until it generally is admitted that real estate, especially in the city of New York, where it is assessed at 100 per cent. of its value, is bearing a burden not only menacing to realty owners, but to the three and a half million savings bank depositors whose money is invested in mortgages on real estate."

Mr. Beach, replying to Chairman Davenport, said that an exemption of about \$1,000 would be equitable, and that interest on savings bank deposits should be included as earnings or income. Charles A. Miller, of Utica, counsel for the association, declared the majority party which puts the income tax into effect will need the help of heaven, so "it ought to be decently high."

Mr. Lindner, who is the counsel of the Allied Real Estate Council, gave a technical discussion of the various propositions contained in his bill, and said that it is not fair to tax a merchant who happens to have \$1,000,000 worth of goods in a warehouse and owes \$900,000 on it for the full value. Deduction for debt should be made, he said.

An interesting feature of the State Tax Commission's report was that the total increase in real and personal property in New York State during the year was \$396,659,526. The evident effect of the war upon transfers of real estate was shown by a decrease of \$683,437 in the mortgage tax as compared with figures for the previous year.

The outlook for the Municipal Ownership bill fathered by the mayors' conference is very dubious. Opponents of the measure declare it is doomed, developments in the past week indicating that the opposition in the Legislature to the measure is rapidly increasing, as these reports indicated a week ago. Senator George F. Thompson, who was counted upon to help the Democrats pass the measure, has changed his attitude and does not believe the state needs municipal ownership at this time. Senator Foley, Democratic leader of the Upper House, and Minority Leader Donohue of the Assembly have stated their opposition to the Mayors' Conference bill in the last week.

State Has \$10,000,000 Available For Construction Work

Legislative Leaders Issue Statement Declaring That the Empire State Should at Once Solve Reconstruction Problem by Starting Building at Once

STATEMENT BY SENATE LEADER J. HENRY WALTERS
AND SPEAKER THADDEUS C. SWEET
OF THE ASSEMBLY.

CONSTRUCTION is the actual solution of reconstruction and New York State can take no more effective step to control after-war conditions than to assume the initiative and vigorously urge the building and rebuilding of state roads and state institutions, deferred since the war began to avoid the drain on labor and material.

Hospitals and highways are needed, and the question of men and supplies today is just the opposite of what it was. We must now provide work for the home-coming soldiers and we must place orders for materials so that the manufacturing plants in this state will continue running, not on half time, but on overtime with increased help. If we adopt this course we will accomplish more than we will by discussing reconstruction as a future problem.

This is not the time to theorize if we are to grapple with the enormous industrial situation, which is not approaching, but which is here right in front of us. The period for theory may come, but now when the path is clear there should be no delay and we should demonstrate by practical application that we are capable of meeting an emergency just as vital as any that we have encountered.

An unlimited amount of work for men is in the immediate foreground and we should begin construction. This is imperative as a move towards definite reconstruction, and we might just as well be practical and face these facts:

State, county and town highways demand prompt attention, and ample hospital accommodations for the feeble minded, criminal offenders and other state charges are morally mandatory. This responsibility should be mastered at once and our construction campaign should be broad

enough to embrace all classes, from the skilled mechanic to the day laborer. This is not only feasible but practical, as highway construction means a market for one grade, while the erection of public buildings is a market for those of the building trades. The completion of terminals along the Barge Canal is another necessity and would enlarge the area for all types of employment.

There is \$5,500,000, available for maintenance of state roads and \$2,500,000 for construction, releasable from the first \$50,000,000, bond issue, besides \$2,000,000, in addition from the second issue. As to the construction and development of state institutions, there is a call for hospitals at Central Islip, Middletown, Utica and Kings Park, not forgetting the all-important matter of proper structures for the care of the feeble minded, and armories at Troy and Malone. This, however, is only a summary and not a detailed account of the state work for which plans and specifications are ready or for which contracts have been awarded.

Idleness, in all its vicious symptoms, never makes itself more manifest than when men are out of work, and employment for those who should not be without it is our duty as legislators. Red taps and humdrum official procedure should be discountenanced, and this great state should be the leader in a plan of reconstruction that will speak for itself.

So it is obvious if we move speedily, giving men work and keeping factories open, it will mean animate, rather than inanimate reconstruction, for with men and women earning good wages the reconstruction program, as applied to the future, will take care of itself.

Annual Conference of Building Officials

THE fifth annual meeting of the Building Officials Conference held at Pittsburgh, Feb. 6, 7 and 8, 1919, although not as well attended as usual, proved to be one of the most interesting in the history of the Conference.

The following resolution was adopted:

Resolved, that it is the sense of the Building Officials Conference that for the better protection of the public, against unsafe and illegal building construction, suitable legislation should be enacted by which building operations shall be restricted to architects, engineers, builders, superintendents of construction or others who have by proper evidence shown their ability or capacity for undertaking such building operations and on whom individual responsibility for the safe prosecution of the work and a compliance with the laws relating to buildings can be placed; and

Resolved further, that the secretary of this organization be directed to furnish, at the request of any member, copies of this resolution for presentation to legislative bodies in support of such legislation.

A joint session of the Conference and the National Brick Manufacturers' Association, meeting in Pittsburgh at the same time, was held on Friday morning, Feb. 7. The topic of discussion was brick work and centered about papers presented by Hon. W. W. Pearse, superintendent of buildings, Toronto, Canada, on certain tests of bricks and brick piers, and by Edward Stotz, architect of Pittsburgh, on brick work.

The present officers of the Conference were continued for another year: Rudolph P. Miller, New York City, chairman; James G. Houghton, inspector of buildings, Minneapolis, Minnesota, vice-chairman; Fred W. Lumis, superintendent of buildings, Springfield, Massachusetts, secretary;

Appeal for United Hospital Fund

OTTO M. EIDLITZ, chairman of the Building and Allied Trades Auxiliary of the United Hospital Fund for 46 hospitals in New York City, has sent the following appeal:

Hospitals are as necessary to the well being of every inhabitant of this city as are schools, Police and the Fire Department, is a fact obvious upon the slightest reflection. Yet these latter institutions are maintained by public funds while the hospitals depend upon private aid.

We must all agree that the public health, the atmosphere, as it were, in which we live, cannot be lowered without bringing disease and sickness closer to our homes. This will happen, however, unless the hospitals receive immediate and adequate private aid. The great rise in prices and the tremendous extension of their work due to the war and the epidemic have made their income absolutely inadequate to maintain the past high level of the public health.

I, therefore, take the liberty of appealing to you again to support the Hospital Fund, not primarily as a charity, but as an agency which has a very intimate relationship to the well being of yourself and your family.

Every dollar contributed to the fund is expended for your own welfare. Checks may be made payable to the United Hospital Fund and sent to Otto M. Eidlitz at 30 East 42d street.

The members of the committee of which Mr. Eidlitz is chairman are: William Crawford, John I. Downey, Louis J. Horowitz, John P. Kane, Paul Starrett, Henry C. Turner, James R. Turner, and Charles S. Wills.

Walter R. Forbush, public buildings commissioner, Newton, Massachusetts; George Rendigs, commissioner of buildings, Cincinnati, Ohio; members of the executive committee.

Why Every Realty Owner Should Work for Fixed Tax Rate

Now Is the Time for Action, the Right Bill Is Before the Legislature and the Real Estate Board Is Taking the Lead—Join in Winning the Fight

By WILLIAM D. KILPATRICK.

Committee Treasurer of the Fixed Tax Rate Committee of the Real Estate Board of New York and Affiliation Organizations.

AS applied to real estate ownership in the Metropolis of America, the biblical injunction, "To him that hath shall be given," will stand modification. In this wise: "To him that hath shall be given," if he will fight for it. If he won't fight for it, "To him that hath shall be given"—in the neck.

Common sense in Government, simple justice and civic decency have long demanded a cessation of the never ceasing increase in taxation of realty.

The evil effect of annually piling a heavier burden on the thrifty and industrious, have been as outstanding as a wart on a Roman nose, but this evidence has not prevented the continuance of that most popular sport, passing the buck to real property.

This popularity is not confined to any political party, the Ultra-Righteous or otherwise, with the odds in favor of the Holy Ones, as the most active, cheerful little spenders of the tax payers' coin. To do justice to all of them, it must be said that the pre-election expressions of sympathy for the victims of over-taxation; the stirring pledges of determined, unalterable intention to secure economy and retrenchment in municipal administration, were things of beauty, if not a joy forever. There was just one thing missing (a simple matter, too), which was post-election redemption of pledges and promises. All that realty owners have is a choice collection of promissory notes, beautifully embellished with "I will" mottoes, which went to protest the day after election. They are also in the "scrap of paper" class.

We have had investigations and more investigations (al-ways at the tax payers' expense), all of which developed the well-known fact that real estate was burdened with infinitely more than its share of taxation. Recommendations were made for proper and needed relief, but the same official notice was taken of them as of a wall flower at a party. "New sources of revenue" are eternally discussed, but these sources are untouched, so long as there is real estate to swat. The wells of inquiry and action are muddled by the sticks of indifference, influence and hostility.

"It can't be done" is the old poll parrot, selfish cry in reference to collection of a personal property tax, even of a nominal amount. This is true, it "can't be done" when it is deliberately and intentionally made a farce of. This passing the buck to realty and the farcical enforcement of the personal tax law has been a charming comedy for those responsible for it, but it has never entered their beans that this comedy is verging close to tragedy. The merry laugh has always been in evidence at that huge joke, "The Woes of Real Estate."

It isn't a theory, but a condition which confronts realty. Official aid and action being a forlorn hope, the Real Estate Board of New York has taken the bull by the horns and has introduced in the State Legislature, through Assemblyman Sesselberg, a bill limiting the tax rate to two per cent. There is nothing equivocal, deferred or uncertain about the result of this bill. It is cleancut, "100 per cent. real estate." The direct effect of the bill is the annual saving of \$30,000,000 in taxes to owners in the Greater City.

The saving of \$30,000,000 annually in taxes shows this res-

On a \$10,000 assessment the saving is \$40.00

On a \$100,000 assessment the saving is \$400.00

On a \$500,000 assessment the saving is \$2,000.00

This is based on the present tax rate. On the basis of a probable increase in the 1920 budget, the above savings will be double. The bill is designed to remedy, through a

fixed tax rate, the evil results of overtaxation. These are in part, and in part only:

(1) The discouragement of small home-owning through the fair, unjust yearly tax increase imposed on the saving, frugal, industrious, small home-owner. In the whole city there is the enormous number of 250,000 one- and two-family houses, the owners of which have invested from a few hundred to a few thousand dollars in their homes. To bring up a family of children in proper surroundings is no small task these days and to penalize the best type of home-owning citizenship by constant tax increase is the height of folly and injustice.

(2) Restoration of confidence in realty is attained by this bill and as confidence is the basis of value and investment the market will be broadened and the city the gainer.

Capital seeks a stable investment and a fixed tax rate insures stability. Harmful uncertainty is replaced by certainty, which will be reflected in the return of investors to realty.

(3) The housing of New York's poor is New York's problem. For the tenants, who can pay but \$7.50 to \$14.00 per month, there is but one home and that is the tenement. These tenements are largely owned by small tradesmen, whose investment savings in these houses represents the hardest kind of toil from early morning to late at night. The enormous tax increase in this type of property has caused the net income to reach the vanishing point. Both the hard working owner and the tenant suffer.

(4) Conservation of values and mortgage loans. The capital value of New York realty has been heavily decreased by over-taxation and mortgaged security is correspondingly affected. The enforced reduction of mortgages due to loss of capital value has been very heavy and has worked uncalled for hardships during war times. A fixed tax rate insures the conservation of values and mortgage loans. Savings bank depositors and life insurance policyholders whose savings are invested in mortgages are entitled to the stability of their investments incurred through the fixed tax rate.

(5) The fixed tax rate will force action, instead of meaningless babble, to tap the virgin territory of other sources of revenue, which exist abundantly, right at hand, ready (if not willing) to be tapped for the golden stream which will follow. It will force the redemption of pre-election pledges of economy and saving in the various ways indicated by the Real Estate Board at a saving of at least \$25,000.00 annually.

The Real Estate Board has the enthusiastic support of every taxpayers' and kindred organization which is "100 per cent. real estate."

This is a "get-together" time and all property owners, all mortgagees, institutional or individual, all tenants who are interested in keeping rents down must needs put their shoulders to the fixed tax rate wheel and shove mightily and continuously. It is essential that every owner ask his or her senator and assemblyman to support and vote for this bill. Don't depend on the other fellow doing it; do it yourself and see that your fellow owner does likewise. If you need any information, the Real Estate Board or your local organization, which is fighting your battles, will furnish it.

We've got to fight like Sam Hill, so go to it, brother owners (also sisters), with vigor, enthusiasm and dispatch, for the reward is a goodly one and well deserved.

"He that is not for us is against us."

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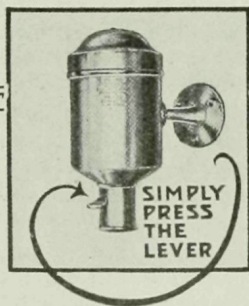
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LEGISLATIVE BILLS AFFECTING REALTY

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:

Senate Int. 217, Pr. 221, Knight. To amend the Farms and Markets Law generally.

This bill is disapproved. It is another attempt to interfere with the business of buying, selling and distributing food products. Such attempts have never failed to result disastrously, not only for the merchants, but for the consumer as well. It would mean higher taxes, which ultimately would have to be paid by the consumer.

Senate Int. 244, Pr. 248, Farrell. Increase from \$5,000 to \$6,000 the salary of the Deputy Clerk for Kings County.

This bill is disapproved. The Real Estate Board is on record year after year in opposing bills of this character.

Assembly Int. 323, Pr. 330, Donohue. To amend the Greater New York Charter in relation to the forms of bills for taxes.

This bill is approved. The word "Arrears" should appear on a tax bill if there are unpaid taxes.

Senate Int. 133, Pr. 134, Dodge. To amend the Tenement House Law generally.

The survey of available tenements, which was conducted by the Real Estate Board, working in conjunction with Building Industries, last June, showed a great shortage, which has since become more acute owing to there being practically no new construction. The Building Bureau reports that during the past year many plans have been filed for altering private residences into bachelor apartments, which are in great 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 way as to carry out the spirit of the Tenement House Act is a timely and highly desirable piece of legislation.

Owners of private houses should realize the opportunity that this measure gives them to make their properties pay with this new occupancy, which requires a very modest expenditure for alteration. Prospective tenants will be provided for as far as light and ventilation are concerned to the new-law tenement covering considerably more of the lot.

This act will also discourage evading the law, as is now being done in houses altered ostensibly for non-housekeeping apartments, permissible under the building code, in which, in defiance of the Tenement House Law, kitchenette closets are introduced after the inspectors have left.

The following amendment has been offered.

In place of a "three-family" converted dwelling," is any dwelling (of brick or stone erected in a city of one million inhabitants or more population) * * * the brackets should be removed from before 'of brick or stone' and placed before 'erected.' In this way frame dwellings would be excluded from the act.

With this amendment the Board approves the bill.

Senate Int. 137, Pr. 138, Cotillo. (Same as Assembly Int. 322, Pr. 326, Blakely.) To amend the Tenement House Laws, in relation to the lighting of public halls.

This bill is disapproved. The only apparent purpose of the bill is to transfer vestibules of tenement houses into reading rooms for their tenants and the general public. The measure is utterly

unreasonable and unnecessary. It will lead to innumerable disputes between landlords and tenants and open other doors for the imposition of arbitrary departmental orders.

Senate Int. 140, Pr. 141, Foley. To amend the Greater New York Charter, in relation to the consolidation, abolition, and transfer of powers and duties, of boards, bodies, commissions, departments, officers and employees.

This bill is disapproved. It proposes that power shall be conferred upon the Board of Aldermen to abolish or consolidate boards, bodies, commissions and departments existing by authority of provisions of the Greater New York Charter, and to assign, reassign or transfer the statutory powers and duties of the boards, bodies, commissions, departments, officers and employees of the city. Under such a law the Board of Aldermen would be empowered to reorganize completely the government of the city as prescribed in the charter. Undoubtedly were this work well done the result would be distinctly advantageous. The difficulty with this proposition is that it is of doubtful constitutionality for the reason that it practically confers power upon the Board of Aldermen to repeal by ordinance the provisions of statutes. In this respect the provisions of the sending measures are substantially identical with corresponding authorization contained in the home-rule law of 1913 (L. 1913, Ch. 247), which were upheld by Justice Greenbaum in *Hammitt v. Gaynor*, 82 Miss., 196 (aff'd. 165, App. Div. 909, without opinion); but have been repudiated as unconstitutional in numerous cases, including *Geneva v. Frederick*, 159, App. Div. 621; *Gibbs v. Luther*, 81, Misc. 611, and *Cleveland v. City of Watertown*, 99, Misc. 66.

What this bill aims to do can be accomplished only by a comprehensive revision of the Greater New York Charter. This function, the courts hold, the Legislature may not delegate to the Board of Aldermen, as this measure contemplates.

Senate Int. 128, Pr. 129, Downing. To amend the Workmen's Compensation Law, in relation to the State fund and self-insurers.

This bill is disapproved. The purpose and effect of this measure is to prevent corporations and mutual associations from engaging in the business of insuring employees against liabilities under the workmen's compensation law. In the opinion of the committee the state has already enough public duties upon its shoulders without being burdened with the responsibility of what would be tantamount to a state monopoly of such liability insurance, which, if incompetently planned or managed, might impose colossal burdens upon taxpayers. Employers have the right to purchase liability insurance to their best advantage, and if the state cannot successfully compete in such business with corporations or mutual associations the remedy is not legislation to eliminate such competition, as the Downing Bill proposes, but legislation that will take the state out of a field that has proven unprofitable to it.

Assembly Int. 293, Pr. 297, Evans. To amend the Highway Law, in relation to disposition of fees.

This bill is approved. It increases the amount of fees for motor vehicles to be paid locally and provide for the payment to cities to be spent on city roads.

Real Estate Review for the Current Week

Well-Maintained Demand for Miscellaneous Holdings, with Important Sales Forecasting Building Projects

THE midweek holiday appeared to have had little effect upon the market because there was no decrease in the volume of business, nor was there any slackening of the strong demand for miscellaneous classes of property, which has been the chief development within recent months. Aside from the fact that business continued to concern itself with no specific class of property in any special neighborhood, probably the most important phase of the week's activity was the character of several transactions, which forecasted the undertaking of important building operations. Although this element has appeared in a number of recent deals it has not developed sufficient strength to indicate any general trend toward the initiation of a buying movement on the part of builders interested in the erection of new structures. There have been scattered deals from time to time, indicative of the desire on the part of some enterprising builders to acquire desirable sites, but no concentrated effort or trend worthy of special emphasis.

This week, however, several transactions were closed which may be taken as a basis for the belief that the time may be not far off when the long anticipated interest of both speculative and investment builders will seriously engage the attention of the real estate fraternity. There is no doubt but that eventually the existing shortage of space of all descriptions will be capitalized, and it is being generally conceded that it is now only a matter of weeks when the building movement will come.

Especially interesting, therefore, this week was the sale of the north corner of Fifth avenue and 72d street by a building firm, which plans the erection of a modern apartment house intended to be the last word in construction of this type. Aside from the fact that the complete investment will probably represent a total outlay of \$3,000,000 additional interest attaches to the project because it is estimated that the apartments will bring all the way from \$30,000 to \$40,000 a year in rent and because its construction will further emphasize the

changing character of New York's famous residential thoroughfare from a community of one-family houses into tall, multi-family structures. The announcement of the builders that the house will be ready for occupancy during the summer of 1920 lends further interest to the entire project, which will be the first of the large ones to be undertaken in the face of the existing belief that material and labor costs at this time are prohibitive.

Another interesting transaction bringing with it an improvement concerned a valuable site in East 44th street, which was taken by a western machinery concern, and which will be utilized for the erection of the tallest building possible under the Zoning Resolution. Other deals also involving building projects concerned a large Trinity Church Corporation site on Broome street, which will be improved with a garage; valuable residences in East 69th street, which will be demolished to make room for a modern private house; a well located Madison avenue corner in the midtown section, which will also probably be used for a commercial project, and a famous old Bronx landmark, which will also be torn down to make room for modern improvement.

This array of interesting transactions were not the only support of the steadily rising market, speculative interest still centering not only upon business properties, but also upon apartment houses.

Bing & Bing, who have lately returned to the market, added to their holdings three loft buildings in West 20th, 21st and 22d streets and Washington Heights apartment houses. Harry Aaronson acquired from interests identified with the Adams Express Company commercial buildings on South William Street and lower Broadway. Edward W. Browning, another consistent buyer for several months past, took over a business building at Lafayette and Spring streets; Elias A. Cohen bought two Pearl street mercantile structures from Yale University, and Frederick Brown, of course, continued to figure in one or more transactions every day, reaching a new high point on Tuesday, when he figured in five transactions.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 66 as against 63 last week and 22 a year ago.

The number of sales south of 59th street was 27 as compared with 14 last week and 7 a year ago.

The number of sales north of 59th street was 39 as compared with 43 last week and 15 a year ago.

From the Bronx 26 sales at private contract were reported as against 31 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 312 of this issue.

\$3,000,000 Fifth Avenue Apartments.

Fifth avenue's private house character will be further changed as the result of an important apartment house project planned for the Stillman property at the north corner of 72d street. This corner, with a frontage of 62 ft. 2 in. on the avenue and 172 ft. on the street; the other lines measuring 102.2x45x40x125 respectively, and containing in all over 12,500 square feet, has been purchased by the Hudson Investing Company, Fred F. French, president. It will be improved with a twelve-story apartment house, with one suite on a floor and

containing thirty rooms and ten baths.

Contracts for the erection of the building have been awarded to the Fred F. French Company, which is also preparing the plans. The structure will, it is announced, be the last word in modern apartment house construction and will be ready for occupancy during the summer of 1920. The land was held by the Stillman Estate at \$1,250,000. It is estimated that the building will cost considerably more than \$1,500,000, and the complete investment will represent an outlay of close to \$3,000,000, including carrying charges. Several applications for suites have already been made and on the offers received, the annual income of the new building is estimated at \$400,000. The purchasers were represented by Clifford C. Roberts as attorney and Wm. A. White & Sons as brokers. The Douglas Robinson, Charles S. Brown Company represented the sellers, and Spearman and Sterling as attorneys.

Plan 44th Street Improvement.

A Western machinery concern has purchased the two four-story dwellings at 6 and 8 East Forty-fourth street, on a plot 50x100.5, between Fifth and Madison avenues, from Sarah V. Day estate and the Mary P. Moore estate, respectively. The purchaser is a client of Albert B. Ashforth, Inc. Definite plans for improvement of the site are awaiting the

return of the president of the purchasing concern, now in Europe, but it may be assumed that the plot will be developed to the maximum capacity permitted by the zoning resolution, as the price paid is said to be in the neighborhood of \$300,000, or \$6,000 a front foot, this rate ranking with the highest before paid on this block.

Former Jesup House Re-Sold.

George R. Read & Co. have sold for the Barstun Realty Company, represented by Rose & Paskus, attorneys, the former residence of Mrs. Morris K. Jesup at 195 and 197 Madison avenue, southeast corner of 35th street, a four-story dwelling, on a plot fronting 49.5 feet on the avenue and 100 feet on the street. The purchaser is the Commercial Improvement Corporation of Madison avenue, Inc., which proposes in the future to reimprove the site, but has no definite plans as yet for the character of the improvement.

Buyer for \$775,000 Apartments.

Frederick Bangerter bought for investment two large apartment properties on Washington Heights valued at over \$500,000. They comprise the six-story Paul Jones, occupying the block front on the west side of Wadsworth avenue, between 184th and 185th streets, and the Ritz-Carlton Court, also six

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stories, occupying the front on the west side of Wadsworth avenue, between 187th and 188th streets, both of which were recently reported sold.

The Ritz-Carlton he acquired from the Nason Realty Company (Max N. Natanson), which had been holding the property at \$275,000. It occupies a site 189.9x75. H. T. Wood was the broker in the deal. Mr. Bangerter bought the Paul Jones from Daniel H. Jackson. It stands on a plot 179.10x70, and is assessed by the city for taxation purposes at \$250,000. Mr. Jackson acquired the house from the Auerbach estate six years ago.

Operator Buys From Express Co.

Harry Aronson, operator, has purchased from the Adams Land & Building Company, holding company for the Adams Express Company, two properties valued at about \$500,000. In the financial section the company disposed of the Curtis Building, an eight-story commercial structure, at 33 to 37 South William street, running through the block and taking in 31 and 33 Stone street. This structure, which has frontages of 51.10 feet on both South William and Stone streets and a depth of about 80 feet, cost the sellers \$275,000. It is fully leased, and the new owner is reported to be negotiating a resale. The second property purchased by Mr. Aronson involved the modern twelve-story commercial loft structure at 491 and 493 Broadway, with an "L" to 446 Broome street, covering a plot of 4,000 square feet. The property was valued at \$225,000. The Charles F. Noyes Company negotiated both sales, which were for all cash. Deals for several other properties owned by the Express Company are reported pending.

Garage on Trinity Property.

A modern garage is to replace a row of tenements on the lower West Side, which have just been sold by the Trinity Church corporation. The deal involved the six old buildings at 539 to 549 Broome street, occupying a plot 146 by 86 feet, located opposite Public School 38 at the corner of Broome and Clark streets. A syndicate of buyers organized to purchase land and erect commercial garages in Manhattan is the buyer of the property. Plans for the improvement of the site with a two-story garage to cost about \$190,000 are being prepared by N. A. Cantor, architect. Ames & Co. negotiated the sale.

Bank Sells on Central Park West.

The Union Dime Savings Bank has sold, through I. B. Wakeman, Elberon Hall, a nine-story fireproof elevator apartment house, on plot 55.6x100, at 385 to 389 Central Park West, located 25 feet south of Ninety-ninth street. The property was held at \$175,000 and returns an annual rental of about \$20,000. The new owner is an investor. The bank acquired the house five years ago.

Buy Three Loft Buildings.

Bing & Bing have purchased three loft buildings on West 20th, 21st and 22d streets, in three separate deals. From the Metropolitan Life Insurance Company they purchased the twelve-story loft buildings at 15 and 17 West 21st street, extending through the block to 16 and 18 West 22d street, and at 37 to 45 West 20th street, which is next to the Church of the Holy Communion, at the northeast corner of Sixth avenue and 20th street. The J. Romaine Brown Company negotiated the two sales.

In the third transaction Harry B. Cutner sold for the Barclay Holding Co.,

Frederick Brown to Henry Edelmuth, the twelve-story loft building at 54-62 West 21st street, covering a plot of 112 ft. by 100. It abuts on the Church of the Holy Communion on the 20th street corner. This building was erected in 1910 by Henry Corn and the holding price was \$650,000, completely rented at \$70,000 per annum. Mr. Edelmuth made a resale of the property to Bing & Bing through the same broker.

Costly Dwelling Deals.

An important private house sale is reported by William B. May & Company, affecting two 25-foot residences—42 and 44 East 69th street, between Park and Madison avenues, making a plot of 50 feet. The property was sold for Mrs. N. H. Herzberg and Mrs. S. H. Abrahamson, the owners of No. 42, and the heirs of the Ludington estate owning No. 44. The purchaser, Arthur Sachs, intends to demolish the present improvements and erect a modern 28-foot English basement residence, which he will occupy. The remaining 22 feet he intends to reserve for another fine residence. The price at which these houses were held was \$200,000, and they are reported to have been sold at close to this figure.

Sells "Somerset" and "Cedarcliff."

Moore, Schutte & Company sold for the Fortis Realty Company, Charles S. Lyons, president, a holding company of the Estates of Joseph Hammershlag and Moritz Falkenau, The Somerset and The Cedarcliff, two six-story elevator apartment houses, covering a plot of 99.1x200, to Bing & Bing. The houses are located 75 feet north of 152nd street and run from St. Nicholas place through to Edgecombe avenue. Each house accommodates 42 families; they were held at \$350,000.

E. W. Browning Adds to Holdings.

Edward W. Browning, who has been steadily adding to his real estate holdings within recent weeks, has purchased from the Empire Mortgage Company the three six-story lofts with stores surrounding the northwest corner of Lafayette and Spring streets. By numbers the properties are 238 Lafayette street and 67 to 73 Spring street. There is a Spring street frontage of 100 feet and a depth of 108 feet. The Lafayette frontage is about 25 feet. William A. White & Sons and F. M. Welles negotiated the sale, which was made on a cash basis. The property is assessed at \$125,000.

First Sale Since 1785.

Elizabeth F. Harper sold 180 South street, which her family has owned since 1785. William H. Whiting & Co. arranged the deal. The property consists of an old five-story structure on lot 23x 71.8, near Roosevelt street. Leonardo Mormando, a dealer in rags, who has occupied the building for a number of years, is the buyer.

Yale University Sells.

Yale University has sold two downtown properties recently willed to it by the late Frederick Mead, to E. A. Cohen. They comprise the five-story loft building at 138 Pearl street, through to 104 Water street, on lot 19.6 by 102, just south of Wall street; also 144 Pearl street, on the same block, 93 feet from Wall street, on a lot 19 by 62. William B. May & Co. were the brokers. Mr. Mead bought the first-named parcel in 1872 for \$48,000 and that at 144 Pearl street for \$39,500.

Rounds Out Large Building Site.

Sigsbee Graham purchased, through the Charles F. Noyes Company, from Abraham Goldsmith, trustee, 97 Maiden Lane, a four-story loft building covering plot 21x63 and valued at \$60,000. This purchase completes the rounding out for Mr. Graham of a plot of 14,000 square feet valued at \$1,600,000 and comprising seven buildings purchased from different owners in cash deals. The plot has a frontage of 50 feet on Maiden Lane, 42 feet on Gold street and 47 feet on Pearl street.

W. S. Dempsey, a Buyer.

William S. Dempsey, president of the William S. Dempsey Realty Company, has purchased from the Solow Construction Company the block front on the east side of St. Nicholas avenue, corner 139th street, running through to Edgecombe avenue, known as Finley Manor, a six-story elevator apartment house, which rents for \$35,000 and is held at \$250,000. The brokers in the deal were the John P. Peel Company and Edward J. Crawford.

\$375,000 Broadway Loft Sale.

Frederick Brown purchased through the Charles F. Noyes Company the 11-story fireproof building at 474-476 Broadway extending through the block to 38 Crosby street, covering a plot of 7,500 square feet. The building is a comparatively new structure and in 1902 was mortgaged for \$425,000 to one of the large insurance companies. Mr. Brown considers the property one of the best purchases that he has made. It is valued at \$375,000.

Acquires Eleven Bronx Houses.

L. S. Morrill Banner has purchased through Leitner, Brener & Starr the eleven modern 40-foot five-story apartment houses at 952 to 992 Tiffany street, between 163d street and Westchester avenue. The price was close to \$350,000. They were sold by the Usona Construction Company, which built the houses on land acquired from the American Real Estate Company. The structures occupy a combined frontage of 440 feet and are 104 feet in depth. They return an annual rental of \$60,000.

Poe Landmark Sold.

A famous old Bronx landmark, the Cole blacksmith shop property in Fordham, and a favorite meeting place of Edgar Allen Poe and his neighbors, has been sold and is to be improved with a modern structure. It is located on the east side of Kingsbridge road at 192d street, just north of Fordham road and extending through to Briggs avenue. A short distance to the north is the Poe cottage, which has been preserved, and opposite is Poe Park, extending over to the Grand Concourse. McLernon Brothers sold the blacksmith shop site for Susan V. Snedeker to William Smith, of the real estate firm of Smith & Phelps. The improvement will be started immediately.

Manhattan.**South of 59th Street.**

EAST HOUSTON ST.—Isidore Teitelbaum bought the 5-sty tenement, 25x68, 470 East Houston st, from a client of David Lion.

FRONT ST.—Charles F. Noyes Co. sold for Charles A. O'Donohue, representing Lillian B. O'Donohue, to R. Alexander Schonbrunn, trading as S. A. Schonbrunn & Co. and the Sascu Coffee Co., the 5-sty loft building 83 Front st, covering plot 24x97. The transaction was a cash deal. Valued at \$45,000 and selling very close to this figure, the deal is of interest, as it shows the demand for property in the coffee district. Mr. Schonbrunn, who has been the lessee of the building for about fifteen years, will make extensive improvements.

7TH ST.—Folsom Brothers, Inc., sold for F. S. Phraner the 3-sty private house 30 East 7th st to the Ukrainian National Alliance, Inc., of New York City. After extensive alterations this property will be used for club purposes.

13TH ST.—The 6-sty tenement house, on plot 48.6x103.3, at 432 and 434 East 13th st, has been sold by Noah S. Sheifer to the 434 East Thirtieth Street Corporation, newly formed, with S. Wacht, Jr., D. B. Keminsky and L. D. Workin as directors. The property is near Av A.

29TH ST.—Henry Brady sold for the New York Title and Insurance Co. 154 West 29th st, a 2-sty taxpayer, on lot 25x98.9, to I. Roth. The property was acquired by the seller at foreclosure in December, 1917, at the stand of Mr. Brady.

34TH ST.—Pease & Elliman sold for Oscar Unz the 4-sty private residence at 338 West 34th st. The buyer, Dr. M. Lewson, will occupy. The property was held at \$32,000. Several weeks ago Mr. Unz purchased at auction the property at the northeast corner of Riverside dr and 82d st, which he will occupy as his home.

36TH ST.—James H. Cruikshank purchased from Celestina Molnelli the 5-sty double flat at 421 West 56th st, on plot 25x100, assessed by the city at \$17,500. Harry Sugarman was the broker.

39TH ST.—Jennie Levy, of Westport, Conn., sold 329 and 331 West 39th st, one 4 and one 5-sty building, on plot 50x98.9, to an operator.

49TH ST.—The two 3-sty dwellings at 235 and 237 East 49th st, 36x100.5, have been sold by the estate of George Kilian.

49TH ST.—A. A. Hageman sold to the Manerica Realty Corporation the 6-sty apartment house at 541-43 West 49th st, for all cash. This property was held at \$70,000, and has a rent roll of \$11,000.

56TH ST.—James H. Cruikshank purchased from Celestina Molnelli the 5-sty double tenement at 421 West 56th st, on lot 25x100, and assessed at \$17,500. Harry Sugarman was the broker.

57TH ST.—Helene C. Pupke is reported to have sold 150 West 57th st, extending through to 153 West 56th st, two 4-sty dwellings, on lot 25 ft. on each street, and having a depth of 200 ft.

GREENWICH AV.—Crist & Herrick sold for the Fleischmann Yeast Co. 51 Greenwich av, a 4-sty brick business building. The buyer will occupy the premises for his business.

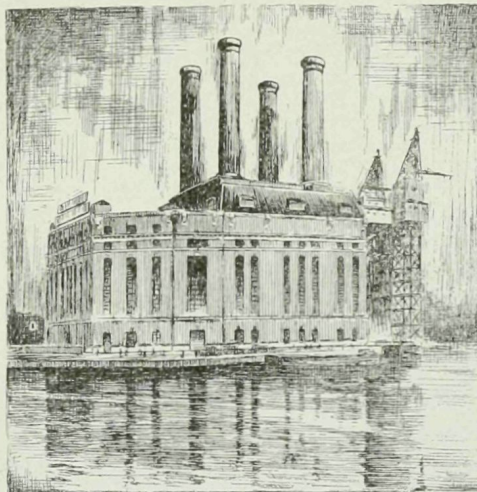
North of 59th Street.

ARDEN ST.—Frederick Brown sold to Mrs. Mary E. Fogarty 15 Arden st, a 5-sty apartment, 27x100, near the Dyckman st station of the subway, in part payment for which were given three fully furnished cottages, each 75x125, at Far Rockaway, one on Central av extending to John st, and two on Kensington Gardens, near Molt av.

78TH ST.—The La Monte estate has sold the 5-sty house at 205 West 78th st, on lot 20x102.2,

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95TH ST.—James H. Cruikshank resold to A. Levin 333 East 95th st, a 6-sty tenement, on plot 35x100, between 1st and 2 avs, assessed at \$31,000. M. L. Rosenfeld was the broker.

96TH ST.—O. G. Manss has sold for the 58-60 Manhattan Avenue Co. to the Arart Realty Corporation 42 West 96th st, a 5-sty dwelling, on lot 18x100.8, between Central Park West and Columbus av. The house was recently altered into small suites. The sellers acquired the property from Emil W. Oppenheim a year ago and remodeled it.

78TH ST.—M. H. Tropauer sold for Charles Seidler 108 West 78th st, a 4-sty dwelling, 25x100, to an investor, who intends to alter into suites. The property was held at \$40,000.

106TH ST.—A. B. Carrington has sold the 5-sty American basement dwelling at 308 West 106th st, on a lot 20x100.11, between West End av and Riverside dr.

111TH ST.—Joseph Shenk bought three 5-sty apartment houses, each 87.6x72, at 32 to 50 West 111th st, from Hyman Sarnier. The buildings are rented for \$42,000 and each was held at \$100,000. Ben Harris and I. Rosenthal were the brokers.

112TH ST.—The Charles Galewski Co. purchased from the Day-McDonald Co. the 5-sty apartment house, on plot 32x100, at 259 West 112th st. It has a rent roll of \$5,000 per annum and was held at \$35,000. James McCachen was the broker.

112TH ST.—The Charles Galewski Co. purchased from the Central Savings Bank the Washington Irving apartment house, a 6-sty elevator structure at 203-205 West 112th st, adjoining the corner of 7th av, on plot 50x100. The house is fully tenanted, showing an annual rental of \$12,000. It was held at \$85,000. C. J. Elgar was the broker.

116TH ST.—The new operating firm of Foote & Martin, Inc., bought from Clara Nulle the triple apartment, 50x100x irreg., at 370 West 116th st, renting for about \$7,000 and held at \$51,000. Duncan White, Jr., of the firm of James Boyd negotiated the sale.

120TH ST.—The Merit Realty Corporation, Marcus L. Osk, president, purchased from the estate of S. S. Delano, represented by David Lion, the 3-sty front 2-fam. dwelling 104 West 120th st, on lot 18x100.11. The property was owned by the sellers for 30 years.

122D ST.—New York Life Insurance Co. sold to Frederick Brown 506 and 508 West 122d st, a 6-sty elevator apartment, 50x95, accommodating 24 families, and renting for about \$13,000.

127TH ST.—O'Reilly & Dahn sold for Emma Brickenstein 115 East 127th st, a 5-sty new-law house, on a lot 22.6x100.

128TH ST.—The Hudson P. Rose Co., which recently acquired the dwellings at 216 and 218 East 128th st, bought from Andrew T. McKeegney 224. It also owns 222. The same firm reports that it has also bought 1111 and 1113 Quincy st and 1112 Swinton st, dwellings, and through Joseph A. Blackner 1169 and 1171 Fox st, two 2-fam. houses.

137TH ST.—Susan Pierce has purchased from Vally Litthauer the 3-sty dwelling at 224 West 137th st through A. G. Thompson & Co.

141ST ST.—Ennis & Sinnott sold the plot, 50x100, on the south side of 141st st, 121 ft. east of Broadway, to the Michael J. Martin Corporation. The property is to be improved with an apartment house. Steinman & Steinman were the brokers.

144TH ST.—Isear Realty Corporation bought 267 and 269 West 144th st, a 6-sty apartment, 41x100, through Louis Weitzer, from the 365 West 48th Street Corporation, controlled by Holtzman Bros., for a reported price of \$50,000.

159TH ST.—Ennis & Sinnott bought the 5-sty apartment at 538 West 159th st, on plot 35x100, from John Davis through H. Weistock.

170TH ST.—Nehring Bros. sold for Ennis & Sinnott to the H. & M. Building Corporation, James Murray, president, the All View, a 5-sty apartment house, on plot 50x100, at 707 and 709 West 170th st, between Haven and Fort Washington avs. The house rents for over \$9,000 and was held at \$75,000. The structure was erected by the Michael J. Martin Corporation, which exchanged it earlier in the month for the site, 50x100, on the south side of 141st st, 120 ft. east of Broadway, and which it plans to improve.

172D ST.—The Nason Realty Co. sold to Charles Kimmelman for cash for investment the two 5-sty new-law apartment houses at 700-720 West 172d st. The houses occupy the block front on the south side of 172d st from Fort Washington to Haven av. The Fort Washington av house measures 40x220 and the Haven av structure 66x169. The properties were held at \$330,000 and were purchased by the selling company two weeks ago from the Longlight Service Corporation. William S. Baker was the broker in both transactions.

176TH ST.—Max Cohen, old-time builder and operator, has returned to the market, his first purchase being in the Washington Heights section. It was arranged through Max Blau as broker and involves the two 5-sty apartment houses at 564 to 580 West 176th st, on a com-

bined site of 150x90, between Audubon and St. Nicholas avs. The property was purchased from Charles Kimmelman, who acquired the houses two years ago from the Nason Realty Co. They were held at \$160,000 and return an annual rental of \$24,000.

178TH ST.—The Golden Rod, a 6-sty elevator apartment house accommodating 35 families, and located on a plot 75x100 at 508 West 178th st, was sold by W. F. Schroeder, of Jersey City, N. J., to the Levitan Corporation, of New York City. The property is situated between Audubon and Amsterdam avs, rents for \$15,000 and was held at \$115,000. Burton Thompson & Co. were the brokers. The transaction was for cash.

178TH ST.—Charles S. Kohler (Inc.) resold for Ennis & Sinnott to a client for investment the 5-sty new-law apartment house at 59½ West 178th st, adjoining the northeast corner of St. Nicholas av, built on plot 25x100.

178TH ST.—The Morganstern Brothers Syndicate bought Zara Court, a 5-sty new-law house for 30 families at \$35 and \$37 West 178th st, northwest corner of Northern av. The building, which is on a plot 105x75, is one of two built by Eli Moran, was held at \$130,000, and has an annual rent of \$17,000. Maurice I. Strunsky was the broker.

AV A.—Benenson Realty Co. sold 1363 Av A, a 5-sty tenement, 25x100, in part payment for 939 Dawson st, southwest corner of 156th st, on plot 100x72.10.

SHERMAN AV.—R. L. Crow, builder, sold to the Benenson Realty Co. the 5-sty new-law apartment house known as Gibraltar Court, on plot 80x125, at 10 Sherman av, southwest corner of Arden st, in the Dyckman section. The property was held at \$140,000 and returns an annual rent of \$19,000.

ST. NICHOLAS AV.—The Nason Realty Co. has bought from the Alenel Construction Co. (Heilner & Wolf and Benjamin Mordecai) 1364-1370 St. Nicholas av, a 6-sty elevator apartment house, containing seven stores and 32 apartments, and known as the Tacoma. It is on a plot 100x100. The property is situated 50 ft. south of 179th st, and is fully rented for approximately \$30,000. It was held at \$250,000. Byrne & Bowman were the brokers in the transaction, which was for cash.

VERMILYEA AV.—The Knap & Wasson Co. and Max Just sold to a client to Frederick Brown the 5-sty new-law apartment house at 57 Vermilyea av, just north of Academy st, on plot 50x100. It was held at \$70,000.

9TH AV.—Kermit Realty Co. sold, through Byrne & Bowman, to Frederick Brown the vacant plot, 100x100, at the northeast corner of 9th av and 213th st, acquired recently in an exchange.

Bronx.

BROWN PL.—Frederick Brown purchased from the United States Trust Co. the northeast corner of Brown pl and 135th st, a 2-sty dwelling, 50x100, through the Douglas Robinson, Charles S. Brown Co.

FAILE ST.—Nason Realty Co. sold to S. Rosenberg 1070 Faile st, a 5-sty apartment, on plot 82x100, corner of 165th st, through Selkin & Mintz. The house contains 27 suites and seven stores and was held at \$150,000. The sellers bought this and the adjoining house two months ago from the Siris Realty Co.

SEABURY PL.—Bernard Crausman, president of the Rosen Craus Realty Co., sold to a client of Heller & Sussman the three 5-sty apartment houses at 1532, 1536 and 1540 Seabury pl, on a plot 125x100, adjoining the southeast corner of Boston rd. The houses were held at \$130,000, and have an annual rental of \$22,000. The sellers acquired the houses in November, 1917, from the 173d Street Realty Co., Aaron Miller, president.

146TH ST.—The Benenson Realty Co. bought from the Anita Realty Co. the two 5-sty apartment houses at 333 and 339 East 146th st, each on a plot 50x152, the houses being built 100 ft. deep, between Courtlandt and College avs. They were held at \$120,000 and return an annual rental of \$13,000.

165TH ST.—S. Rosen sold for Klein & Roth to Philip Wattenburg the 5-sty apartment house at 266 East 165th st, on a plot 56x100.

186TH ST.—Max Cohen bought through A. D. Phelps & Damiane the 5-sty new-law apartment house at 457 East 186th st, on a plot 50x100, arranged for 23 families. It was a cash deal.

188TH ST.—T. J. Skelly has sold for Helen Munt to James T. P. Ryan the two frame buildings at 160 and 162 West 188th st, on a plot 50x50, located near the Grand Concourse.

BAILEY AV.—S. Rosen sold for Louis Kleban the northeast corner of Bailey av and 181st st, a 5-sty 40-fam. apartment, on plot 109x83.6. It rents for \$18,500 and was sold for \$115,000.

CLAY AV.—Samuel D. Mooney, president of a new corporation formed to buy new-law tenements, bought 1702 Clay av, a 5-sty apartment, 61x95, fully rented at \$9,000 and held at \$61,000. Charles Berlin and Albert E. Kelly negotiated the sale.

CLINTON AV.—Charles Wynne bought from H. C. Erskine 1329 and 1331 Clinton av, a 5-sty apartment house adjoining McKinley sq, on plot 50x137. The property was taken in by the seller under foreclosure of a \$40,000 mortgage in 1914.

COURTLANDT AV.—Samuel Williams has sold the 5-sty apartment house at the southwest corner of Courtlandt av and 151st st, which he erected about ten years ago. The property was held at \$70,000, and has been purchased by Harry Kallman for investment. Leo Mutchik was the broker. The house is arranged for 31 families, and has four stores. The building is fully tenanted, and returns an annual rental of over \$10,000.

CRESTON AV.—Frederick Brown bought from the G. R. S. Building Co. 2390 Creston av, near 184th st, a 5-sty apartment house, on plot 50x95, through William R. Lowe. The house is arranged for 20 families and has an annual rental of \$9,000. The asking price was \$65,000.

CROTONA PARK NORTH.—The Isaac Lowenfeld Realty Corporation bought from the Freown Co., Fred F. French, president, 787 Crotona Park North, near Prospect av, a 5-sty new-law apartment, on plot 50x98. It is arranged for 20 families, and was held at \$65,000. The annual rental is \$9,000. Kurz & Uren and L. J. Greenberger were the brokers. Clifford J. Roberts, attorney, represented Mr. French.

LONGWOOD AV.—Joseph G. Abramson has resold to S. Morrell Banner and William L. Levy his contract for the purchase of the four apartment buildings, with stores, at 879, 883, 913 and 917 Longwood av, each on a plot 40x100. The buildings have an aggregate rental of approximately \$27,000 and were held at \$150,000. Leiter, Brenner & Star were the brokers in the resale. The four buildings are part of seven acquired recently from the Johnson estate.

MORRIS AV.—Max Blau sold for A. J. Schwarzer to Max Cohen the two 5-sty 20-fam. apartment houses at the northwest corner of Morris av and 131st st, each on a plot 50x97x irreg. The houses were finished a little over a year ago by the seller, and were held at \$115,000. They return an annual rental of \$19,000. It was a cash transaction.

BOSCOBEL AV.—Nason Realty Co. (Max N. Natanson) sold to an investing client of Byrne & Bowman, for improvement in the near future, six lots on the northerly side of Boscobel av, running through to Shakespeare av, adjoining the 6-sty apartment house at the junction of Shakespeare and Boscobel avs, also owned by the Nason Realty Co. The property was held at \$35,000 and was sold for cash.

SEDGWICK AV.—Frederick Brown resold to a client of McLernon Bros. and George E. & Charles Buckbee the two 5-sty apartment houses at 2635 and 2639 Sedgwick av, near Kingsbridge rd. They stand on a plot 75x100, rent for \$10,000 and were held at \$72,000. Mr. Brown also resold to William S. Byrnes through A. D. Phelps & Damiane the northeast corner of Brown pl and 134th st, a 2-sty house, on a plot 50x100, which he bought a few days ago from the United States Trust Co.

SOUTHERN BLVD.—Charles Siegel Levy has resold the 5-sty apartment house at 1086 Southern blvd, on a plot 43x100, near Westchester av, to Samuel Weiser, through Alexander C. Campbell. It is one of a row of three houses at that point purchased recently by Mr. Levy from an estate.

ST. ANNS AV.—Sharp & Co. have sold for the Waitt Construction Co. the southwest corner of St. Anns av and 147th st, a 5-sty house, with stores, on lot 25x100, to an investor. The sellers acquired the house from the Empire City Savings Bank.

TIEBOUT AV.—Alexander Selkin has sold for Louis E. Kleban 2130 Tiebout av, a 5-sty apartment house, on a plot 85x164x irreg., arranged in suites of three and four rooms and bringing an annual return of \$12,500. The new owner is an investor.

UNIVERSITY AV.—Fisher and Irving I. Lewine, represented by Eisman, Levy, Corn & Lewine, sold 1605 University av, a new 5-sty apartment arranged for seven families on a floor, on a plot 82x100. The property rents for \$15,000 and was held at \$110,000. William S. Baker was the broker. The buyer is Max Glickin.

VALENTINE AV.—The Isaac Lowenfeld Corporation, Isaac Lowenfeld, president, purchased from the Sussbin Holding Corporation the northwest corner of Valentine av and 181st st, one block from the Concourse, a 5-sty apartment, arranged for 25 families and two stores, on plot 63x100. It has a rental of \$13,000, and was held at \$95,000. It was a cash transaction. S. Rosen was the broker.

WASHINGTON AV.—The Cruikshank Co. sold for the New York Life Insurance and Trust Co. 1443 and 1445 Washington av, northwest corner of St. Paul's pl, a 5-sty apartment house, on plot 65x100x71x100.

WEBSTER AV.—Benenson Realty Co. purchased two 6-sty apartment houses on the west side of Webster av, 100 ft. south of 169th st, from the Grand Terrace Construction Co. The buyer gave in part payment the vacant plot 50x100 on Crotona Park North, near Marmion av. S. Rosen negotiated the exchange.

Brooklyn.

DYKER HEIGHTS.—M. Morgenthau, Jr., Co. resold for the Terrain Realty Co. 17 lots in the Dyker Heights section of Brooklyn, as follows: 10 lots at the southeast corner of 12th av and 80th st, with a frontage of 120 ft. on 12th av and

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200 ft. on 80th st; two lots on the south side of 77th st, 320 ft. west of 12th av, and five lots on the north side of 77th st, 100 ft. west of 12th av. The purchaser is the Reinhard Hall Realty & Construction Co., Reinhard Hall, president.

HALSEY ST.—A. E. Colson, of the office of John E. Henry, Jr., sold to a client the 2-sty 1-fam. houses at 362 and 364 Halsey st, on lot 20x100 each. These houses were formerly owned by the estate of Eliza R. Sheridan and have not been sold before since 1886.

WOLCOTT ST, ETC.—Realty Associates sold the following dwellings: 62 and 64 Wolcott st to Joseph Brady, through Charles Baumann; 2018 85th st to Monroe Fleischmann; 66 to 78 Grattan st to Ignazio La Sala; 1684 8th av to Anna Hayden, through Leonard Vaughan; and 130 Amboy st to Molly Freed, through Harris Max.

SCHENECTADY AV.—Bulkeley & Horton Co. sold 149 Schenectady av, between St. Marks av and Prospect pl, 2-sty 2-fam. brick dwelling, lot 20x90, for A. L. Buckley to a client for investment.

RECENT LEASES.

South American Bank in Lease.

George R. Read & Co. have leased for the American Railway Express Company to the Anglos-South American Bank, Limited, for the unexpired term of its lease the basement, ground and second floors of the building at 49 Broadway. The same brokers have also arranged with the owner for a lease of the entire building for a long term of years. The bank has been at 60 Wall street for ten years, and owing to its greatly increased business through the opening of branches in Venezuela and Spain larger quarters were necessary. The aggregate rental is about \$250,000. Extensive alterations will be made and the bank will move in about May 1. The same brokers have also arranged a lease of the bank's quarters in 60 Wall street to the Metropolitan Trust Company, now in the same building.

\$500,000 Fifth Avenue Lease.

Edward J. Hogan leased for the F. W. Woolworth Company the entire second floor of the Winfield Building, Fifth avenue, northeast corner of Fortieth street, to the United Jewelers, Inc., represented by Julius Fogg, for a term of ten years at a total rental of approximately \$300,000. The Winfield Building was completed last August and is now entirely occupied, the ground floor being used by the F. W. Woolworth Company for their Fifth avenue store.

Automat Near Grand Central.

The Horn & Hardart Company, owners of the Automat Restaurants in New York, Philadelphia and Chicago, have leased through Samuel J. Tankoos and Cushman & Wakefield at an aggregate rental of approximately \$250,000, the entire basement space now occupied by the Bell Restaurant in the basement of the Heckscher Building at 50 East 42nd street, southeast corner of Madison avenue. The Horn & Hardart Company will upon completion of extensive improvements under supervision of Harry Rust, of Philadelphia, open a branch establishment.

Manhattan.

BRETT & GOODE CO. sublet for Cohen, Endel & Co., manufacturers of army uniforms, the entire 4th floor, containing about 20,000 sq. ft., in 311-19 6th av, the former Simpson-Crawford department store, to the Supertone Talking Machine Co., a subsidiary of the Plaza Music Co., for a term of years. An extension was given by the owner. At 65-7 West 13th st the same agents rented the store and basement to the Carman Supply Co., dealers in laundry supplies. The E. Tanenbaum Corporation represented the tenant.

DUROSS CO. leased 114 Greenwich av to the Greenwich Transportation Co.; 16 East 13th st to Isidor Rachelson; the 5th loft at 25 West 15th st to John H. Maloy; and the store and basement at 705 Greenwich st to the Argo Manufacturing Co.

DWIGHT, ARCHIBALD & PERRY (INC.) leased the 7th floor at 220 5th av to the Philip Kobbe Co.; space in the American Woolen Building for Carstein & Linnekin to the Tip Top Toy Co., J. G. Kempfner and Frankenberg, Morgan & Singleton; the upper part of the building at 235 7th av to Theo Boutis & Co.; lofts at 41 West 24th st to L. & N. Swinel, Isidore Dobrin, Morris Silbert, Samuel Kirschner, Isidore Weisburg; floor at 119-21 West 23d st to Bloementhal, Davidson & Kurtzman; floor at 114 East 28th st to Philip Zukerman.

DOUGLAS L. ELLIMAN & CO. leased for Pease & Elliman, agents, a large duplex apartment at 535 Park av to Dr. Graham Lusk; an apartment in 68 East 86th st for W. E. Roosevelt & Son to H. T. Maynard, Jr.; at 122 East 82d st for Capt. David Dows to Lieut. Harry Martin; at 129 East 82d st a furnished apartment for Mrs. Sidney Prager to Dr. George F. Cahill; and at 5 East 45th st a furnished apartment for Capt. A. V. Kimberley to Harold and Rudolph Walton.

J. B. ENGLISH leased for L. & M. Alland the 4-sty dwelling 230 West 52d st to M. Playford; also for E. A. Viau the 3-sty dwelling at 311 West 50th st to A. E. Winesat.

J. ARTHUR FISCHER leased to Leonard Abbatte the 1st loft at 794 3d av; also to Avare & Laroche the 2d loft at 690 6th av; and to Felix Malzig the garage building at 382 St. Nicholas av.

FOLSOM BROTHERS (INC.) leased for Lester P. Reilly & Co. the building at 464 3d av to Peter Varvarigos for a hotel and restaurant.

HERBERT HECHT & CO. leased for John N. Golding, represented by Dean, Stanfield & Tracy, attorneys the 4-sty building at 1679 Broadway for a term of 40 years.

M. & L. HESS (INC.) leased 3,200 sq. ft. of space on the 13th floor of the Hess Building, 26th st and 4th av, to Suzuki & Co., of Kobe, Japan, dealers in raw silk; also leased the 5th floor at 48-54 West 25th st, containing 10,000 sq. ft. to I. Schweitzer, underwear; in conjunction with E. M. Goodman the 9th floor at 27-33 West 20th st to Gottlieb & Laikland.

THE HOUGHTON COMPANY sold and transferred the lease of the 5-sty American basement dwelling 326 West End av for Morris Mizel to James Colbourne.

JOHN J. KAVANAGH leased for the estate of Charles Gulden apartments in the new building 42 East 78th st to Alpin Dunn, Mrs. Carroll Beckwith and John Astor Squires. This completes the leasing of the entire 38 apartments in the building.

JAMES KYLE & SONS rented for Robert Walton Goelet the 4-sty dwelling 301 Lexington av, and also the 3-sty dwelling 680 Lexington av for Lucy C. Thomas.

SAMUEL H. MARTIN leased for Charles A. Carey the 1st and 2d lofts at 246 West 65th st to the Metropolitan Body Co.

JAMES C. MILLER leased furnished apartments for Robert H. Mansley at 611 West 111th st to Edwin B. Tilt; for Mrs. Geraldine Willetts at 19 East 49th st to Harold A. Loeb; for Mrs. Mary Van Buren at 940 Park av to William Tuthery; for P. Grimaldo del Solar at 350 West 88th st to Capt. J. D. Dusenberry, U. S. A., and an unfurnished apartment at 227 West 52d st to Major Frederick W. Loughran, U. S. A.

GEORGE V. McNALLY rented for Gertie A. Gorman the two stores at 180 William st, corner of Spruce st, to Traugott Schmidt & Sons, of Detroit, Mich., dealers in sheep skins, and for George A. Branigan the store at 148 West 67th st to Salvatore Bertini.

BASTINE & CO. leased space at 15 West 26th st to Yellan & Rand, and also the 7th floor at 15 West 26th st to Morris Miller.

PEASE & ELLIMAN made the following rentals of furnished apartments: in 38 West 59th st for Alfred Noyes to Madame Cecile Sartoris; in 34 West 51st st for Miss A. T. Whelan to Mrs. Fisher Crampton; and in 71 East 87th st for E. O. Payne to Major Edward Cussler; for Robert R. Rainey & Co., as agents, a loft in 56 West 46th st to May Messeri and Julia Pappas; offices in 42 West 39th st to Ira D. Schwartz; a store in 137 East 35th st to A. Giantel; the parlor floor in 56 West 47th st for the Midtown Hotel Co. to Abraham Spitzer; the store in 5 West 16th st to the Sunshine Furniture Co.; and the store in 50 West 46th st to M. A. Paeltz.

JOHN PETERS leased for William C. Uhl to Dr. William Gluck the 3-sty dwelling at 351 East 14th st, to be used as a dental office and dwelling; also for N. J. Nealy to Kron & Kepner, furniture manufacturers, the 3d and 4th lofts at 741 East 9th st.

L. J. PHILLIPS & CO. leased a store in the Arcade Building, 3801-19 Broadway, to Mrs. Hetie H. Vail, which will be opened as a book and stationery store; also for Mrs. Ella Cassidy the dwelling at 503 West 160th st; and to A. Nowak a store in the Washington Heights Building, 1148 St. Nicholas av.

RICE & HILL (INC.) leased for a client the entire 4th floor of 5 West 46th st to David H. Hirsch.

A. D. ROCKWELL, JR., rented for the Reformed Church of Harlem the store and basement at 2239 3d av to Kritzer Bros.

M. ROSENTHAL CO. has leased to Herman D. Brous Co. the entire 11th floor at 1237-1239 Broadway, through to 504 6th av, for a long term of years, at an aggregate rental of about \$45,000; for Bastine & Co., agents, the top loft at 45-47 West 27th st for a long term of years to H. Rubinstein; to Princess Dress House the 7th floor, at an aggregate rental of \$25,000, at 25-29 West 31st st; to R. & P. Co. a loft at 12 West 31st st; to B. & E. Dress Manufacturing Co. the 2d floor at 106-112 Grand st; for Cross & Brown, agents, the 8th floor at 129-131 West 22d st to Yale Dress Co.; for Kaye Renting Co. the 4th floor at 38-42 West 26th st to Cooper & Grapes; for Liggett-Riker-Hegeman the 6th floor at 100-111 West 27th st to Polonaise Dress Co.; to J. Gold the 4th floor at 298 5th av for Manheimer Bros., agents, the store and basement at 109 West 27th st to Wiener & Terker; to Freed & Rapkin the 4th floor at 109-115 West 26th st; in conjunction with M. Forman & Co. leased to Harry Meistrich the 11th floor at 144-150 West 27th st.

LOUIS SCHRAG leased for Malinda Ballin the dwelling house 236 West 24th st to James Fitzgerald Hayes.

SPEAR & CO. rented for Schrenk & Co. the 2d, 4th and 5th lofts, comprising 50,000 sq. ft., in the building at 434-444 Lafayette st to Louis Sharfarman and the Bauer Paper Box Co. This completes the renting of the entire building.

STEPHEN H. TYNG, JR., & CO., report the following leases: in 41 Union sq offices to the Interstate Mde. Co., Harry M. Musser, Wilson Potter, Bachner-Hall Co. and Chester P. Ray; in 31 Union sq large space to Moffat, Yard & Co. and Goodfriend & Berkner; in 25 Madison av large space on the 18th floor to the Ardross Worsted Co.; for Gaines, Van Nostrand & Morrison at 137 5th av the entire 4th floor to A. Strauss & Co., notions and fancy goods; for E. S. Willard & Co. the entire 6th floor at 404-12 4th av to Mendelson Bros. & Siff, dealers in silks.

WM. A. WHITE & SONS leased space in 48 West 27th st to Louis Fenster and Benjamin Tanzer, Samuel Becker and Samuel Kitay, and Isidor Sherman and Morris Weintraub; at 325 Lafayette st a loft to Abraham Goldstein and Isador Freisler; at 25 East 4th st a loft to Hyman Diamond, and at 477 4th av the store and basement to Joseph Appel; also in conjunction with George R. Read & Co. leased office space in 43-49 Exchange pl to the Seawall Lighterage Co.; at 7 East 54th st an apartment to Mildred M. Hahn, and at 158 West 58th st an apartment to Frederick T. Walker.

REAL ESTATE NOTES.

HERBERT HECHT & CO. have been appointed renting agents for the property at 121 2d av.

SHAW & CO. have been appointed managing agents of 707 East 156th st, corner of Jackson av, and 826 Hunts Point av.

GUION L. C. EARLE, recently with Earle & Calhoun, has opened a real estate office under his own name at Broadway and 85th st.

DWIGHT, ARCHIBALD & PERRY (INC.) have been appointed agents of 52 West 22d st, 37 West 24th st, 39 West 24th st and 41 West 24th st.

WM. A. WHITE & SONS have been appointed agents for the two mercantile 7-sty buildings 131-135 Prince st, between Wooster st and West Broadway and 158-160 Greene st, between West Houston and Bleecker sts.

BROADWAY ASSOCIATION will hold the first of a series of luncheons on Friday, February 21, at the Hotel Pennsylvania. The speakers will be Hon. Francis M. Hugo, Secretary of State of New York, and Police Commissioner Richard E. Enright.

THE UPPER MANHATTAN PROPERTY OWNERS' ASSOCIATION will hold its annual banquet on March 8 in the Hotel Astor, the first since the United States entered the war two years ago. Men prominent in the affairs of the city, State and nation have been invited to the banquet. About 400 are expected to attend. William Goebel, of 1428 St. Nicholas av, chairman of the banquet committee, is making all reservations.

M. MORGENTHAU, JR., CO., announces that E. M. Simonds, who was associated for some years for the firm of Fredk. Southack & Alwyn Ball, Jr., and who has been out of the real estate business for some time, has re-entered the field and is in charge of their private sales and leasing departments. Harold Korn, recently with the U. S. Housing Corporation in Washington, has returned to New York and has taken up work in their private sales department.

THE COASTWISE WAREHOUSES, INC., proves to be the real buyer of the group of buildings at the northwest corner of Broadway and 67th st, fronting 84.9 ft. on Broadway and 131.8 ft. on 67th st, reported sold last July by Jacob Hirsch and others through Maurice Wertheim. The property was transferred subject to a mortgage of \$259,500. The warehouse company has also taken title to two other properties, the 8-sty building at 466-470 Washington st and the three lots at the southwest corner of Townsend av and 174th st.

Classified Advertisements

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

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

PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for Sewage Disposal System, Creedmoor Division, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, February 19, 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 the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3158. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 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, L. F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD, Secretary,

State Hospital Commission.

Dated January 28, 1919.

NOTICE TO CONTRACTORS.—Sealed Proposals for Addition to Central Heating Plant; Construction Work; Chimney; Boiler and Stoker Equipment; Steam and Heating Plant Equipment; Heating Work (Extension of Underground Distributing Piping); Plumbing and Drainage, and Electric Work, at Letchworth Village, Thiells, N. Y., will be received by Hon. Frank A. Vanderlip, President, Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until 12 o'clock noon on Tuesday, Mar. 4, 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 contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3169, 3170, 3112, 3113, 3114, 3165 and 3166. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at Letchworth Village, Thiells, 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, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: February 4, 1919.

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A PROMINENT Brooklyn real estate concern is considering opening a branch office in Flatbush; applications are desired from parties who would undertake the management thereof; correspondence treated confidential. Address MANAGER, Box 556, Record and Guide.

PROPOSALS

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., February 8, 1919.—Sealed Proposals will be opened in this office at 3 p. m., March 3, 1919, for furnishing and delivering at the site the materials required for the construction of Hospital Unit A-special, Hospital Unit B-1, Attendants' Quarters and additions to and changes in the Kitchen and Mess Hall for the United States Hospital at Baltimore, Md., including Materials for concrete, brick work, felt and composition roofing, sheet metal work, plastering, wallboard, lumber, mill work, painting, hardware, etc. Bills of quantities and specifications may be obtained at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

NOTICE TO CONTRACTORS.—Sealed proposals for Dining Room Accommodations for Patients in Main Building, Construction Work, Heating, Sanitary and Electric Work, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Tuesday, March 4, 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 contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3124, 3132, 3133 and 3134. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 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, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: February 4, 1919.

E. S. ELWOOD,
Secretary, State Hospital Commission.

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REAL ESTATE STATISTICS
 Record of Conveyances, Mortgages, Mortgage Extensions and
 Building Permits Filed in Each Borough During the Week.
 (Arranged with figures for the corresponding week of 1918. Following each weekly
 table is a resumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	92	91
Assessed Value	\$4,912,600	\$3,282,500
No. with consideration	12	13
Consideration	\$966,000	\$411,350
Assessed Value	\$805,500	\$535,000

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	810	704
Assessed Value	\$61,123,000	\$37,263,180
No. with consideration	101	124
Consideration	\$3,596,872	\$5,454,263
Assessed Value	\$3,969,300	\$6,375,900

Mortgages.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	58	24
Amount	\$928,150	\$351,522
To Banks & Ins. Cos.	14	2
Amount	\$481,500	\$90,000
No. at 6%	26	11
Amount	\$256,850	\$147,800
No. at 5 1/4%	8	.....
Amount	\$117,075	.....
No. at 5%	13	6
Amount	\$318,550	\$87,222
No. at 4 1/2%	.....	2
Amount	.....	\$48,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	11	5
Amount	\$235,675	\$68,500

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	374	279
Amount	\$5,670,348	\$6,478,805
To Banks & Ins. Cos.	74	49
Amount	\$2,273,750	\$3,742,750

Mortgage Extensions.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	35	18
Amount	\$1,132,250	\$583,500
To Banks & Ins. Cos.	27	5
Amount	\$746,750	\$266,000

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	189	160
Amount	\$12,366,200	\$7,123,125
To Banks & Ins. Cos.	112	60
Amount	\$10,544,950	\$4,293,100

Building Permits.

	1919	1918
	Feb. 7 to 13	Feb. 9 to 14
New Buildings	5	1
Cost	\$90,200	\$225,000
Alterations	\$232,885	\$81,695

	1919	1918
	Jan. 1 to Feb. 13	Jan. 1 to Feb. 14
New Buildings	21	21
Cost	\$2,813,250	\$2,639,700
Alterations	\$1,030,040	\$874,441

BRONX.

Conveyances.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	83	63
No. with consideration	9	10
Consideration	\$133,710	\$54,675

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	567	541
No. with consideration	62	106
Consideration	\$433,242	\$1,133,733

Mortgages.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	39	23
Amount	\$248,964	\$126,975
To Banks & Ins. Cos.	7	1
Amount	\$83,300	\$10,000
No. at 6%	18	10
Amount	\$86,850	\$63,100
No. at 5 1/4%	5	3
Amount	\$41,000	\$10,960
No. at 5%	6	2
Amount	\$66,625	\$13,000
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	10	6
Amount	\$54,489	\$38,750

	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	247	282
Amount	\$1,450,509	\$1,411,168
To Banks & Ins. Cos.	20	7
Amount	\$404,300	\$148,000

Mortgage Extensions.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
Total No.	14	3
Amount	\$284,650	\$14,987
To Banks & Ins. Cos.	10	.....
Amount	\$259,000	.....

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.	70	39
Amount	\$1,791,050	\$799,287
To Banks & Ins. Cos.	28	11
Amount	\$1,160,500	\$337,750

Building Permits.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
New Buildings	6	9
Cost	\$62,900	\$21,000
Alterations	\$28,750	\$5,700

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
New Building	19	19
Cost	\$360,340	\$499,850
Alterations	\$55,650	\$15,000

BROOKLYN.

Conveyances.

	1919	1918
	Feb. 5 to 11	Feb. 7 to 13
Total No.	470	237
No. with consideration	33	25
Consideration	\$157,200	\$85,400

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	2,777	2,011
No. with consideration	150	187
Consideration	\$1,168,634	\$1,440,478

Mortgages.

	1919	1918
	Feb. 5 to 11	Feb. 7 to 13
Total No.	263	112
Amount	\$967,693	\$289,983
To Banks & Ins. Cos.	22	10
Amount	\$123,250	\$35,300
No. at 6%	181	62
Amount	\$495,393	\$121,185
No. at 5 1/4%	41	24
Amount	\$211,150	\$64,300
No. at 5%	21	16
Amount	\$150,450	\$71,298
Unusual rates	3	.....
Amount	\$6,500	.....
Interest not given	17	10
Amount	\$104,200	\$33,200

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 13
Total No.	1,648	1,048
Amount	\$5,860,606	\$4,227,362
To Banks & Ins. Cos.	138	149
Amount	\$710,250	\$911,800

Building Permits.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
New Buildings	129	17
Cost	\$678,250	\$102,000
Alterations	\$63,825	\$35,075

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
New Buildings	505	111
Cost	\$2,557,025	\$1,407,850
Alterations	\$513,615	\$312,846

QUEENS.

Building Permits.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
New Buildings	84	24
Cost	\$178,455	\$122,300
Alterations	\$9,774	\$11,925

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
New Buildings	217	107
Cost	\$697,325	\$367,800
Alterations	\$82,029	\$40,995

RICHMOND.

Building Permits.

	1919	1918
	Feb. 6 to 11	Feb. 8 to 14
New Buildings	14	2
Cost	\$23,325	\$9,550
Alterations	\$3,015	\$3,200

	1919	1918
	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
New Buildings	62	23
Cost	\$167,173	\$122,700
Alterations	\$14,281	\$58,825

BUILDING SECTION

Dispute Between Builders and Carpenters Not Settled

Truce Declared and Men Return to Work Pending a Revision of the Wage Scale to Meet Demands

ALTHOUGH in the early part of the week a truce was declared between the labor officials and the committee representing the Building Trades Employers' Association, pending a final settlement of the differences between these two factions, the situation is far from being clarified and according to the latest reports the strike is likely to be resumed next Monday morning.

The decision to call a truce was reached after a lengthy conference Tuesday afternoon between William Dobson, general secretary of the International Brick Layers' Union; Frank Feeney, general president of the Elevator Erectors' International, and William L. Hutcheson, of the United Brotherhood of Carpenters and Joiners representing the labor interests, and a committee headed by Mr. Norman, acting for the general contractors. Mr. Hutcheson was prevailed upon to declare a truce for the balance of the week, during which time it was hoped that a final settlement of the wage scale would be reached. Mr. Hutcheson late Tuesday afternoon ordered the carpenters back to work until Saturday noon, February 15, and the other striking trades followed.

Thursday morning all workmen returned on city jobs and men on out-of-town construction were ordered to go back to work Monday morning unless otherwise notified.

It was arranged that a conference be held Thursday morning in connection with wage scale matters. The meeting between the builders and Mr. Hutcheson, representing the striking carpenters, was held and Mr. Hutcheson stated that he called the truce and ordered the striking carpenters to return to work Thursday pending an agreement on the part

of the contractors to pay the \$6.50 per day as demanded. He further warned that if the demand was not acceded to he would order the renewal of the strike immediately.

According to S. B. Donnelly, secretary of the Building Trades Employers' Association, this was not the understanding of the contractors, who felt that some time should be allowed for arbitration into the merits of the situation.

No decision was reached at the morning session and it was decided to continue the conference Thursday afternoon, when Mr. Hutcheson stated definitely that the only possible settlement he would accept was the unconditional award of \$6.50 a day to the carpenters, which if not forthcoming by Saturday noon would cause a renewal of the general strike next Monday morning.

Without allowing the committee representing the Building Trades Employers' Association an opportunity to compromise, Mr. Hutcheson put on his hat and coat and left.

Up to Friday noon the situation was unchanged, both sides holding firmly to their established positions. There is now every likelihood that the men who returned to work Thursday morning will be again ordered to strike next Monday, as there is apparently no disposition on the part of the builders to quit under fire.

None of the local trade unions have supported the carpenters in their strike for \$6.50 a day. They remained strictly neutral until the International officers of the Bricklayers and Engineers came to New York and became factors in the discussion. It was the influence of the national officials who are responsible for the spread to other trades.

"Movement to Amortize Realty Mortgages"

THE Committee on Amortization of Mortgage Loans of the Savings Banks Sections of the American Bankers' Association has announced the beginning of a nationwide movement to apply amortization to \$6,000,000,000 in realty mortgage loans, the greater portion of which comprise loans for periods of years without stipulation for gradual reduction or amortization.

The committee which has started the move is composed of John J. Pulleyn, president of the Emigrant Industrial Savings Bank, chairman; Peter J. Slach, treasurer of the Broadway Savings and Trust Company, Cleveland; B. F. Saul, president of the Home Savings Bank, Washington; H. P. Beckwith, Northern Savings Bank, Fargo, and William A. Nelson, president of the Savings Bank of Ansonia.

The letter issued by the committee follows:

"The total amount of real estate mortgage loans in the United States in life insurance companies, trust companies and savings banks is over \$6,000,000,000. The greater portion of this is comprised of loans made for a period of years without any stipulation for gradual reduction or for amortization. There will be urgent need for funds within the next few years in order adequately to supply the demands of resumed building operations.

"The League of Building and Loan Associations presented to an appropriate department of the Federal Government a request for legislation which would enable an increase of mortgage credit that treasuries of building and loan associations depleted by patriotic response to calls of war may be

replenished to meet demands of peace readjustment. It may be a question whether such legislation is desirable.

"Nevertheless demands for mortgage loan money other than for building of homes in urban and rural districts are insistent and increasing. The way in which adequate provision will be made to meet these demands is by the universal response on the part of lenders on mortgage security to some plan of amortization of mortgage loans.

"Immediately following the convention of the American Bankers' Association at Chicago last September the committee on amortization of mortgage loans of the savings bank section began a study of the situation. On investigation we found that only 18 per cent. of the savings banks, insurance companies and trust companies of the country were not in favor of the principle of amortization being applied to mortgage loans.

"With the almost unanimous concurrence of opinion and with the material available to us this committee is organizing a nation-wide movement, the organization of which will be basically composed of a committee of six in each state of the Union."

The committee sent out a questionnaire for the purpose of crystallizing in this state some plan of operation to the end that the banks and other mortgage lenders may be urged to apply the principle of amortization in some form to their real estate loans. It is making a study of amortization of such loans of banks of European countries as well as of those throughout America.

Immediate Resumption of Building a National Asset

Conditions Similar to When Secretary Sherman Said "The Way to Resume Specie Payments is to Resume"—Now It Should Be "Resume Building"

By F. T. MILLER

Associate Director General, Information and Education Service, Division of Public Works and Construction Development, U. S. Department of Labor.

Washington, February 12.

THE main issue now before our country is—are we in a state of liquidation, trying to settle up our affairs, or are we a going concern?

This country has two hundred sixty-five billion dollars of wealth; wealthier than four of the wealthiest nations of the world combined; we have \$2,500,000,000 worth of gold in this country—the greatest amount ever known in the possession of this country, and considerably more than half of the gold of the world. We are over the war. We have shown moral characteristics in accepting the draft that have enabled us to put men on the Western front in numbers second only to France, and our men have fought well.

The war is over—and we do not expect attack from anybody, but we are still wondering what we are going to do, —how we are going to get along. After the Civil War was over, when we had foreign complications and when we had but \$133,000,000 in gold against \$346,000,000 greenbacks, Secretary Sherman came out and said: "The way to resume specie payment is to resume." Payment was resumed and we did business, because the people had faith in the country.

This is the greatest, strongest, wealthiest, healthiest country in the world and it is a country that should be doing business and not a country in a state of liquidation; and yet, because of a psychological status, everybody is waiting to see if somebody else is going to reduce his price on something. Copper consumption is down. Iron consumption is down. The greatest question is one of consumption. If we do not buy, we cannot exist and do business—this is the issue.

Now, if we had the four million immigrants that this country would have received if the war had not commenced—if we had our two million soldiers home again, if adjustments had been made and if we were all working steadily in the pursuits of peace—if we had the three to five billion dollars worth of domestic structures of which we are short, and the shortage of which is causing increase in rents (and rentals growing out of this shortage cumulatively increase the cost of every necessity of life)—if we had these things and were all working steadily, and if there were no exceptional draft on our products from abroad, prices might again be what they used to be.

When the European war broke out we expected it to last but a few months and looked immediately for return to old conditions. In the meantime, different conditions have been arising and we still have our minds fixed on a return to the old conditions. The thought of a nation is one of an ante-bellum character, but, conditions have come about which have changed this country far more than conditions which came about from the Civil War. We cannot turn the clock back.

When the armistice was signed in a Pullman car in France, and people tossed a lot of newspaper out of windows here, we all thought we were back to the old conditions. Many now know we are not to go back to those conditions, but it is hard to realize that we must adjust ourselves to new conditions and act promptly.

The inertia of economic events is a continuing force and we must all take the new hand of cards that has been dealt to us, familiarize ourselves with them as quickly as possible and play with them. It will do us no good to sit and look at them and hope that in some mysterious way they will change back into the old hand we had before the war.

After the Civil War, we characterized people who main-

tained their old ideas as "ante-bellum." The darkies said "befo' the wah," but the majority of people in this country now are still in the mental hoop skirts and pantelettes of the before-the-war attitude of mind, and they do not fully realize the strength of the nation or the close political and economic contacts that have been brought about with the world in general, and which will influence all of our future activities.

We are not going to get the immigrants which we received formerly; prices of labor are higher in Europe than they were; prices of materials are higher in Europe than they have been for years, in some cases higher than they are here, and the influence of European markets on our prices must be taken into consideration.

Prices of materials in the building line have increased sixty per cent. in the face of a declining demand. Prices of other commodities have increased one hundred and nine per cent.

Former Secretary McAdoo said in substance on Nov. 17, 1918, in instructing the supervising architect to commence building for the Treasury Department, "The normal activity of the building industry will facilitate the transition of general industry from a war to a peace basis."

The purpose of this division of the Department of Labor is to interest the nation in public work and private construction. When figures and principles are submitted to the public, each must use his own judgment as to the prudence of his individual undertaking. We are simply helping to bring about realization in this great basic industry that conditions have changed.

During the reconstruction period, the labor and materials which might otherwise be idle can be fixed through this basic industry into permanent wealth which has earning power and pays taxes. Otherwise this labor and materials will go to waste. The activity of this industry is literal reconstruction.

Deferred construction is a part of our war debt—the first part to be paid, because through reconstruction we are making good our impaired facilities and putting ourselves into better condition to repay the remainder of our debt.

This division is composed of men with practical training. Their desire is to present the truth to the nation.

Information obtained is being furnished to the public and transmitted directly to parties interested.

The Labor Department stands for increased production, while preserving the efficiency of the capital value of the individual worker, as it is only by increased production that the comforts of life may be made more universal. A decrease in consumption may make them cheaper, but the comforts of life become less and less available to all.

All recognize that the working men would have been ground out of existence before now if it had not been for the union, but the value of the dollar received by him as wages is the value he established by the quality of the service he renders.

It is probable that the cost per cubic foot of modern fire-proof buildings, up to three years ago at least, was less than the cost per cubic foot of the old six-story, non-elevator, non-fire-proof building of thirty years ago. This is because of the rapid advance in the art, the manufacture of materials in large quantities, and the more ready assembling of the component parts through standardization of forms. In the assembling of these materials there are one to two hundred skilled artisans. As inventions and improvements occur—

(Continued on page 215)

Letting of Contracts for Buildings Feature of Week

New Projects Call for Expenditure of More Than \$10,000,000 in Metropolitan District—Big Department Store for Newark

NEW building projects in the metropolitan district involving an expenditure of more than \$10,000,000 were announced during the week, and do much to confirm recent predictions that the building situation is shaping up in a satisfactory manner despite the numerous factors that have had a tendency to delay actual building progress. The major portion of these proposed operations are considerably past the contemplated stage, and in a number of instances the final plans are being prepared. The working drawings will be presented to contractors for estimates soon.

One of the most interesting announcements is the proposed department store to be erected in Market street, Newark, N. J., for L. Bamberger & Company, at a cost of approximately \$3,000,000. Plans for this building are now being prepared by Jarvis Hunt, of Chicago, and calls for a structure eight and fourteen stories in height, covering a large plot, to be started during the late spring or early summer. This department store will be in every respect a modern headquarters for retail merchandise and will compare favorably with the best stores in New York.

In Manhattan the week has been a notable one from the standpoint of the building trades. The Board of Education has called for bids on a number of large school buildings to be erected in all boroughs, and there is little doubt that contracts for these projects will be awarded without delay. In addition among the projects now figuring are included a synagogue in the Bay Ridge section of Brooklyn, to cost nearly \$100,000, and a maternity hospital, also in Brooklyn, to cost a similar amount.

There were a number of important contracts awarded this week, among which stands out the ten-story warehouse, cold storage and salesroom building, to be erected at 245 to 251 West 27th street, through to 238 to 250 West 28th street, for M. Grohs Sons. Potterton Brothers, 215 West 28th street, obtained this contract, and the structure will be built from plans by Friedman, Robertson & Keeler, architects and engineers. The estimated cost is \$250,000.

G. Richard Davis & Company obtained a general contract for the twelve-story, million-dollar hospital building, to be erected at 10 to 18 Livingston place and 321 East 16th street, for the Beth Israel Hospital. Louis Allen Abramson, 220 Fifth avenue, is the architect. The plans for this structure were prepared some time prior to the outbreak of the war in Europe, but it was impossible to mature final plans until the present. A contract has now been let, and it is expected that work will be started within a few months. In connection with this project the same firm of builders have obtained the contract to alter the seven-story apartment house at the corner of Livingston place and East 17th street for the Beth Israel Hospital for use as an administration building and home for nurses. Mr. Abramson prepared the plans for this work, which will cost approximately \$35,000.

According to plans announced early in the week Fifth avenue will be the site of another multi-family house project of the highest character. This operation, now being planned by F. F. French, will be located at the northeast corner of Fifth avenue and 72d street, on a plot 62 x 172 feet, and will be twelve stories in height. The plans for accommodations for twelve families, one on each floor. The owner is the Hudson Investing Company, and the construction will be under the direction of the F. F. French Company, builders. The cost has been placed at \$1,500,000.

Plans are being prepared by William H. McElfatrick for a four-story brick and terra cotta theatre building, on a plot 100 x 200 feet, at the northwest corner of Fordham road and Valentine avenue, for the B. F. Keith's New York Theatre Company, Inc., 1564 Broadway. The theatre will seat upward of 2,500 persons. The cost of construction has been

placed at approximately \$400,000, and it is expected that plans will be completed and sent out to contractors for estimates within a few weeks.

There has been considerable activity during the week in out-of-town projects. The F. F. French Company has plans completed for a five-story fireproof hotel to be erected at Kew Gardens, L. I., from privately prepared plans. This structure will be located on the south side of Queens Boulevard, between Quentin street and Union Turnpike, and will cost approximately \$300,000. The building has been leased for a term of twenty years to a prominent hotel operating company. The general contractor is now taking estimates on materials and sub-contracts, and it is expected that work will soon be started.

C. P. H. Gilbert, 1123 Broadway, has plans in progress for a \$100,000 brick and marble swimming pool to be erected on the estate of F. W. Woolworth at Glen Cove, L. I. The structure will be one story in height, with ground dimensions of 60 x 100 feet, and will contain, in addition to the pool, a spacious lounge and smoking room. The architect will have plans completed next week and will take estimates from a selected list of contractors.

Resumption of Building a National Asset

(Continued from page 214)

as metal lath is substituted for the wooden, reinforced concrete for brick, the kalomine doors for wooden doors, etc., these trades suffer successively and yet the public is benefited. In the adjustment of the incidental trade disputes over such matters occurs our greatest trouble—yet this is just the same kind of trouble which occurred in Manchester, England, on the introduction of the textile machinery, and as has occurred in every great industrial center upon the introduction of the labor-saving devices and improvements, each temporarily injuring one trade yet benefiting society as a whole. Less than ten per cent. of our labor difficulties in the building line are due to contests for wages. Home building and home owning is the basis of the strength of the nation. While the home is not a negotiable investment, history has shown that it pays very large financial returns in the increased efficiency of the family. The home-coming spirit is awakened in about 120 cities throughout the United States in which agitation is now active.

One of the greatest factors in making home-owning possible is Building Loan Associations. These Associations are unable to supply the demand for money made on them because they are dependent upon the weekly payments of their members, but they possess nearly two billion dollars worth of securities which they desire to pool in Home Loan Banks in each Federal Reserve district, in order that they may borrow upon these collateral assets, and with the proceeds furnish home builders with the money to undertake their small projects.

There are 7,200 such institutions throughout the country. Loss is practically unknown to them. Their directors serve without compensation and are the reliable men of the community. Last year they did a business of \$1,250,000,000 at a cost of eight tenths of one per cent.

One factor in getting ourselves out of this state of liquidation is settlement by the Government on war contracts either verbal or written. It is confidently expected that during the current week, Congress will give legal sanction to the moral commitments given by officials during our war emergencies, and that thus not only a large amount of capital will be immediately freed, for general industry, but, also, the past having been closed, thought and initiative may be directed to future undertakings.

CURRENT BUILDING OPERATIONS

ALTHOUGH the labor situation has, to a great extent, been responsible for a feeling of pessimism in the building trades, the past week was brightened by the fact that an additional evidence of activity to come developed through the announcement of a number of important projects for which plans are being prepared. There is little doubt at the present time that if the disagreement between the contractors and labor is speedily settled construction will be permitted to proceed without further hindrance. There is a vast amount of prospective building in sight, some has already been figured and plans for the balance are well advanced, but owners are not willing to commence work in the face of the present disquieting conditions.

The markets for building materials and supplies have felt the effect of the dissention between labor and employers with the result of decreased business just at a time the general situation seemed to be shaping up to the satisfaction of all concerned. Orders have been light during the week, but inquiries are becoming more numerous each day and there is now no doubt of improved market conditions for the coming months. Prices in all lines are remarkably firm. Present levels are expected to hold without change.

Common Brick.—The past week was a quiet period in the Hudson River common brick market, due partly by the interruption of the holiday and also to the uncertainties in connection with the labor situation. Prices are remarkably firm, however, at \$15 a thousand and there is no probability of a weakening from this level for the balance of the winter. Although no regular tows are operating on the river one barge of brick arrived this week. It was consigned from Haverstraw and had been loaded for some time. Sales this week were extremely light, but some new inquiry has developed that brightened the outlook considerably. It is generally thought that the spring months will witness a remarkable increase in the amount of building activity in the Metropolitan district provided the labor difficulties are settled and prospective

builders are given some assurance that construction costs will not be greatly increased by higher wages and material prices after the operation is started. There are a number of jobs now ready to start.

SUMMARY—Transactions in the North River brick market for the week ending Friday, February 14, 1919. Condition of market: Demand light; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 1; sales, 3. Distribution: Manhattan, 2; Brooklyn, 1.

Face Brick.—There is little or no change in the situation. Demand has increased somewhat as the result of recently awarded general contracts for important structures and there has been a number of fairly large projects figuring during the past week or so that will undoubtedly soon be placed under contract. Both manufacturers and dealers are confident in the future. Prices are strong and unchanged.

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 —
Raritan	No 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

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.
3x12x12	102.00 per 1,000 sq. ft.
4x12x12	114.75 per 1,000 sq. ft.
6x12x12	153.00 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

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MATERIALS AND SUPPLIES

Wire Nails.—The mill situation has improved considerably during the past few weeks and jobbers are obtaining supplies in rather better time than they have recently with the result that consuming demands are receiving better service than was possible while there was a scarcity of nails. The demand is slow, however, and is not likely to increase to any extent until the building revival has commenced.

Roofing and Building Paper.—There is a fair demand for both building and roofing papers and while it is mainly coming from repair and alteration projects, the marked improvement in suburban house construction is partly responsible for current activity. The outlook for spring business is said to be satisfactory, and dealers are confident that the coming months will bring forth a large volume of substantial orders.

Portland Cement.—Statistics and estimates of the production of Portland cement in 1918, compiled under the direction of Ernest F. Burchard, of the United States Geological Survey, Department of the Interior, shows a marked decrease in the total output; in fact, the output was the lowest since 1909. The estimated shipments of Portland cement in 1918 amounted to 71,645,000 barrels, valued at \$113,910,000, compared with \$90,703,474 barrels, valued at \$122,775,088, in 1917, a decrease in quantity of 21 per cent. and in value of 7.2 per cent. The estimated production in 1918 was 71,632,000 barrels compared with 92,814,202 barrels in 1917, a decrease of 22.8 per cent. The stocks at the mills increased from 10,462,822 barrels in 1917 to about 10,594,000 barrels in 1918, or 1.3 per cent. The exports of hydraulic cement from the United States for the first eleven months of 1918 amounted to 2,025,178 barrels, valued at \$5,257,285, or \$2.59 per barrel. The exports for the whole year 1917 were 2,586,215 barrels, valued at \$5,328,536, or \$2.06 per barrel. The export trade also therefore fell short of that for 1917.

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 \$2.25 per cu. yd.
Delivered at job in Bronx 2.50 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.

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 57.50 to —
Yellow pine, No. 1, common flat 43.00 to —
N. C. Pine, flooring, Norfolk 43.00 to —

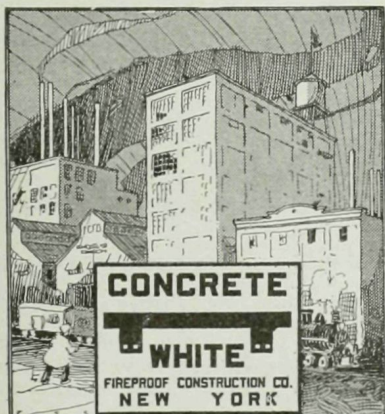
Window Glass—
Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 79%
B grade, single strength, first three brackets 80%
Grades A and B, larger than the first three brackets, single thick 79%
Double strength, A quality 80%
Double strength, B quality 82%

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. \$0.71 1/2 to \$0.72

Lighting Fixtures.—With Federal restrictions removed from glassware, brass and other lighting fixture materials their supply is once more ample, and back orders are being filled. While there is a fair volume of current business orders are for the most part emanating from alteration and repair jobs, and very little is coming from new building projects. No reduction in the prices of glassware or lighting fixtures is expected for some time.

Linseed Oil.—There has been no material change in the market situation. Buying is extremely light and no improvement is anticipated until there has been a marked increase in the volume of construction throughout the entire country. Prices, however, are firm and have not changed from the level maintained for the past two or three weeks. Crushers have no great reserve of oil in stock and the supplies in the hands of jobbers is said to be considerably below the normal. This condition is the prime

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reason for the strength of the price situation.

Window Glass.—Both manufacturers and dealers are passing through a period of dullness and according to current accounts there is no likelihood of increased activity for some time to come. Recently lowered prices have not operated to stimulate sales to any extent and the buying is for present requirements only. The glass situation is waiting for a revival of construction on a broad scale, and there is little prospect of an increase in the volume of business until the building demand shows signs of strengthening.

Structural Steel.—Although the mill situation is shaping up in a satisfactory manner, there is no great amount of tonnage business being recorded for building operations. Plans have been finished for a number of important projects, but activity is being delayed pending the outcome of the labor tieup and also in the hope of considerably lowered material prices.

Cast Iron Pipe.—During the past week there have been signs of a slight improvement in this market and from now on business is expected to gain in volume. The City of Bayonne is in the market for 1,500 tons of cast iron pipe, mostly 36 in., and bids will be received by contractors February 21. Reports from the offices of county and town engineers indicate that a considerable amount of local improvement is being planned, but business from these sources is not likely to develop into tangible orders for at least a month or more. Prices are firm and unchanged.

Conduit.—Rigid iron conduit is being called for in small amounts for use in remodeling and alteration work and the relatively insignificant amount of current new construction. Dealers are looking forward to the coming spring for a greatly increased business. Prices are firm.

Queens Chamber of Commerce Dinner.

"Reconstruction" will be the keynote of the eighth annual dinner of the Chamber of Commerce of the Borough of Queens, which will be held Thursday evening, February 20, 1919, in the grand ballroom of the Hotel Biltmore. William Bauchop Wilson, Secretary of the U. S. Department of Labor—a member of President Wilson's cabinet—will be the guest of honor and principal speaker. His subject, "Reconstruction," is one foremost in the minds of business men throughout the nation today.

A complete list of the speakers and guests, which will include other men prominent nationally, will be announced shortly by the Dinner Committee, of which John M. Demarest is chairman. Other members of the committee are David G. Morrison, James E. Clonin, Leander B. Faber, Burt Jay Humphrey, Clarence M. Lowes, John H. Penchoen, Charles R. Bettes and John W. Rapp.

Conference of Industrial Engineers.

At the national conference of the Society of Industrial Engineers to be held at the Hotel McAlpin, March 18-21, announcement is made that two formal business sessions will be held daily except on the last day. These meetings will be called at 2 p. m. and 8 p. m. Round table discussions will be held from 10 to 12 on the mornings of March 19 and 20. The exhibition hall will be open from 10 a. m. to 11 p. m., except on the first day, when it will open at 1 p. m. No admission will be charged; but exhibition space will be at 50 cents per sq. ft. At the 1918 conference in Chicago, registration was from twenty-one

States, Canada and Denmark. George C. Dent, 328. South La Salle street, Chicago, is business manager.

Convention of Road Builders.

The ninth American Good Roads Congress and the sixteenth annual convention of the American Road Builders' Association will be held at the Hotel McAlpin, New York, February 25 to 28 inclusive. The eight sessions of the congress will be devoted to the consideration of highway transportation and the administration, financing, construction and maintenance of national, state, county and municipal highways. Papers by prominent highway authorities and reports on live topics by several committees will be presented for discussion. The general plan contemplates devoting February 25 and 26 to the presentation and discussion of reports to be presented by committees. The business session of the association will be held on the afternoon of February 28, and the annual banquet on the evening of the 26th or the 27th.

PERSONAL AND TRADE NOTES.

D. C. Newman Collins, architect, 14 John street, announces that his duties on Government construction and emergency shipbuilding have been completed and that he will now engage in architectural practice as in pre-war times.

C. D. Cooley Company, architects and engineers, specializing in the design of bakeries, ice cream and dairy plants, with offices in the Century Building, Pittsburgh, Pa., and at 41 Park Row, New York, announces a change of its firm name to the McCormick Company.

Raymond Baffrey, president of the Hennebique Construction Company, and a captain of artillery in the French army, has been made a Chevalier of the Legion of Honor by the French Government. He had previously been decorated with the Croix de Guerre. Captain Baffrey left New York for France in 1914, served three years on the western front, was cited twice for valor and was seriously wounded in Flanders in 1917. After recuperating in this country he was assigned to service with the French High Commission in New York.

PLANS FIGURING.

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

CHURCHES.

BROOKLYN—Emery Roth, architect, 119 West 40th st, Manhattan, is taking estimates on general contract, to close February 18, for a 1-sty and basement synagogue, 100x100 ft, containing Sunday school, at the corner of Benson av and 21st av, for the Congregation of the Sons of Israel, Lewis Wintner, president, 9625 21st av, Brooklyn, pastor. Cost, about \$70,000.

HOSPITALS AND ASYLUMS.

BROOKLYN—The Brooklyn Maternity Hospital, Dr. A. M. Duckman, president, 761 Bushwick av, is taking bids on general contract, to close the latter part of February, for a 4-sty brick and limestone hospital building, 80x80 ft, at the northeast corner of Bushwick av and Cedar st, from plans by Carlson & Wiseman, architects, 226 Henry st. Cost, approximately \$70,000.

SCHOOLS AND BUILDINGS.

BRONX—The Board of Education of New York, 500 Park av, Manhattan, is taking bids on general contract, to close 11 a. m., February 17, for a 5-sty brick and stone extension to Public School No. 6, on the south side of Tremont av, be-

tween Bryant and Vyse avs, from plans by C. B. J. Snyder, architect. Cost, about \$200,000.

BRONX—The Board of Education of New York, 500 Park av, Manhattan, is taking estimates on general contract, to close 11 a. m., February 17, for a 5-sty brick and limestone public school building, 92x193 ft, on the block bounded by Belmont and Crotona avs, 180th and 181st sts, from plans by C. B. J. Snyder, architect. Cost, approximately \$560,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

WEST END AV.—Samuel Cohen, 32 Union Sq, has completed plans for alterations to the 5-sty brick and stone dwelling, 25x60 ft, at 439 West End av, southwest corner of 81st st, into apartments, for Alex. P. Kuinan, owner, and the 438 West End Avenue Co., L. M. Pincus, president, 200 West 54th st, lessee. Cost, about \$15,000. Lessee will build by separate contracts and is ready for estimates on sub-contracts.

ELDRIDGE ST.—Otto Reissmann, 147 Fourth av, has completed plans for alterations to the 4 and 6-sty tenements, 25x49 and 25x26 ft, at 203 Eldridge st, for Ralph Belline, 3 Bible House, owner. Owner will take bids on general contract. Cost, about \$15,000.

119TH ST.—Samuel Cohen, 32 Union Sq, has been selected to prepare plans for alterations to the 4-sty brick dwelling, 20 x100 ft, at 115 West 119th st, into studio apartments, for the American Realty Co., 299 Broadway, owner, who will take estimates on general contract as soon as plans are completed.

NORFOLK ST.—Max Muller, 115 Nassau st, has plans in progress for alterations to the 4-sty brick tenement, 25x48 ft, at 55 Norfolk st, for Rose Tillman, 70 Lenox av, owner. Architect will take estimates on general contract. Cost, about \$3,000.

EAST BROADWAY—A. L. Kehoe, 1 Beekman st, has plans in progress for remodeling the 3-sty brick tenement, 23x60 ft, at 248 East Broadway, for A. Kanlet, 191 Christie st, owner. Architect will take bids on general contract. Cost, about \$9,000.

56TH ST.—Casale & Witt, 569 Fifth av, have prepared plans for alterations to the 4-sty brick and stone dwellings, on lot 25 x100 ft, at 6 West 56th st, into stores and bachelor apartments, for Frank Partridge, 741 Fifth av, owner.

86TH ST.—Schwartz & Gross, 347 Fifth av, have plans in progress for alterations to the 4-sty brick and stone apartment house, 20x100 ft, at 110 West 86th st, for Walter M. Wickler, 30 East 42d st, owner. Cost, \$7,500. Architects will soon take bids on general contract.

LEXINGTON AV.—George F. Pelham, 200 West 72d st, has revised plans in progress for alterations to the 4-sty brick and stone dwelling, 20x50 ft, at 812 Lexington av, into apartments with stores, for James Brannan, 582 Park av, owner. Cost, about \$15,000. Architect will take estimates when revised plans are completed.

FIFTH AV.—F. F. French, 299 Madison av, has started preliminary plans for a 12-sty brick and limestone apartment house, 62x172 ft, at the northeast corner of Fifth av and 72d st, for the Hudson Investing Co., F. F. French, president, owner and builder. Cost, \$1,500,000. Details will be available later.

CHURCHES.

57TH ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, has revised plans in progress for alterations to the 4-sty and basement mission, 37x52 ft, at 328-330 East 57th st, for the Japanese Christian Institute, Inc., 328 East 58th st, owner. Cost, about \$25,000.

DWELLINGS.

70TH ST.—Herbert R. Mainzer, 105 West 40th st, has completed plans for alterations and additions to the 4-sty brick

dwelling at 157 East 70th st, for Felix Rosen, owner, care of architect. Plans are about ready for estimates on general contract. Architect will take bids.

FACTORIES AND WAREHOUSES.

99TH ST.—A. L. Kehoe & Co., 1 Beekman st, have completed plans for a 3-sty brick and concrete factory building, 100x111 ft, at 315-321 East 99th st, between First and Second avs, for the Quick Service Wet Wash Laundry Co., Jacob Trout, president, 302 East 90th st, owner. Cost, about \$60,000. Architects will be ready for bids on general contract in a short time.

AV. B.—Buchman & Kahn, 56 West 45th st, have plans in progress for a 6-sty brick factory addition, 75x200 ft, on Av. B, between 13th and 14th sts, for the Eagle Pencil Co., 703 East 13th st, owner. J. L. Fleischer, 31 Union Sq, steam and electric engineer.

35TH ST.—George Keister, 56 West 45th st, has finished plans for a 4-sty brick and concrete warehouse, 42x98 ft, at 233-235 West 35th st, for Wm. H. Hussey & Sons, 150 West 35th st, owners. Cost, about \$75,000. Architects will soon take bids on

general contract from a selected list of bidders.

HOTELS.

47TH ST.—Plans will be prepared privately for alterations to the 9-sty brick and stone hotel, 100x120 ft, at 155 West 47th st, for the Salvation Army, 120 West 14th st, owner. Details will be available later. Project consists of slight interior changes.

STORES, OFFICES AND LOFTS.

WATER ST.—Thomas Bruce Boyd, 286 Fifth av, has plans in progress for alterations to the 5-sty brick and stone loft building, on lot 25x103 ft, at 142 Water st, for H. Duys & Co., 170 Water st, owners. Architect will be ready for bids on general contract about February 17.

BEAVER ST.—Frederick P. Platt, 1123 Broadway, has been selected to prepare plans for alterations to the 5-sty brick and stone office building, 63x100 ft, at 72-74 Beaver st, for Joseph F. Cullman, 161 Front st, owner. Project consists of extensive alterations for occupancy by a large marine insurance company. Cost, about \$35,000.

33D ST.—Frederick P. Platt, 1123 Broad-



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The change from the former private plant was made in December, 1917. The figures showing this saving were prepared with the owners. They show that the cost of plant operation for light, power and heat, using high pressure steam, during 1917, with prices figured on the 1918 basis, was \$59,291

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way, has plans in progress for a 5-sty brick and stone store and loft building on plot 40x100 ft, at 133-135 West 33d st, for Daniel P. Morse, 21 Hudson st, owner. Details will be available later.

BROADWAY—Benjamin W. Morris and Carrere & Hastings, associated architects, are preparing plans for a brick and terra cotta office building at 13-17 Broadway, through to Greenwich st, for the Seaboard Realty Co., John R. Todd, president, 101 Park av, owner. Lessee, Cunard Steamship Co., Ltd., 21 State st. Owners build. Working plans will soon be started.

LENOX AV.—Benjamin W. Levitan, 7 West 45th st, has revised plans in progress for a 2-sty brick and terra cotta taxpayer and garage, 100x171 ft, on the west side of Lenox av, between 110th and 111th sts, for the Stalwart Realty Co., owner. New West Side Garage Corp., care of Ames & Co., 26 West 31st st, lessee. Architect will be ready for estimates on general contract about February 17.

PINE ST.—Millard H. Manson, 160 Pearl st, recently bought property at 77-79 Pine

st and 166 Pearl st, and contemplates the erection of two 5-sty brick store and office building, 30x65 ft and 24x77 ft respectively. Name of architect and details of construction will be announced later.

Bronx.

STABLES AND GARAGES.

3D AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 1-sty brick garage, 125x176 ft, at the southeast corner of 3d av and 168th st, for Abraham Ruth, 445 Audubon av, owner. Cost, about \$40,000.

INTERVALE AV.—John J. Dunnigan, 391 East 149th st, has completed plans for a 2-sty brick garage, 70x100 ft, on the west side of Intervale av, 162 ft south of 163d st, for Wm. F. Connell, 1001 Intervale av, owner, who will be ready for bids on general contract about March 1. Cost, \$30,000.

THEATRES.

FORDHAM RD.—Wm. H. McElfrick, 701 7th av, has plans in progress for a 4-sty brick and stone theatre building, 100x

200 ft, with stores, at the northwest corner of Fordham rd and Valentine av, for the B. F. Keith's N. Y. Theatre Co., Inc., Paul Keith, president, 1564 Broadway, owner. Cost, about \$400,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

PULASKI ST.—Charles Gastmeyer, 1652 Myrtle av, has finished plans for a 4-sty brick tenement, 75x93 ft, at 12-16 Pulaski st, for Max Schoenberg, 316 Throop av, owner and builder. Cost, about \$45,000.

HANCOCK ST.—Montrose Morris Sons, 533 Nostrand av, have plans in progress for alterations to the 4-sty brick dwelling at 60 Hancock st, into bachelor apartments for owner and builder to be announced later. Cost, about \$12,000.

MONTAGUE ST.—J. S. Kennedy, 157 Remsen st, has completed plans for alterations to the 4-sty brick dwelling at 141 Montague st, into bachelor apartments, for James H. Heatherton, 129 Pierpont st, owner. Cost, about \$14,000. Architect will soon call for estimates on general contract from a selected list of bidders.

BANKS.

GATES AV.—Helmle & Corbett, 190 Montague st, have completed plans for alterations to the 3-sty brick banking building at 1024 Gates av, for the Bushwick Building Co., L. Bloch, president, 887 Broadway, owner and builder. Cost, about \$10,000.

CHURCHES.

PARK SLOPE.—The First Church of Christ, Rev. M. M. Amunson, 388 St. Johns pl, pastor, Alex Muir, 1733 18th st, chairman of the building committee, contemplates the erection of a 2-sty brick and limestone church. Name of architect, exact location and details of construction will be available later. Cost, about \$45,000.

DWELLINGS.

SHORE RD.—P. Tillion & Son, 103 Park av, Manhattan, are preparing plans for a 2½-sty frame and stucco residence, 30x50 ft, with garage, at the southeast corner of Shore rd and 4th av, for L. J. Solomon, owner, care of architects. Cost, about \$20,000. Architects will soon be ready for bids on general contract.

MERMAID AV.—George H. Suess, 2920 Railroad av, has completed plans for five 3-sty brick dwellings, 20x65 ft, with stores, at the northwest corner of Mermaid av and West 25th st, for Edward Zims, 2920 Railroad av, owner and builder. Total cost, \$32,500.

EAST 29TH ST.—F. J. Dassau, 1373 Broadway, has finished plans for ten 2-sty frame dwellings, 16x38 ft, at the northwest corner of East 29th st and Av M, for the Drama Construction Co., Benj. May, president, 525 Nostrand av, owner and builder.

COLONIAL RD.—Slee & Bryson, 1564 Montague st, have prepared plans for two 2½-sty frame dwellings, 25x36 and 36x39 ft, at the northeast corner of Colonial rd and 86th st, for Monroe Steiner, 7718 3d av, owner and builder. Total cost, \$18,000.

23D AV.—I. Kallich, 2210 Bath av, has completed plans for five 2½-sty frame dwellings, 23x44 ft, at 8201 3d av, for the 82d Street Building Corp., 121 Bay 26th st, owner and builder. Cost, \$7,500 each.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, have prepared plans for four 2-sty frame dwellings, 18x44 ft, at the northeast corner of Williams av and Vienna av, for Henry Chesnoff, 115 Malta st, owner and builder. Total cost, \$12,000.

FACTORIES AND WAREHOUSES.

MYRTLE AV.—B. H. & C. N. Whinston, 2 Columbus Circle, Manhattan, have completed plans for alterations to the 4-sty brick factory building, 50x95 ft, at 1100 Myrtle av, for the Montclair Chocolate Co., H. F. Meyer, president, owner. Cost, about \$15,000.

JOHNSON AV.—E. W. Dorfman, 26 Court st, has finished plans for a 3-sty brick factory building, 68x98 ft, at 566 Johnson av, for the Belgian Fur Dyeing Co., E. Purim, president, 321 Manhattan av, owner, who will soon take bids on general contract. Cost, about \$35,000.



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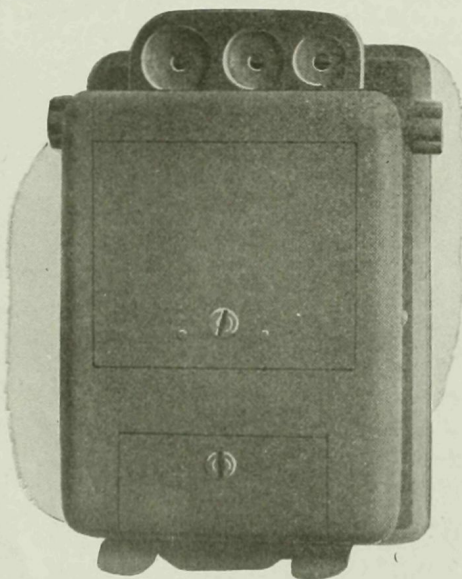
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HALLS AND CLUBS.

OCEAN PARKWAY.—John J. Dunnigan, 391 East 149th st, New York, has completed plans for a 1-sty brick and concrete riding academy, 102x189 ft, on the south side of Ocean Parkway, 50 ft east of East 8th st, for the Bedford Riding Academy, Adolph Voght, president, 13 Ocean Parkway, owner. Cost, about \$60,000. Owner builds.

STABLES AND GARAGES.

BERGEN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick garage, 50x127 ft, at 2122 Bergen st, for the L. R. Building Co., L. Rosenburg, president, 195 Montague st, owner and builder. Cost, about \$25,000.

60TH ST.—F. H. Kimball, 71 Broadway, Manhattan, has completed plans for a 1-sty brick garage and shop, 75x200 ft, in the south side of 60th st, 95 ft west of Hamilton Parkway, for the Municipal Auto Garage Co., 26 Court st, owner. Architect will be ready for bids on general contract soon. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, have completed plans for a 3-sty brick store and office building, 40x90 ft, at 912 Flatbush av, for the Midwood Associates, Fred Hill, superintendent, 936 Flatbush av, owner and builder. Cost, about \$30,000.

THEATRES.

PARK AV.—W. J. Conway, 400 Union st, has completed plans for a 1-sty brick moving picture theatre, 33x108 ft, seating 500, on the north side of Park av, 57 ft east of North Elliott pl, for Rosa F. Palumbo, 207 Myrtle av, owner and builder. Cost, \$7,000.

GRAND ST.—A. Brook, 215 Montague st, has plans in progress for a 1-sty brick extension, 25x100 ft, to the moving picture theatre at 301 Grand st, for J. Salkin, owner, on premises. Cost, \$12,000.

Queens.

DWELLINGS.

ROCKAWAY BEACH, L. I.—George H. Closs, Rockaway Park, L. I., has completed plans for a 2-sty frame dwelling, 24x24 ft, on the east side of 9th av, 100 ft south of Newport av, for Jacob Strauss, 19 5th av, Rockaway Park, owner and builder. Cost, \$3,500.

EDGEMERE, L. I.—Thomas McDonald, Rockaway Beach, L. I., has completed plans for eight 1-sty frame bungalows, 18x30 ft, in the east side of Beach 50th st, 200 ft south of the Boulevard, for J. Ochs, Edgemere, L. I., owner and builder. Total cost, \$8,000.

FAR ROCKAWAY, L. I.—Lowinson & Schubert, 366 5th av, Manhattan, have completed plans for a 2½-sty brick and frame dwelling, 46x60 ft, for A. Gussow, owner, care of architects. Architects will soon be ready for estimates on general contract.

EDGEMERE, L. I.—Plans have been prepared privately for twenty-four 1-sty frame bungalows, 12x28 ft, in the west side of Beach 54th st, 60 ft south of the Boulevard, for Walter Verity, 12 Division av, Edgemere, owner and builder. Total cost, \$24,000.

SPRINGFIELD, L. I.—Plans have been prepared privately for a 2-sty brick dwelling, 22x29 ft, in the west side of Claremont av, 114 ft south of 5th av, for Wm. H. Schaleborn, 273 Walnut st, Richmond Hill, L. I., owner and builder. Cost, \$3,500.

FAR ROCKAWAY, L. I.—Oscar Lowinson, 366 5th av, Manhattan, is preparing plans for a 2½-sty brick and stucco residence, 80x70 ft, at Far Rockaway, for owner to be announced later. Cost, approximately \$30,000.

MORRIS PARK, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have finished plans for a 2-sty frame and stucco dwelling and garage on a plot 68x100 ft, in Birch st, for F. Richtberg, owner.

HOTELS.

KEW GARDENS, L. I.—F. F. French, 299 Madison av, Manhattan, has plans in progress for a 5-sty brick, concrete and stone hotel, 50x125 ft, in the south side of Queens blvd, between Quentin st and

Union Turnpike, for the Kew Gardens Corp., owner, care of architect. A general contract for this structure has been let to the F. F. French Co., 299 Madison av, Manhattan.

THEATRES.

FAR ROCKAWAY, L. I.—DeRose & Periera, 110 West 40th st, Manhattan, have finished revised plans for a 1-sty brick and reinforced concrete addition to the 2-sty brick theatre and store building at 262 Central av, for Jutkowitz Bros., 262 Central av, Far Rockaway, owners, who are ready for bids on general contract. Cost, about \$20,000.

Richmond.

DWELLINGS.

ST. GEORGE HEIGHTS, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x26 ft, on the west side of Laben av, 241 ft south of Richmond Turnpike, for John O. Johnson, Port Richmond, S. I., owner and builder. Cost, \$4,000.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x44 ft, at Hempstead and Walnut

sts, for Howard B. Snyder, Lynbrook, owner and builder. Cost, about \$6,500.

LYNBROOK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 30x30 ft, in Sherman st, for R. B. Thompson, Lynbrook, L. I., owner, who will be ready for estimates on materials and sub contracts by March 6. Cost, about \$5,000.

HALLS & CLUBS.

GLEN COVE, L. I.—C. P. H. Gilbert, 1123 Broadway, Manhattan, has plans in progress for a 1-sty concrete, brick and marble private swimming pool, 50x100 ft, at Glen Cove, for F. W. Woolworth, 233 Broadway, Manhattan, owner. Cost, about \$100,000. Architect will soon call for estimates on general contract from a selected list of bidders.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Frank A. Newman, 1123 Broadway, Manhattan, has completed plans for a 2-sty frame and stucco gardner's cottage, 30x55 ft, at Easthampton, L. I., for Robert Appleton, owner, on premises. Architect will take bids on general contract.



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FACTORIES AND WAREHOUSES.

BAY SHORE, L. I.—Mortenson & Co., 347 Columbus av, Manhattan, are selected to prepare plans for a group of ice manufacturing buildings, including boiler and engine house, tank house and storage building, all 1-sty frame and of various dimensions, at Bay Shore, for a company now forming and headed by Arthur L. Kelly and Wesley M. Oler, Jr., of the Knickerbocker Ice Co., 1480 Broadway, Manhattan. Cost, approximately \$100,000. Details will be available later.

Westchester.**HALLS AND CLUBS.**

YONKERS, N. Y.—G. Howard Chamberlain, 18 South Broadway, Yonkers, has plans about completed for alterations and additions to the 2-sty brick and frame club house and locker house at North Broadway and Odell av, for the Hudson River Country Club, Lawrence Griffiths, president. Architect will soon be ready for bids on general contract.

SCHOOLS AND COLLEGES.

PELHAM, N. Y.—The Board of Education of Pelham, T. J. James, president, contemplates the erection of a 2-sty brick high school building at Wolfs lane and Colonial av. Architect will probably be selected by an invited competition, for which Owen Brainerd, of Carrere & Hastings, has been retained as expert adviser and judge. Cost, about \$115,000.

New Jersey.**APARTMENTS, FLATS & TENEMENTS.**

GARFIELD, N. J.—A. L. Vegliante, 42 Passaic st, Garfield, N. J., has completed plans for a 2-sty brick and stone tenement, 21x55 ft, at 142 Grenelle av, for Angelo Sutura, 214 Harrison av, Lodi, N. J., owner and builder. Cost, \$6,000.

ORANGE, N. J.—E. H. Fougner, 800 Broad st, Newark, N. J., has completed plans for a 2½-sty frame tenement, four families, 35x58 ft, in the north side of Center st, 128 ft north of Park av, for Charles H. Phillips, 331 Mt Prospect av, Newark, owner. Cost, about \$10,000.

NUTLEY, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has prepared plans for a 3-sty frame flat, 22x50 ft, in the east side of Center st, 300 ft north of Franklin st, for Jacob Zimmer, East Passaic av, Nutley, N. J., owner and builder. Cost, about \$9,000.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, N. J., has completed plans for a 2½-sty frame dwelling, 31x50 ft, at 9 Princeton pl, for G. Melin, 45

Walnut Crescent, Montclair, owner and builder. Cost, \$7,000.

ELIZABETH, N. J.—Plans have been prepared privately for three 2-sty frame dwellings, 18x34 ft, at 1-2-3 Elm Court, for Elm Court Improvement Co., Elm Court, owners and builders. Cost, \$4,500 each.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—Schor Contracting Co., 115 East 2d st, has the general contract for alterations to the 5-sty brick apartment house, 25x100 ft, at 11 East 113th st, for David Pasinsky, 253 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$12,000.

MANHATTAN.—W. H. & S. G. Griffin, 409 East 18th st, have the general contract for alterations to the 4-sty brick and stone bachelor apartment, 25x55 ft, at 7 East 45th st, for Lefferts Strebeigh, 149 Broadway, owner, from plans by Max Muller, 115 Nassau st, architect. Cost, about \$10,000.

STABLES AND GARAGES.

MANHATTAN.—Isaac B. Miller, 411 West 38th st, has the general contract for a 2-sty brick garage, 50x100 ft, at 549-551 West 49th st, for the 549-551 West 49th St. Co., I. B. Miller president, from plans by George H. Van Auken, 430 West 44th st, architect. Cost, about \$20,000.

NEWARK, N. J.—Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contract for a 1-sty brick and stone garage, 50x76 ft, at 514 Ferry st, through to Fleming av, for Al Eitner, 196 Wilson av, owner, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, about \$13,500.

DWELLINGS.

MANHATTAN.—Howard G. Lithgow, 79 King st, has the general contract for alterations to the 4-sty brick dwelling, 23x48 ft, at 962 Lexington av, for John Wolfe, 2 West 45th st, from privately prepared plans. Cost, about \$5,000.

MT. VERNON, N. Y.—Andrew Carlson, 104 Hillside av, Mt. Vernon, has the general contract for a 2-sty frame and stucco dwelling, 28x40 ft, on the east side of Hutchinson Blvd, 150 ft north of Lincoln av, for B. Katz, 513 West 134th st, New York City, owner, from plans by S. A. Guttenberg, Proctor Bldg, Mt. Vernon, architect. Cost, \$6,500.

GREAT NECK, L. I.—Charles E. Willis, Willow st, Roslyn, L. I., has the general contract for alterations to the 2½-sty frame residence at Great Neck, L. I., for S. V. Mann, Great Neck, owner, from plans by S. E. Gage, 28 East 49th st, Manhattan, architect. Cost, about \$5,000.

GREENWICH, CONN.—The Weir Building Co., Arch st, Greenwich, has the general contract for a 2½-sty frame residence, 46x56 ft, on a plot 100x150 ft, for the Greenwich Land & Improvement Co., Smith Bldg, owner, from plans by C. A. Patterson, 50 East 42d st, Manhattan, architect. Cost, \$20,000.

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.

NEW YORK STATE MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Buffalo, N. Y., March 11 and 12. Headquarters will be at the Lafayette Hotel.

AMERICAN WATER WORKS ASSOCIATION will hold its thirty-ninth annual convention at Buffalo, N. Y., June 14 to 14. Headquarters will be at the Hotel Iroquois.

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.

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.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.**Special Meeting.**

Tuesday, February 18, 1919, at 10 a. m.
Under Building Zone Resolution.
42-19-BZ—East side Broadway, bounded by 171st st, St. Nicholas av and 172d st, Manhattan.
1373-18-BZ—1670 St. Johns pl, Brooklyn. Re-opened January 28, 1919.
68-19-BZ—550 East Seventh st, Brooklyn.
71-19-BZ—1156-1162 East 92d st, Brooklyn.
Appeals from Administrative Orders.
47-19-A—963 Myrtle av, Brooklyn.
1518-18-A—Piers 22 & 25, on South st, between James slip & Oliver st, Manhattan.
1526-18-A—Pier 83, North River, Manhattan.
1527-18-A—Pier 83, North River, Manhattan.
1490-18-A—Pier 65, North River, foot of West 25th st, Manhattan.
1670-18-A—Pier No. 2, North River, Manhattan.
1671-18-A—Pier No. 8, North River, Manhattan.
1672-18-A—Pier No. 34, North River, Manhattan.
1673-18-A—Pier No. 66, North River, Manhattan.
1674-18-A—Pier No. 44, East River, Manhattan.
1675-18-A—Pier No. 5, Wallabout Basin, Brooklyn.
1688-18-A—Pier No. 35, North River, Manhattan.

BOARD OF APPEALS.

Tuesday, February 18, 1919, at 1:30 p. m.
Appeals from Administrative Orders.

4-19-A—1518 Metropolitan av, Queens.
7-19-A—1518 Metropolitan av, Queens.
72-19-A—412 West End av, Manhattan.
79-19-A—138 West 53d st, Manhattan.
82-19-A—4 Columbus Circle & 991-993 Eighth av, Manhattan.
88-19-A—170 East 75th st, Manhattan.
90-19-A—449 East 77th st, Manhattan.
17-19-A—230-232 West 38th st, Manhattan.
44-19-A—525 East 11th st, Manhattan.
Under Building Zone Resolution.
3-19-BZ—1518 Metropolitan av, Queens.
5-19-BZ—14 West 181st st, The Bronx.
13-19-BZ—534 Fifth av & 248 14th st, Brooklyn.
12-19-BZ—258-262 Coney Island av, Brooklyn.

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