

Real Estate Record and Builders Guide

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Advertising Index.

	Page
American Gas Appliance Co.	307
Ames & Co.	Second Cover
Anderson & Co., James S.	296
Armstrong, John	Second Cover
Aspromonte & Son, L. S.	321
Automatic Fire Alarm Co.	318
Bechmann, A. G.	Second Cover
Boylan, John J.	Second Cover
Brett & Goode Co.	296
Brooklyn Metal Ceiling Co.	322
Brown, Frederick	302
Brown Co., J. Romaine	Front Cover
Brumley, James L.	310
Cammann, Voorhees & Floyd	2nd Cover
Carpenter, Leonard J.	Second Cover
Chauncey Real Estate Co., The	306
Chesley Co., Inc., A. C.	321
City Investing Co.	296
Clark, Noah, Inc.	304
Classified Advertisements	320
Cohen, Elias A.	Second Cover
Coin Device & Signal Co., Inc.	307
Corning Co., Edward	Fourth Cover
Cornith Bros.	306
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Davies, J. Clarence	304
Day, Joseph P.	Second Cover
De Waltearss, S.	Second Cover
Dike, O. D. & H. V.	Second Cover
Dowd, James A.	Second Cover
Doyle & Sons, John F.	306
Duffy Co., J. P.	322
Duross	310
Electrical and Engineering Corp.	311
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Erick & Supply Co.	Fourth Cover
English, J. B.	Second Cover
Finegan, Austin	Second Cover
Finch & Co., Chas. H.	321
Fischer, J. Arthur	Second Cover
Fischer Realty Co.	Second Cover
Fox & Co., Fredk.	302
Fuller Co., Geo. A.	318
Gescheidt & Co., Jacob	Title Page
Gilbert, Chas. L.	306
Gitterman, A. N.	296
Goodwin & Goodwin	Second Cover
Hecla Iron Works	316
Hess, M. & L., Inc.	Front Cover
Hof, Henry	Second Cover
Holmes Electric Protective Co.	Fourth Cover
Jackson, Daniel H.	311
Kane Co., John P.	Fourth Cover
Kelly, Albert E.	310
Kennelly, Bryan L., Inc.	Second Cover
Kewanee Boiler Co.	321
Kloes, F. J.	Title Page
Knox, Chas. E.	310
Kohler, Chas. S., Inc.	296

NEW YORK, MARCH 8, 1919.

SECTION I.

Editorials	297
Tax Rate Lower for 1919—What Happens Thereafter?	299
Fifty Million Dollars of New Revenue Must Be Provided	300
Fewer Vacancies Reported in East Side Tenement Houses	301
Reduced Wages Not Necessary to Resumption of Building	301
Legislative Bills Affecting Realty	302
Real Estate Review for the Current Week	303
Private Sales of the Week	303
Leases	311
Real Estate Notes	312
Statistical Table of the Week	312
Reasons Why Common Brick Prices Will Not Be Lowered	313
Governmental Analysis of the Cost of Construction	314
More Building East of Missouri River Than Before the War	315
Current Building Operations	316
Building Material Market	316
Personal and Trade Notes	318
Trade and Technical Society Events	322
Standard and Appeals Calendar	322

SECTION II.

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

Advertising Index.

	Page
Lawrence Cement Co., The	Fourth Cover
Lawyers' Mortgage Co.	302
Lawyers' Title & Trust Co.	Second Cover
Leaycraft & Co., J. Edgar	Front Cover
Lewine, Fisher & Irvine I.	Second Cover
Mandelbaum, Harris & Maurice	Second Cover
Manning & Trunk	Second Cover
Markham Realty Corp.	296
Maurer & Son, Henry	316
McMahon, Joseph T.	311
McLaughlin, Thos. F.	Second Cover
McLaury Title Co., Inc., D. H.	Fourth Cover
Mississippi Wire Glass Co.	320
Morrissey, Wm. G.	312
Nail & Parker	296
Nason Realty Co.	296
National Lamp Works of Gen. Elec. Co.	305
Nehring Bros., Inc.	296
New York Edison Co., The	319
New York Title & Mortgage Co., The	296
New York Telephone Co.	Third Cover
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson	Second Cover
O'Reilly, Thomas J.	Front Cover
Orr Co., John C., The	316
Pease & Elliman	Front Cover
Pfomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	316
Porter, David, Inc.	306
Porter & Co.	Front Cover
Pyle, Howard, Co.	312
Queensboro Corporation, The	Title Page
Rafalsky & Co., Mark	Front Cover
Read & Co., George R.	Front Cover
Realty Associates	304
Realty Company of America, The	296
Record and Guide	308-309
Re-Be Soap Co., Inc.	302
Reis Co., Andrew	304
Ritch, Inc., Wm. T.	318
Ruland & Whiting-Benjamin Corp.	Front Cover
Ryan, George J.	Second Cover
See Electric Elevator Co., A. B.	Fourth Cover
Schindler & Liebler	Second Cover
Selkin, Alexander	310
Smith, Clarence B.	310
Spear & Co.	311
Title Guarantee & Trust Co.	296
Tucker, Speyers & Co.	Second Cover
Tyng & Co., Stephen H., Jr.	296
Ullman	Second Cover
Watson Elevator Co., Inc.	Fourth Cover
Wells Architectural Iron Co.	321
Wells' Sons, James N.	Second Cover
Welsch, S., Sons	304
Western Connecticut Title & Mortgage Co., The	307
White Fireproof Constr. Co., The	317
White & Sons, Wm. A.	296
Whiting & Co., Wm. H.	Front Cover
Wood-Dolson Co.	311

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EDITORIAL

A few Billions Still intact

A sigh of relief usually expresses the feeling of the American people when Congress adjourns, but it must be admitted that a somewhat different feeling was evidenced when the Sixty-fifth Congress expired at noon last Tuesday. The Sixty-fifth was the War Congress, and its end was marked by quite as much turbulence as Washington had witnessed at any intermediary stage of its career.

It was the Sixty-fifth Congress which put the United States into the great European war, and during its two years of life its members voted the expenditure of between fifty-five and sixty billions of dollars. Under these circumstances the failure to pass appropriations of a few billions more during the closing hours of the session naturally is regarded by the taxpayers of the country with mixed feelings. A few billions more or less might seem insignificant in the grand total, but the men and women who have to pay the bills seem for the most part quite reconciled to the fact that some of the proposed expenditures were sidetracked owing to the political struggle which marred the dying hours of Congress.

It is recognized, of course, that the most vital measure to be acted upon by the expiring Congress was the seven billion dollar war loan measure. Fortunately, for the good repute of the nation, this measure was rescued from the scrap-heap and enacted into law. Important measures which failed of passage in the closing hours included the following: army, navy, sundry civil, District of Columbia, Indian, general deficiency, public buildings appropriation measures, civil service retirement, to end federal control of wire systems of communications, water-power, oil-land leasing, \$100,000,000 reclamation project to provide homes for discharged soldiers, immigration restriction, joint resolution to repeal the luxury taxes imposed by the war revenue act, joint resolution appropriating \$5,000,000 for the expenses of the peace commissioners.

It is to be regretted that most, if not all, of these measures were not passed in some form. Unquestionably Congress should have made proper provision for the army and navy, for public buildings, and in various other directions. This important unfinished business will be taken up when the new Congress is called in special session by President Wilson.

The already overburdened taxpayers of the country, the hardest hit of all of whom are New Yorkers, may be pardoned if they lack enthusiasm over the failure of various measures which would have added two or three billion dollars to what they will have to pay during the next fiscal year. The army and navy bills particularly had been drawn on a war basis, and the spirit of unlimited expenditure which prevailed in Washington during the war was reflected in many of the appropriations that went down to defeat in the closing hours of Congress. The chances are that the passage of these

measures would have resulted in continued waste and extravagance in the expenditure of the public money.

Before the new Congress meets its members will have had an opportunity to adjust their minds to after-the-war conditions, and undoubtedly they will be able to devise means of meeting the peace-time needs of the Government without dipping into the public treasury in the spirit of the prodigal.

Who Will Pay Eventually?

While those interested in real estate have been working without coordination, but rather along antagonistic lines on proposed measure for relief of real estate from excessive taxation, Comptroller Craig and other city officials have perfected a comprehensive scheme for expenditures of public monies on a scale never before equalled, which depends for its accomplishment on increases of assessed valuations of real estate, upon bond issues under exemptions from the pay-as-you-go policy and upon further exemptions or possibly evasions of the limitation of such issues by constitutional provisions.

The Comptroller in his statement takes great pride in having raised the debt limit to the extent of \$60,000,000, of which \$9,000,000 is obtained by increasing the assessed valuation of real estate. He specifically explains how some of the other millions are provided for, but for the increase of something like \$35,000,000 falls back on the somewhat vague statement that the amount is obtained by "carefully conserving all the various elements which expand the city's debt incurring power and a continuous restraint upon the creation of new liabilities, except where such were imperative."

Now is this exactly what the real estate owners and the rent payers want, and is it in accordance with the platform on which the present city administration came into power? Expansion of the debt limit may be a good thing at times, but is this the time and is it necessary?

It means that the city has the right to spend \$60,000,000 more next year than it has been doing. It means that real estate must immediately provide a considerable part of this huge amount and that the rest of it will be an additional liability of the city for years to come and as such will adversely affect the real value of the principal asset of the city, which is real estate.

Piling up the bonded indebtedness of the city to new stupendous figures will inevitably lead to such measures as increasing the assessed valuations of realty, already believed to be well over the real value, and to higher tax rates notwithstanding the Comptroller's promise of further reductions in the rate in the remaining years of the present administration's term of office.

Real estate will have to pay eventually, although no doubt the city officials will do all in their power to secure legislation that will bring in additional revenue from other sources. In no other way can the enormous

demands of the heads of city departments, totalling \$255,000,000, be met.

And real estate, with this prospect before it, is put in the equivocal position of advancing rents when the administration has magnanimously reduced the tax rate four points out of a total of 2.36.

The Comptroller is entitled to credit for what he has done and he will get it from those who profit by the lavish expenditure of the public money. The property owners will be entitled to charge higher rents because they will have to provide in one way or another, the money for these municipal proposals, and the rent payers will be entitled to pay the higher rents without protest, because they put the present administration into office.

But will the rent payers take this view of the orgy of extravagances proposed by the city officials from the Mayor down?

Merely Postponing the Inevitable

While New York officials still struggle to avoid the inevitable, late reports show that carfares have been increased in more than 400 cities in the United States. The most common increase has been to seven cents; in a score of instances the new rate is eight cents, and more than twenty-five cities have advanced the rate to ten cents.

The New Jersey Court of Errors and Appeals this week upheld the legality of the increase to seven cents on the local transportation lines in that state. The seven-cent fare has been in force in New Jersey for some time, but many passengers have been paying the new rate under protest. The decision of the Court of Errors and Appeals settles the matter in that state.

Legislative Committees Busy With Tax Bills

(Special to the Record and Guide)

Albany, March 7.
THE Seesselberg bill favored by the New York City Real Estate Board was reported out by the Assembly Cities Committee this week. It was promptly amended and recommitted.

The principal amendments defer the date upon which the realty limitation provisions fixing the rate at 2 per cent. to January 1, 1921, and provide for a levy of $\frac{1}{4}$ of one per cent. upon "tangible" personal property, leaving intangible personalty subject to the proposed income tax law.

These amendments remove the bulk of the opposition to this bill emanating from New York City. The Mayor's taxation committee suggested a bill similar to the Seesselberg measure, but it was so framed as not to become effective until 1922, a year after the present administration in New York City relinquishes its hold.

As the bill is now framed the city administration will be given an opportunity to test the revenue producing capacity of the bill in respect to personalty for a year before the realty limitation provisions become effective. This will satisfy Comptroller Craig and other municipal officers, it is believed.

The Legislature was flooded this week with tax legislation, most of which was introduced by Senator Dunnigan and Assemblyman Bloch at the instance of the United Real Estate Owners' Association of New York City. These two legislators introduced 32 bills. Eight of these measures are designed to repeal all sections of the Tax Law that tend to exempt "money-making corporations" and the wealthy from State, county and local taxation. Nine other bills attempt to estab-

lish a system under which a very small tax will be placed upon corporations and the wealthy who are now exempt from all taxation in New York City. These bills are also designed to exempt from taxation the small income and small personal property owners. Another group of bills aim to prevent "legal tax-dodging" by corporations and individuals who claim exemption upon the ground that they are paying taxes where their principal office is located, which is generally in New Jersey.

While municipal authorities all over the country are treating with vigor and equity the problem of higher fares New York City still lags behind in taking the step which war conditions made inevitable and which might just as well be taken at one time as another. What is true of New York City is also true of the smaller cities throughout the state. No transportation company can afford to carry its passengers for less than the cost of their transportation. That is bound to be a disastrous business, whether conducted by private companies or under municipal auspices.

Public Service Commissioner Whitney, in his recent letter to Senate Leader Walters, sensed the situation accurately when he declared: "It must be apparent that a public utility, like any business, must, to render adequate and proper service, be able to meet operating and maintenance expenses and a return on the value of the property. The street railroads are apparently in the situation where the revenues are not sufficient for such purposes. An increase in fare is in the discretion of the Board of Estimate, which may change or waive the present franchise fare limitations. If this is not done the alternative is for the public either to share or assume the financial burden if it is important to have service rendered. This involves important constructive legislation to enable the city to embark upon further municipal ownership if the public so decides. A further possibility is a denial of all relief and a ruthless program of accelerating receiverships, disorganization and separate fares, with results based upon the extent to which owners of such public services will be forced to sacrifice their properties. Personally I could not participate in the latter program. Development and a constructive program are needed for the expansion of New York City and not receiverships and financial disasters."

The Davenport Taxation Committee is now framing a series of income and personal property tax bills. They will be submitted to the taxation committees of the Senate and Assembly when completed.

Prof. Charles J. Bullock, State Tax Commissioner John J. Merrill, Robert C. Cummings, counsel to the committee, and Charles J. Tobin are drafting a personal property tax bill. It was learned that this draft committee is working on a suggestion that the rate be fixed at one-half of one per cent., with no exemptions for debt for tangible personal property. Whether the personalty tax shall be mandatory or permissive with the municipality has not as yet been decided. Members of the committee declare that a personal property tax of one-half of one per cent. will operate greatly to relieve the burden on realty in New York City.

Professor E. R. A. Seligman, Professor Bullock and Lawrence Tanzer are working out the details of a proposed income tax bill. It is believed their bill will provide for a State income tax of between one and one and one-half per cent.

REAL ESTATE SECTION

Tax Rate Lower for 1919—What Happens Thereafter?

Increased Assessments Account for Only Part of Difference Between What Rate Should Have Been to Meet Budget and the Actual Figure

AS announced in the Record and Guide last week, the Board of Aldermen last Monday fixed the tax rate for 1919 at the following rates: Manhattan, 2.32; Brooklyn, 2.36; Bronx, 2.37; Queens, 2.37; Richmond, 2.41.

The Real Estate Board has been unable to explain how these figures were arrived at, and no satisfactory explanations have been made by the city officials. The following statement has been prepared by the Real Estate Board:

The budget for 1919 is.....	\$248,025,438.88
The budget for 1918 was.....	238,123,759.00
	<hr/> \$9,901,679.88

This was an increase of nearly \$10,000,000.

If the assessed valuations of real and personal property remained the same and there was no change in the surplus revenue of the Sinking Fund, the increase in the tax rate would have been 13 points, making a tax in the Borough of Manhattan of 2.49.

An addition of about \$111,000,000 in the assessed valuation of personal property, and a further addition of \$89,000,000 in the assessed valuation of real estate, enabled the City to provide for five points of the expected increase, but the Real Estate Board has not been able to find how the other expected eight points increase and four points decrease has been taken care of. In all probability, the tax on personalty will not be collected and as the increased real estate valuations will be certioraried, there will be no revenue from the increased assessments, and the increase in the budget will have to be taken care of in the next budget. The absolute necessity for a fixed tax rate on real estate is apparent and so also is the need for economy or new sources of revenue. To this year's budget of \$248,000,000 there must be added next year at least \$12,000,000 more for teachers' salaries; two and one-half millions for firemen on account of the three platoon system; six millions at least for subway deficit; two millions for the normal increase in the debt service and at least four millions for interest and amortization on new bond issues for subways, docks, water extensions, school houses, etc. Then

there will be a \$3,000,000 increase in salaries of City employees not above mentioned. In all about \$30,000,000 must be added to the budget, and there must be a large sum for tax deficiencies. Thirty million dollars means nearly 40 points in the tax levy or a tax rate for Manhattan of 2.72 or 2.81 for the Bronx.

The Real Estate Board's proposal must be adopted—a 2 per cent. tax on \$8,500,000,000 real property, producing \$170,000,000, a $\frac{1}{4}$ of 1 per cent. tax on tangible personalty of \$19,000,000,000, producing \$47,500,000, and then a state tax on intangibles—40 per cent. to go to the locality where collected. This, with \$50,000,000 surplus revenues of the general fund will give the money needed.

Statistics Show Increased Building

BUILDING activity in New York State took a decided upward bound from December, 1918, to January, 1919.

The increased expenditures for this period, as reported by the building departments of the first and second-class cities to the Bureau of Statistics of the New York State Industrial Commission, amounted to 123 per cent. The only cities who failed to share in this rise were Albany, Troy and Utica where the amounts expended for building declined 20, 1 and 50 per cent., respectively. This is the first time there has been a decided indication of revival in building activities so early in the season, as this tendency is usually not manifest until March.

The total amount reported for January was \$5,645,329, which is 9 per cent. less than a similar sum reported in January, 1918. Building costs reported in January, 1918, 1917 and 1916 were, respectively, 6, 12 and 15 millions of dollars. The Boroughs of Brooklyn and Queens, and the cities of Binghamton, Schenectady and Syracuse made larger expenditures for building in January, 1919, than in January, 1918.

The Boroughs of Manhattan, Brooklyn, Bronx, Queens and Richmond, and the cities of Binghamton, Buffalo, Rochester, Schenectady, Syracuse and Yonkers reported larger expenditures in January, 1919, than in December 1918.

Conference of Governors and Mayors Express Confidence in Future

Washington, March 6.

AT THE conference of Governors and Mayors called by President Wilson the following resolutions were passed regardless of certain disordered conditions recited by delegates to this conference, its outstanding feature, nevertheless, has been a militant note of confidence in our Governmental and industrial stability. The world in part is to be rebuilt. The patriotism, resources, ingenuity and unselfish spirit of our people saved it from destruction, and what these elements have accomplished in protection they will guarantee in preservation. We face the future firm in the belief that the Almighty intends all things well, and that there remains for us and the generations to come full compensation for the service given and the sacrifice made in support of the ideals of democracy.

"It is not our purpose to discuss the underlying principles of the question of Government ownership. The

probabilities are that the railroads will remain in the hands of the Government until at least 21 months after peace has been formalized. The National Government enunciates the policy of public and private enterprise going forward in such manner as to guarantee a stable prosperity, it can, therefore, give a practical demonstration of this idea. In short, the Government should not only prepare for the transportation necessities of prosperity, but it should use the railroads as the means of helping private industry.

"The railroads and kindred industries form a tremendous part of the aggregated sum of our commercial activities, and if they are to be rebuilt now, such an inspiration will be given to our whole industrial life that we will quickly dispose of confronting perplexities, and past theories as to the inevitability of financial depression following certain events will not be a ruling maxim of the future."

Fifty Million Dollars of New Revenue Must Be Provided

Personal Income Tax, Business Tax and Low Rate Tax on Personalty, Suggested by
Advisory Council of Realty Interests

THE Advisory Council of Real Estate Interests issues the following:

The report of the joint legislative committee on taxation is expected to include bills for a personal income tax, a business corporation tax and a low rate tax on personalty.

Over \$50,000,000 of new revenues must be provided for the State and cities. This must come out of the public's earnings, and the only question is as to whether it shall be an additional levy on the present tax base or shall be paid by those who do not now pay according to their ability.

The inequities in our present tax are greater and more numerous than the public generally realizes, and discriminate so largely against the small property owner that any horizontal increase in the **rates** is unthinkable. The State Comptroller's plan for additional indirect taxes is only in lieu of a one mill tax on realty and fails to meet the problem as it exists in practically every city in the State.

A State which enjoys enough income to pay 40 per cent. of a Federal levy on incomes of \$3,000,000,000 should have no difficulty in furnishing \$300,000,000 for its State and local needs—especially when a normal tax on realty will yield \$200,000,000 and there are inheritance, corporation and other special revenues of \$50,000,000.

Personal property in New York now pays about \$10,000,000 under the general property taxes, and that which does not pay is able to escape by many routes. Some persons, and perhaps even the legislative committee, urge a low rate tax on personal property, and with much logic. But to estimate that we have \$40,000,000,000 of personalty which either is legally taxable or can be made so is to mislead. The plan has been tried in a State where personalty should be at least as assessable as in New York and where far fewer exemptions are allowed, Minnesota, with the following result:

1910, \$14,000,000 assessed at 28 mills.

1917, \$233,000,000 assessed at 3 mills.

At this rate, the assessable personalty in New York might increase to eight billion dollars.

Under a self-listing system and with tax limitation of 1.5 per cent., Ohio increased personalty assessments as follows:

1900, \$559,000,000 assessed.

1917, \$3,265,000,000 assessed.

In both states, the substitution of a personal income tax is being agitated.

Those who argue for a fixed rate on realty have overlooked the main point that public expenses are not restricted to the revenue, and that deficits are merely a deferred liability, as Ohio has discovered to her sorrow.

In an effort to attain all the advantages of the fixed rate which could reasonably be demanded and also to allow an elastic base, the Advisory Council proposed that of future budget increases, only two-thirds should be charged to realty and perhaps one-sixth each on personal and business income taxes—the former through the State tax and the latter perhaps as a local levy.

This proposed "cushion" for relieving realty was last week attacked by the New York Real Estate Board by the use of a table of income taxes payable at rates which are intimated to be contained in the Advisory Council's plan. No such rates were even suggested or contemplated by the Advisory Council. Those responsible for the table do not recognize that all rates must be considered in relation to the exemption of incomes from exempt securities or which have already been taxed—the Council providing for deductions which include the bulk of dividends, interest, rents and business expenses. The principle of the Council's bill is the main thing, and yet it is not understood by our critics. The bill has a broad purpose, viz.:

To build a wide tax base with such a variety of taxes that the inevitable inequities will not overlap. Thus, the main

burden of the income tax falls on the very class which is most favored by the property tax, whereas the property tax falls most heavily on small owners whom the income tax touches lightly, if at all.

To place a light levy on all business, not merely on certain corporations as now, and make this a distinctly local tax.

Finally, as budget increases, the levies on all and not merely on one of these distinct bases should increase—thus ending the day when questions of efficiency and economy in public office interest none directly but the real estate owner—and he usually has a bad case of apathy.

The danger which must be guarded against is that the legislature may accept only one part of this program. The real estate interests will not accept any kind of an income tax that may be offered. The Advisory Council advocates an income tax of which not less than 80 per cent. collected in this city shall be returned to this city. This is fundamental because New York will carry that proportion of the burden and inequities in the present equalization of the real estate tax must not be carried into the income tax.

The personal income tax is not now proposed as a means for increasing either State or local budgets. Taxpayers resent the tendency of State and local legislatures to forget the economies now forced upon individuals. Apathy on the part of taxpayers was never more costly than now.

ALTHOUGH the Public Service Commission has not yet officially set the date, it is probable, according to an announcement made by Commissioner F. J. H. Kracke, that operation of the new Culver elevated line in Brooklyn will begin on Sunday, March 16. The construction work under the supervision of the City will be completed by next Saturday or Monday, after which certain work remains to be done by the company, including the making of the connection between the new and old lines at Ninth avenue and 38th street.

For the present the Culver elevated service will be in connection with the Fifth avenue elevated line, but Commissioner Kracke called attention today to the order of the Commission, adopted recently upon his motion, that the line should be operated in connection with the Fourth avenue subway. When the Montague street tunnel is completed Culver operation at first will be as far as Kings Highway, the Commissioner said, with two types of service, one between Park Row and Kings Highway and the other between Parkville and the Ninth avenue station in the 38th street cut.

Indiana is giving support to the home loan banks, projected as an aid to home building. At the recent annual convention of the Saving and Loan Association League of the state the plan was indorsed by the delegates. Indiana Senators and representatives in Congress will be urged to work for early legislation that will make possible the establishment of these banks.

It is pointed out that two leading motives should stimulate construction work. First, buildings are needed, and, second, work is required for returning soldiers. The fact that building gives employment to men of many trades and numerous callings is a principal reason why it is essential in a period of transition from a war to a peace basis.

So far there has been an encouraging revival of activity in preparation for spring building operations, according to reports received by the Information and Education Service of the United States Department of Labor through its division of public works and construction development. Statistics gathered in many states show that real estate has not advanced in proportion to other values and there is a strong tendency toward home building.

Fewer Vacancies Reported in East Side Tenement Houses

Conditions Which Prevailed at Beginning of War Beginning to Improve—
Necessity of Installation of Modern Conveniences

BY H. NELSON FLANAGAN.

TENEMENT house property in the downtown section on the East Side of New York has been a serious problem for both owner and agent for a number of years past. No matter where the sunshine of prosperity seemed to shine, it generally just missed the lower East Side, which was hidden by clouds that are today beginning at last to show their proverbial silver lining.

Conditions that were most unsatisfactory long before Germany dropped her first great bomb that shook the world, had just commenced to improve a bit, when we went into the war. The working people were making higher and ever higher wages, and places, long vacant, commenced to be occupied and rents came in better.

After our entry into the great scrimmage, however, things went rapidly from bad to worse. Great numbers of men went into the service and their families were compelled in countless instances to give up their tenements and seek shelter with relatives—and double up in their already overcrowded quarters. But those men, who did not go to war, and their women folks with them, were caught in the great wave of high wages, which lifted them, on its crest, to undreamed-of prosperity and independence.

With success, came ambition, which led these people, as soon as possible to seek better neighborhoods further uptown, where the surroundings and accommodations were both improved. The result was an ever-increasing number of vacancies in the lower East Side sections, and these vacated tenements remained vacant, because there were no emigrants coming over to fill them.

In the face of these adverse conditions, owners were afraid to push the tenants too hard for their rents, knowing that, if they did, they were more than likely to lose the few tenants they did have.

It has been almost impossible to rent unoccupied tenements in some neighborhoods, for hardly anyone comes, even to look at the rooms. As is usual, under such circumstances, the tenants that remained have been very exacting and most unreasonable in their demands for decorations and repairs.

While, for all these reasons, the downtown tenement section has been exceedingly dull, the uptown sections have been in a very flourishing state. It has seemed as though one could rent anything uptown that had a roof over it and the

rents, too, have reached a new high water mark. This has inevitably caused a certain reaction in favor of downtown property and the silver lining begins to appear.

Places uptown have been so scarce and rents so high, that many people have been unwillingly forced to return to their old neighborhoods, for they could not find uptown accommodations, nor afford to live in them, if they were available.

Those remaining downtown tenants, who were the last to benefit by the new scale of wages but, who commenced finally to thirst for the social prestige of uptown dwellings, looked around, but were compelled to remain where they were for the same reasons—scarcity of suitable rooms and inflated rents.

Then, too, every day the men are coming back from "Over There," released from service, and eager to start their little tenements once more; taking their immediate families from the larger groups and reestablishing their separate homes. And, as there has been no new buildings erected since the war, vacant places are gradually beginning to fill, and, in the better houses, where there are improvements, there is scarcely a vacancy.

Before long, I believe, that the owners of tenements, which have improvements, will be in a position to secure better rents and that, as soon as immigration to this country is re-established, even the property, without improvements, will rent, for the time being at least.

However, I am convinced of the necessity of improving all tenements—East Side or West, uptown or down—if they are to be put on a continually paying basis. The people have been educated to a newer and a better scale of living. The war, with its new standards of high wages, has taught them what it means to live decently, and it is useless to expect them to go back to the "dark ages," when they were expected to get along without improvements and conveniences—and when they did.

In other words, the only way to keep tenement property well rented and in a permanently paying condition is to keep abreast of the times by installing modern conveniences and improvements and constantly to keep the property in good condition. Then tenants will be found willing and eager to pay better rents for better accommodations in their familiar and beloved neighborhood—the Lower East Side.

Reduced Wages Not Necessary to Resumption of Building

THAT a reduced wage scale is not an indispensable preliminary to resumption of activity in the building trades is the opinion of Morton Chase Tuttle, who has just returned to Boston after more than a year of service as production manager for the United States Emergency Fleet Corporation. Mr. Tuttle bases his judgment on some very recent investigations of large construction enterprises located at various points from New England to Florida, supplemented by careful studies carried out under his direction by the Aberthaw Construction Company of Boston, of which he is General Manager. These unmistakably indicate that increased efficiency of labor is bringing down costs even while wages remain at existing altitudes.

"In the course of viewing numerous undertakings more or less closely associated with interests of the Government," says Mr. Tuttle, "I have lately been impressed to find the statement commonly made that costs of operation are beginning to show a noticable decline. And this, almost without exception, was attributed to increased efficiency of the labor force, due in part to the opportunity for weeding out the less dependable workers, in part to the growing desire of all members of the force to retain their jobs.

"Owing to inadequate or otherwise unsatisfactory cost

systems maintained in connection with most of these undertakings, I found it impossible fully to check the statement by actual figures. Accordingly, I asked my own company to make out the cost of any one process in an operation continued over a period of several weeks. That which was selected was a piece of concrete work; the costs studied were those for the common labor employed on this work from January 7th to February 4th of the present year inclusive. During this period the wage scale remained unaltered; but the personnel of the labor force underwent frequent changes.

"A graph of the labor cost of the work during the period noted shows a sharp and almost undeviating decline from day to day. On February 4th these costs were exactly 50 per cent. less per unit than were those of January 7th.

"This implies, of course, that there is now increased opportunity for selecting men according to their suitability for a given task, and an increased eagerness on the part of the men to make good. But this is as it should be; and the whole country ought soon to feel the effect of it in general improvement at all points. It is a case of supplanting so-called liquidation of labor by proper adaptation of labor as a means of keeping the cost of doing things within the bounds of utility."

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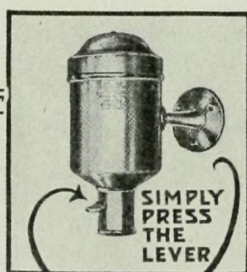
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LEGISLATIVE BILLS AFFECTING REALTY

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

THE joint sub-committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board has taken the following action on legislative bills:

Senate Int. 567, Pr. 615, G. L. Thompson (Same as Assembly Int. 806, Pr. 876, Downs). To amend the Tax Law, in relation to application of taxes collected by the State Comptroller from decedents' estates.

Senate Int. 568, Pr. 616, G. L. Thompson (Same as Assembly Int. 795, Pr. 865, Mrs. Sammis). To amend the Tax Law, in relation to expenses of counties in fixing amount of transfer tax.

These bills are companion bills, both introduced by Senator Thompson, the first directing that one-half of the transfer tax payable from estate of decedents shall be paid to the county of which the decedent was a resident, and, in the case of the city of New York, to the chamberlain—in the case of all decedents resident in the Greater City. The second bill provides that the Comptroller of the City of New York and, in counties outside the City, the Clerk of the Board of Supervisors, shall certify quarter-yearly to the State Comptroller the expense of maintaining the Surrogates' Court, including the surrogates' salary, in each county, and one-half of the actual expense of maintaining such courts is to be repaid to the respective county; in the case of the City of New York the repayment covering one-half of such expense for the five counties embraced therein. These bills should be strongly approved as a measure of justice to the city.

Assembly Int. 295, Pr. 299, Evans. To amend the Penal Law, in relation to owners, lessees or agents of property failing to furnish heat and hot water during certain months.

This bill is disapproved. It is extremely doubtful that there is a single plant in the city capable of maintaining a continuous temperature of 68 degrees in extreme cold continued weather. The bill calls for this heat between 6 a. m. and 10 p. m. It would be impossible to hire a janitor who would or could carry out this provision. A large portion of the population sleeps in cold weather with the bedroom windows open until the arising hour, and it would be physically impossible to heat an apartment as required by this bill. In the average walk-up, steam-heated flat, the plant is usually cheap and entirely inadequate, due partly to the practice of boiler manufacturers greatly overrating their boiler capacity. The proper and needed airing of a flat at once reduces the heat away below a point called for in this bill. This bill defeats its own object, for the inevitable result will be that owners and agents will not expressly or impliedly agree to furnish heat, except at their option, which may readily be worse than the disease.

Assembly Int. 296, Pr. 300, Evans. (Same as Senate Int. 252, Pr. 356, Abeles.) To amend the General City Law, in relation to the raising of rents of apartments in cities.

It amends the General City Law and provides that the present rent of an apartment shall be the maximum rent until May 1, 1920. Also that in future renting the amount of rent asked for shall be the maximum rent for the next 12 months ensuing unless and express agreement is made in writing to the contrary at the time of renting. No such provision is made for existing tenancies.

This bill is disapproved on the ground, that it vitiates existing leases; that it deprives owners of the right to receive an adequate return of investment; that

it practically constitutes a monthly tenant a yearly tenant at the tenant's option; that it might be so construed that the mere willingness of an objectionable tenant to pay his rent would prevent his eviction; that the state has no right or power to fix the rent of real property.

Assembly Int. 297, Pr. v, Evans. (Same as Senate Int. 253, Pr. 257, Abeles.) To amend the Code of Civil Procedure, in relation to furnishing heat and hot water and removal of tenants during certain months.

This bill is disapproved. While no doubt a tenant should have redress against a landlord who wilfully or negligently fails to comply with a lease-covenant to supply heat, the Evan's bill is entirely too broad and too drastic, and its effect would be to inundate the Municipal Courts with needless landlord and tenant litigations.

Assembly Int. 320, Pr. 324, C. Solomon. To amend the General City Law, enabling cities to acquire land by purchase, condemnation and in other ways; and for the erection of dwellings to be rented to the inhabitants thereof at cost.

This bill is disapproved on the ground that the City of New York could never build and erect tenements in which the rent would be as low as the buildings erected under private control.

Senate Int. 129, Pr. 130, Foley. Reappropriating a certain portion of the unexpended balance of the appropriation made by Chapter eight hundred and nine of the laws of nineteen hundred and seventeen, for the uses and purposes of the State Reconstruction Commission.

This bill provides for an appropriation of \$75,000 to defray the expenses of the State Reconstruction Commission.

This measure is disapproved because the proposed appropriation greatly exceeds the funds necessary to accomplish the legitimate purposes of the Commission, and indicates an intention to continue the existence of the operations of the Commission for beyond the period of any possible usefulness it may have. It would certainly appear to the public that some tangible public benefit has resulted from the appointment of the Commission before it seeks to make so extravagant demands upon the already impoverished State Treasury.

Assembly Int. 124, Pr. 124, Brush. To amend the General Business Law, in relation to creating the motion picture department, defining its powers and duties and regulating the production, distribution and exhibition of motion pictures.

This bill is disapproved. In the opinion of the Committee, the motion picture industry is adequately regulated in all of its various phases.

Assembly Int. 380, Pr. 389, Fertin. To amend Chapter three hundred and three of the laws of nineteen hundred and eighteen, entitled "An act to amend the Real Property Law, in relation to certain agreements for the occupation of real estate."

The repeal of this chapter is disapproved. The committee last year approved the present law because it be designed to do what practical experience indicated ought to be done, namely, to amend the Real Property Law, in relation to certain agreements for the occupation of real estate, that is, such occupancies should "create a monthly tenancy, unless the duration of the occupation shall be specified in some note or memorandum thereto, in writing, and subscribed by the parties thereto or by their lawful agents. The amended bill, however, provides that such agreement may be from "month to month" and "orally or in writing by the parties thereto or by their lawful agents."

Real Estate Review for the Current Week

Operators Continue To Be Prominently Identified with Market—Increased Demand for Bronx Properties Feature of Business

PROFESSIONALS continued to dominate the market this week, although there were numerous evidences of investment purchases in transactions concerning business buildings.

The volume of business affecting Manhattan properties underwent a slight reaction, but this was more than offset by the increase in the demand for Bronx apartment house holdings. So many transactions were closed affecting income producing properties in this Borough that the trading almost assumed the proportions of a boom. It continued, however, to be an operators' market.

The improved condition of the Bronx market is best reflected by the marked increase in the recording and filing of instruments and other documents in the office of the Registrar of Bronx County for January and February, 1919, as compared with the same months for 1918. The number of mortgages as recorded for the first two months in 1919 is 977 as compared with 925 during 1918. The number of conveyances recorded were 949 as compared with 812, and miscellaneous papers, 24 as compared with 15. An excellent showing is also made in the Satisfaction of Mortgages Department, 493 mortgages having been satisfied during the two months of this year as compared with 301 for the same period last year.

In Manhattan an outstanding feature of the business was the strong demand for business buildings in the district south of the Brooklyn Bridge and also in the old silk section which contributed a number of interesting transactions affecting holdings in Greene street and the immediate neighborhood. A sale of property on Beaver street to the Merchants Marine House accentuated the existing strong demand for space in

the marine insurance district where supply has fallen far below demand and where business men are being compelled to buy in order to remain permanently established in their trade zone. Other transactions reflecting a similar situation concerned business buildings in Water street, Front street, Jones street and Coenties Slip.

In spite of the growing hope in the building trades that there will be an early resumption of construction work in order to meet the existing shortage of space, there has been no special recent effort on the part of builders to acquire sites, although it is reported from numerous sources that a number of transactions are pending which will involve the erection of new buildings and which are now being held back through difficulty in the arrangement of financial details. The control of the entire situation continues to center upon the mortgage market. Although there is a slight improvement in the condition reported in the loaning market as regards improved property there is no indication that the demand for building loan money will be met. The records of the Registrar's office in Manhattan for the first two months show that 480 new mortgages were reported involving \$8,481,031 as against 373 for \$9,818,993 for the corresponding period last year. Of the 1919 loans 97 were made involving \$3,647,050, whereas in 1918 for the first two months only 68 were recorded that involved \$4,491,393.

Many mortgage extensions, however, are being negotiated, the records showing that since January 1, 223 extensions were made aggregating nearly \$16,000,000 as compared with 207 for the corresponding period in 1918 aggregating only \$9,000,000.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 86 as against 93 last week and 32 a year ago.

The number of sales south of 59th street was 30 as compared with 26 last week and 12 a year ago.

The number of sales north of 59th street was 56 as compared with 67 last week and 20 a year ago.

From the Bronx 86 sales at private contract were reported as against 58 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 216 of this issue.

Demand in Insurance District.

Purchase of the four five-story buildings at 47-53 Beaver street by the Merchants Marine House further reflected the strong existing demand for space in the marine insurance district. The same interests, about a year ago, bought the former eight-story Delmonico building at the junction of William, Beaver and South William street, opposite. The present sale was arranged by Robert R. Rainey and E. H. Ludlow & Co., as brokers, who disposed of the property for the McCullough estate and Frederic B. Jennings. The Beaver street buildings occupy a combined frontage of 118 feet and have a depth on the easterly end, adjoining the Corn Exchange Bank building, of 110.6 feet, and measure 114 feet on the westerly side. Leases on the property expire on April 1, at which time the new owners plan to start the remodeling of the buildings and have them ready for occupancy by July 1.

The buyers will occupy part of the property for some of their departments, now in need of additional space.

Book Building in Trade.

The American Book Building, a fifteen-story structure, tenanted by printers, at 406 to 416 West 31st street, has been sold by the Listowel Realty Company (George K. Elser, president) to Comte Louis Zborowski, a son of the late Elliot Zborowski, who was a member of the Astor family. It occupies a plot 200 x 100 x irregular, and was erected about four years ago by the McKeon Realty Company from plans by Edward L. Larkin at an estimated cost of \$1,100,000. It faces the open cut of the Pennsylvania Station. In part payment the sellers took a six-story loft at 21 and 23 White street, two six-story lofts at 126 to 130 Bleecker street, the tenements at 264 and 266 First avenue, 405 and 407 East 15th street and 406 East 16th street, valued at \$300,000, held free and clear, and also 125 lots in the Bronx, fronting on Webster, Clay and College avenues. Title to the 31st street property will be taken in the name of the Alurian Realty Company. James N. Wells Sons negotiated the transaction, which involved \$1,800,000.

Bedell Company Buys Home.

The Bedell Building, at 19 West 34th street and 30-32 West 35th street, now occupied by the Bedell Company, ladies' specialty cloak and suit house, has been purchased by the Ormond Realty Company as a permanent home for the Bedell business. Alfred M. Bedell is president of both the Ormond Realty Company and the Bedell Company. The seller is the estate of Alfred L. Loomis. It is said that no conveyance of this

property has been made for more than fifty years, when it was acquired by Dr. Alfred L. Loomis for his home.

The Bedell Company has for several years been occupying the premises under a lease from Revillon Freres, the former tenant of the building. The building is situated opposite the Waldorf-Astoria. It is thirteen stories in height, has a frontage on 34th street of fifty feet and extends 200 feet through the block to 35th street, where it has a frontage of forty feet. The property is assessed at \$1,150,000. Clark T. Chambers and T. W. Rourke were the brokers in the transaction. Winthrop & Stimson and Stetson, Jennings & Russell represented the Loomis estate, and Adolph and Henry Bloch represented the Bedell Company as attorneys.

Front Street Resale.

Edward H. O'Brien resold, through the Charles F. Noyes Company, 124 Front street, a seven-story office building, on lot 18.3 by 75, and adjoining the plot at the northwest corner of Front and Wall streets, to the firm of James W. Phyfe & Company, in an all-cash deal. The property was held at \$60,000. It is understood that the purchasers will occupy part of the building just acquired with their own business.

\$300,000 Seventh Avenue Deal.

Thomas Cunningham has purchased through Electus F. Backus, of William H. Whiting & Co., the northwest corner of Seventh avenue and Fifty-second street, a three-story building known as the Arbour Casino, held by the Hasco Building Company, the seller, at \$300,000. The property occupies a plot 74.5x 75.6. It will be improved by Mr. Cunningham, who already has negotiations

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well advanced for a long lease of the new building.

The property is one block north of the old Healy Building, covering the block front on Fifty-first street, between Broadway and Seventh avenue, which was leased recently for twenty-one years to the Vandam Warehouse Company, Inc., and is to be altered at an estimated cost of \$170,000.

Fourth Avenue Loft Deal.

The Bankers Trust Company sold for the account of the Mills & Gibbs Properties Company, 248 Fourth avenue, a twelve-story and loft building, on plot 87x100, at the southwest corner of 20th street. The buyers are a syndicate represented by L. Tanenbaum, Strauss & Co., who are said to have paid a price close to the assessed value of \$780,000. The building was erected by Klein & Jackson, who sold it upon completion to William T. Evans, president of Mills & Gibbs, in December, 1912, taking in exchange his large estate at Montclair, formerly the home of the late landscape artist, George Innes.

Buyer for Merchants Building.

The Broadway-John Street Corporation, Elias A. Cohen, president, and William Prager have bought from the United States Trust Company the Merchants Building, a seven-story office structure at 2 and 4 Stone street, running through to 19 to 25 Bridge street, held at \$300,000. The Charles F. Noyes Company was the broker. The structure has a frontage of 53 feet on Stone street and 83 feet on Bridge street and has a depth of 125 feet. The property is near the Custom House and the Produce Exchange and in the heart of a section that has witnessed considerable realty trading in the past six months.

Buying in Silk District.

Greene street properties in the old-time silk district figured in a number of deals this week, which provided new impetus to the buying movement recently developed in the old loft center. L. Tanenbaum, Strauss & Co. sold for the Guardian Life Insurance Company the seven-story and basement building at 132-136 Spring street, forming an "L" at 84-86 Wooster street, on a plot containing about 10,000 square feet; also for the Greenwich Savings Bank, 115-117 Spring street, 37.6x100, a five-story building; 132-136 Greene street, two six-story buildings, 75x100; 21 West Houston street, a six-story loft, and for the United States Trust Company an adjoining six-story and basement fireproof structure, 50x100, to the same purchaser. The same brokers also sold for the estate of Simon Goldenberg the eight-story and basement fireproof building 20-22 Waverly place, southeast corner of Greene street. They also sold for Henry Sidenberg and others the eight-story and basement fireproof building at 111-113 Bleecker street, 50x100, to a client. The purchaser also acquired through the same brokers the adjoining eight-story building 107-109 Bleecker street, corner of Greene street. The two measure 100x100. Daniel Birdsall & Co. acted as associate brokers.

79th Street Apartment Sale.

The Griana Realities, Inc., represented by Samuel Kronsky, has purchased from William M. Sperry, of the Sperry & Hutchinson Company, the twelve-story apartment house at 157 and 159 West Seventy-ninth street, on a plot 63x102.2,

between Columbus and Amsterdam avenues. The Lewis H. May Company was the broker in the deal. The property was held at \$400,000 and shows an annual return of \$45,000. It was a cash purchase. The structure was built a few years ago and is one of four modern apartments erected on that block.

Buying Downtown for Occupancy.

Two more properties in the section south of Brooklyn have been sold by the Douglas Robinson, Charles S. Brown Co. For the estate of Lena Lane these brokers have sold the four-story building at 194 Water street, on a lot 25x63x irregular, adjoining the United States Arcade building on Fulton street. The purchaser is Charles F. Demarest, an importer, now at 150 Water street. He will make extensive alterations to the property and occupy it for his business. The same brokers sold for the Lagrosit Interests, Inc., the five-story building at 121 and 123 Front street, on a plot 38x112, between Wall and Pine streets. The purchaser plans to raze the present building and erect a structure for his own occupancy.

Two Front Street Deals.

Interest in Front street properties continues unabated. Through the Charles F. Noyes Company, Harry K. Grigg of the firm of E. H. & W. J. Peck, coffee merchants, bought from John L. Riker the five-story loft and office building, on lot 20x85, at 72 Front street. The property was valued at \$40,000. The purchaser in this deal also resold the five-story building, on lot 20x55, at 75 Front street, corner of Old Slip, to F. E. Childs & Co., who will occupy the premises. The selling price in this deal was \$50,000. The new purchasers of the property are tenants of 79 Front street, which is owned by the Old Glory Realty Company, a holding company for E. H. & W. J. Peck.

Brown Buys Lido Hall.

Frederick Brown, after transacting a business during the month of February in properties valued at \$8,523,000, started the new month with a trio of deals, one of them involving the purchase of a fireproof apartment house in Harlem. The purchase was made from Kuhn, Loeb & Co., bankers, and involved Lido Hall, a one-story structure at the northwest corner of Cathedral Parkway and Seventh avenue, fronting 100 feet on the parkway and 70.11 feet on Seventh avenue. A. L. & S. Wolfson were the brokers in the deal. The property was valued at \$300,000, and has an annual rent roll of \$35,000. The structure was taken over by Henry Schiff, of the banking firm, four years ago from John A. Sonntag.

Operator in String of Deals.

Joseph Shenk has added to his holdings a number of apartment houses, valued in the aggregate at more than \$1,000,000. Haven Court, a six-story elevator apartment, 100 x 150, at the northwest corner of Broadway and 180th street, was purchased through Weinstein & Dekes from Donald Robertson, who valued the property at \$325,000. From the Trebling Construction Realty Company Mr. Shenk bought the Garland, a six-story elevator apartment, at the northeast corner of St. Nicholas avenue and 139th street, extending to Edgcombe avenue. It rents for \$48,000, and was held at \$340,000. Charles Brady and David Vogel were the brokers. Mr.

Shenk bought from the Bavarian Realty Company, Charles M. Rosenthal, president, the Onondaga, a six-story elevator apartment, at the southeast corner of Riverside Drive and 152d street, through Joseph Harrison. It was held at \$325,000. Another purchase by Shenk was made from the Lombardi Realty Company, through Joseph Harrison, involving the six-story elevator apartment, 100 x 100, at the southwest corner of Amsterdam avenue and 175th street, this property renting for \$35,000 and being held at \$260,000.

Loft Building Sale.

Bing & Bing sold to the 142 West Twenty-fourth Street Corporation, Alfred M. Rau, president, the seven-story mercantile loft building at 139 to 143 West 24th street, on plot 50 by 116. This is the third purchase of loft buildings made by Mr. Rau for his corporation during the last two weeks, the other structure being 43 to 47 West 24th street, purchased from the Metropolitan Life Insurance Company, and 121 to 125 West 17th street, from Frederick Brown, who bought the property a few days previous from the Adams Land and Holding Company.

Steel Co. in L. I. City.

Joseph P. Day sold to Eggleston Brothers' Company Steel Corporation a plot containing approximately 60,000 square feet in Long Island City. The parcel has a frontage on School street of 300 feet and on Borden avenue and Mount street of 200 feet. The buyers will improve the property with a modern plant that will have a 300-foot railroad siding capable of handling six freight cars within the building at one time. The property has been held at \$100,000.

Manhattan.

South of 59th Street.

ATTORNEY ST.—Schindler & Liebler sold for the Lawyers Mortgage Co. the 5-sty and 3-sty tenement at 152 Attorney st to Samuel Wolkheiser.

CANAL ST.—Douglas Robinson, Charles S. Brown Co., sold for the Ronaldo Trust 362 Canal st, a 3-sty building, 19x77x irregular.

COENTIES SLIP.—Wm. A. White & Sons have closed another important sale in the shipping district to buyers who will use the property for their own purposes. The transaction covers 3 and 5 Coenties slip and 38 Water st, two buildings forming the plot at the southwest corner of Water st and Coenties slip. The property was held by the Elm Park Realty Co. and has been bought by the Frank P. Wood Co., wholesale provision dealers, who will alter the buildings and then occupy them. The Wood Co. recently purchased through the same brokers 42 and 44 Water st. The property is directly opposite the recent purchase of Baker, Carver & Morrell's from the New York Cotton Exchange.

COLUMBIA ST.—Arrangements are said to have been practically concluded for the resale of the 5-sty loft and store at 80 Columbia st, 30x25, taken over Monday on a bid of \$5,500 at the stand of Henry Brady, by the plaintiff, E. H. I. Kell. The resale price is understood to be \$6,250.

CROSBY ST.—H. Liebknecht Co., paper box manufacturers, purchased from Frederick Brown, through Ewing, Bacon & Henry, 45-47 Crosby st, a 7-sty loft building, 50x100, near Spring st, which the buyers now occupy. The property was held at \$90,000.

ESSEX ST.—Benenson Realty Co purchased from the Metropolitan Savings Bank 64 Essex st, a 4-sty building, with stores, on lot 25x100, and held at \$30,000.

ELDRIDGE ST.—Charles R. Faruolo sold for the Lawyers Mortgage Co. 197 Eldridge st, a 5-sty tenement, to an investor for cash.

FRONT ST.—Charles F. Noyes Co. has made a quick resale for Clarence W. Eckhardt, president of the Markham Realty Corporation, of 54 Front st, southwest corner of Culyers alley, the 5-sty building, on plot 21.7x82, purchased by Mr. Eckhardt a few days ago from the Franklin Trust Co. The buyer is identified with prominent shipping interests, and it is understood that the building will be remodeled and occupied for office purposes. It is valued at \$50,000.

LAFAYETTE ST.—Folsom Brothers, Inc., sold for William H. Sage, attorney, the 4-sty building at 206 Lafayette st, to Thomas Harper,

who recently purchased the adjoining building at 204.

SUFFOLK ST.—George Gordon King, a descendant of Peter Stuyvesant, sold 173 Suffolk st, a vacant lot, 22x100, a part of the original Stuyvesant farm, through Samuel Kronsky, to Solomon Goldstein, a builder of monuments, who will erect a 1-sty building for his own occupancy.

52D ST.—Professor Joseph Rohrer sold to Miss Mabel Bishop the 5-sty residence, 20x100.5, at 62 West 52d st, Columbia College leasehold.

52D ST.—Farmers' Loan and Trust Co., trustee, sold 249 East 52d st, a 4-sty flat, 25x100.5.

53D ST.—Bernard Karsch, president of the Franklin Savings Bank, sold to Harris Manurice Mandelbaum 302 to 306 West 53d st, a 5-sty loft building, 53.4x100, through Martin Solomon. In part payment was given the 5-sty tenement, 348 West 37th st.

56TH ST.—The Summersby, a 7-sty elevator apartment house at 342-344 West 56th st, has been sold by the Albany Savings Bank, which recently acquired the property in foreclosure proceedings. It occupies a plot 50x100, 225 ft. east of 9th av, leased recently to a syndicate in which Sheriff David H. Knott is interested. The Albany Savings Bank acquired the property at auction on Feb. 14, as plaintiff in foreclosure proceedings, for \$80,300, from the stand of J. H. Mayer.

North of 59th Street.

61ST ST.—Douglas L. Elliman & Co. have sold for Lillian J. and William P. Fuller 49 East 61st st, 18.4x100.5, a 4-sty dwelling, to Peter J. Johnson. The building, with the adjoining building, is rented to the Cutler School, but will be altered by the purchaser upon the termination of their lease into small apartments, to be ready for occupancy Sept. 1, 1919.

71ST ST.—William A. White & Sons sold for Sheridan S. Norton the 3-sty dwelling, 20x102.2, at 161 West 71st st, to Edward J. P. Harrison.

71ST ST.—Peter A. and Martin Lalor sold for Charles A. Winter et al to Richard R. Costello the 4-sty brownstone dwelling 122 East 71st st, between Park and Lexington avs.

1ST ST.—James H. Cruikshank has resold to the Spolacnost Slovenskeho Domu, N. N. S. S., 241 East 71st st, a 4-sty building, on lot 20x102. It will be used by the society for lodge rooms. Schindler & Liebler were the brokers.

74TH ST.—E. N. Adler has sold for the estate of F. Kohn the 5-sty tenement, on a lot 25x102, at 315 East 74th st, between 1st and 2d avs, to an investor.

78TH ST.—Pease & Elliman sold for Edmund H. Chatillon the residence at 217 West 78th st to a physician for occupancy. The house is on a plot 21x100 and assessed by the city at \$24,500.

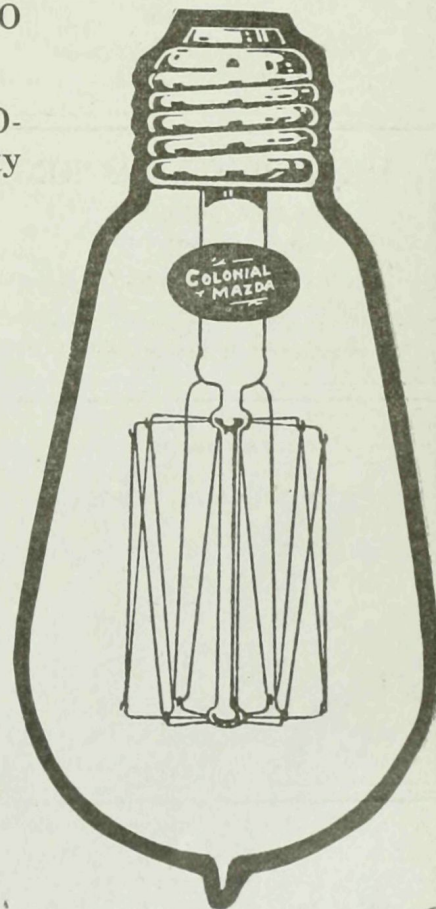
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79TH ST.—Slawson & Hobbs sold for Mary G. Dean 133 West 79th st, a 4-sty high stoop dwelling, 25x100. The property was held at \$65,000. It will be altered into small suites of 2 rooms and bath.

80TH ST.—Estate of Caroline Boehm sold 5 East 80th st, a 5-sty residence on lot 25.3x102.2, to Louis Houmiller, represented by J. R. Bremmer & Co. Albert B. Ashforth was the broker.

85TH ST.—To protect his large residence at the northeast corner of Park av and 85th st, Edward R. Stettinius, of J. P. Morgan & Co., purchased the 3-sty dwelling at 105 East 85th st, adjoining, on a lot 25.7x102.2, from S. McV. Hemenway and Helen Bradish. The Stettinius home is a 4-sty and basement house fronting 42.2 ft. on Park av and 82.3 ft. on 85th st.

86TH ST.—Slawson & Hobbs sold for estate of Louisa Davis 106 West 86th st, a 4-sty high stoop dwelling, 20x100; also for Jacob Axelrod 108 West 86th st, a similar dwelling, to Daniel B. Freedman.

91ST ST.—Premium Holding Corporation, Sydney H. Sonn, president, bought through L. J. Phillips & Co. from the Central Savings Bank 5 and 7 West 91st st, a 6-sty elevator apartment, on plot 57x100. The property was acquired in foreclosure by the bank in December, 1917, for \$85,000.

93D ST.—The Chalmers Co. bought the 7-sty elevator apartment at 5 West 93d st, on plot 50x100, held at \$110,000 and renting for \$16,000, and immediately resold it.

93D ST.—Frederick Brown sold the 4-sty apartments, 60x100, at 175-177 East 93d st, near Lexington av, valued at \$50,000, through William Wolf's Sons to Annie and Louis Topper.

99TH ST.—The St. Pierre, a 6-sty elevator apartment house at 212 to 216 West 99th st, has been sold by Sharp & Co., acting for the Mercantile Holding Co. The building was held at \$150,000.

109TH ST.—The 5-sty flat, 25x100.11, at 58 West 109th, adjoining the southwest corner of Manhattan av, is reported to have been sold by Amelia Reichard.

105TH ST.—Charles S. Kohler, Inc., sold for Ennis & Sinnott to Charles H. J. Dilg 152 West 105th st, a 5-sty flat, 25x100.

110TH ST.—The Morgenstern Brothers' Syndicate has bought from the Roseff Realty Co. 9 to 25 Cathedral Parkway (West 110th st), three 5-sty buildings housing 100 families. The houses are opposite Central Park West, adjoin the Women's Hebrew Assoc. building, and were held at \$400,000. They were erected a few years ago on land purchased from the Pinckney estate.

111TH ST.—Henry M. Schwale, of Greenwich, Conn., sold through A. M. Osborne 253 West 111th st, a 5-sty flat, 86x100, held at \$50,000 to the Union Chemical Glassware Co.

113TH ST.—The Charles Galewski Co. purchased from Orlando A. Jones and Alfred Stokes the four 5-sty double flats at 215 to 221 East 113th st, each 25x100. The property rents for \$15,000 and was held at \$90,000. W. S. & A. S. Katzenstein were the brokers.

114TH ST.—Mrs. C. H. Hughes sold through Kehoe & Canero 331 East 114th st, a 4-sty flat, 20x100.

121ST ST.—The Merit Realty Co., Marcus L. Osk, president, bought from Major George E. Maurer the 4-sty dwelling 132 West 121st st, on lot 20x100.11. A. Stark was the broker.

124TH ST.—The Chalmers Realty Co. sold to the Bane Realty Co., John Mushekian, president, the 6-sty elevator apartment on plot 50x100 at 505 West 124th st, held at \$100,000 and renting for \$14,000. Burton Thompson & Co. were the brokers.

124TH ST.—The Chalmers Realty Co. resold to the Bane Realty Co., John Mushekian, president, the 6-sty elevator apartment, on plot 50x100, at 505 West 124th st, held at \$100,000 and renting for \$14,000. Burton Thompson & Co. were the brokers.

124TH ST.—Morris Baer bought from Mrs. Ida Bedell the 3-sty dwelling 75 East 124th st, 17.6x100.11, through George W. Brettell and R. Faruolo.

133D ST.—Edward Burger, lawyer and real estate operator, has sold the four buildings at 503 to 509 West 133d st, which he bought about two months ago and remodeled, to the College Holding Co., Joseph Schenk, president. The sale was made at a substantial profit for a reported price exceeding \$100,000, subject to a mortgage for \$69,000. The buildings house fifty families, paying rentals close to \$16,000. Abraham Arkin and Steinman & Steinman were the brokers.

133D ST.—The 5-sty flat, on plot 37.6x100, held at \$40,000 at 151 and 153 West 133d st, was sold to an investing client of Henry S. Warner through C. A. Knowles & Co., Inc., and Miss S. Steinwich.

143D ST.—The Isaac Lowenfeld Realty Corp., Isaac Lowenfeld, president, bought from a client of L. J. Greenberger the 6-sty new law apartment at 126 and 128 West 143d st, on a plot 41.8x100. The holding price was \$55,000.

148TH ST.—Louis Block & Schwartz sold for the Standard Plumbing Co. 224 to 230 West 148th st, two 6-sty apartment houses, on a plot 80x100,

arranged in four and five-room suites. The houses were held at \$100,000 and rent for over \$15,000. The new owners are Frank Dun & Co., who buy for investment.

154TH ST.—Ennis & Sinnott bought from the New York Life Insurance and Trust Co., as trustee, the 3-sty dwelling at 417 West 154th st, near St. Nicholas av, on a plot 25x100. W. J. Huston & Sons were the brokers.

157TH ST.—Four houses on Washington Heights, of the 5-sty "walk-up" type, each covering a plot 50x100, at 512-514, 516-518, 520-522 and 513-515 West 157th st, were purchased by the Nason Realty Co. The properties rent for about \$35,000 and were held at \$300,000, the sale being negotiated by the Businessmen Realty Co. by Eugene Spielberger.

170TH ST.—Isaac Portman resold to the Jules Realty Co., Samuel Wacht, president, 870 West 180th st, a 5-sty house, 50x100, acquired last Friday from A. Geis.

171ST ST.—Frederick Brown bought from the Merritt-Ferguson Construction Co., through the Knap & Wasson Co., 650 West 171st st, a 5-sty apartment house, on plot 71x95. It has an annual rent of over \$13,000 and was held at \$110,000.

172D ST.—A client of William H. Mehlich bought from Frederick Brown the 5-sty apartment, 75x97.3, held at \$115,000, at 647 West 172d st, between Broadway and Wadsworth av.

173D ST.—Frederick Brown sold to the H. & D. Realty Co. 506 West 173d st, a 5-sty flat, 50x100, valued at \$85,000.

175TH ST.—Heil & Stern sold for the estate of Bernard Klingenstein the three 5-sty apartment houses 503-5, 511-13 and 515-17 West 175th st, size, 43.9x100 each. The houses were held at \$165,000. The purchaser is a client of Shaw & Ebbits. The Klingenstein estate was represented by M. S. & I. S. Isaacs as attorneys.

177TH ST.—Union Chemical Glassware Co. resold through A. H. Levy the 5-sty apartment house at 510 West 177th st, on a plot 42.6x99.11, near Audubon av. The purchaser is A. Wilson.

178TH ST.—Frederick Brown sold to Abraham Zauderer 656 West 178th st, a 5-sty 20 family apartment house, on a plot 50x100, adjoining Broadway, which rents for about \$10,000 and was held at \$75,000. It was a cash sale.

179TH ST.—Frederick Brown bought from a client of Nehring Bros. 706 West 179th st, between Broadway and Fort Washington av, a 5-sty apartment, on plot 50x92. The rental is about \$9,500 and the holding price was \$75,000.

180TH ST.—Maxwell Moser sold for Maria C. Falck the 5-sty apartment house at 525 West 180th st, on plot 48x100. It rents for \$9,300 per annum and was held at \$65,000.

184TH ST.—Charles S. Kohler, Inc., sold for Ennis & Sinnott to Charles H. J. Dilg 511 West 184th st, a 5-sty apartment, 50x100.

204TH ST.—Charles Wynne has resold the 5-sty apartment houses at 611 to 619 West 204th st, on a plot 100x100, which he bought from the Hawthorne Construction Co. five weeks ago.

BROADWAY.—The Hudson Fulton apartment house at the southeast corner of Broadway and 130th st has been sold by A. L. Mordecai & Son to Louis Schlechter. The house is seven stories high and covers a site 99.11 ft. on Broadway and 105 ft. on 130th st. It was built by the Mordecais and contains 30 apartments and seven stores, returning \$40,000 annually. It was held at \$300,000.

HAVEN AV.—The Nason Realty Co. has purchased from the Charles Hensle Construction Co. 300-304 Haven av, 75x90x114x113, a 5-sty apartment house. It brings in an annual rental of \$18,000. The same buyers also purchased 312-316 Haven av, a 5-sty new law walk-up apartment house, on plot 75x119, arranged similarly and with the same rental. Each house is held at \$135,000. Byrne & Bowman were the brokers in the transaction.

HAVEN AV.—Charles S. Kohler, Inc., sold for Morris Aron to the Seer Holding Co., Thomas Rees, president, a 5-sty apartment at the southeast corner of Haven st, and 171st st, 51x110x irregular. The buyer gave in payment 706 West 179th st, a 5-sty apartment, 50x98, which has been resold to Ennis & Sinnott, who in turn resold the property to Frederick Brown, through Nehring Brothers.

LENEX AV.—H. S. Fieldstein sold to Isidor Zommer and Samuel Resnick the 6-sty apartment, 90.5x100, at the northwest corner of Lenox av and 112th st, through Max Schwartz and Alexander Selkin.

MANHATTAN AV.—The Rochambeau, a 6-sty elevator apartment house, on plot 100x100, at 312 Manhattan av, northeast corner of 113th st, was purchased by the Nason Realty Co., Max N. Natanson, president, from the H. W. Gennerich Realty Co., which held the property at \$200,000. It is rented for about \$26,000 and was acquired by the seller about six weeks ago from Gustave G. Walker through Shaw & Ebbits.

PINEHURST AV.—The New York Life Insurance Co. has resold the 6-sty elevator apartment house at 2 to 10 Pinehurst av, northwest corner of 177th st, which it took over in foreclosure proceedings last week on a bid of \$150,000 at the stand of Henry Brady in an action to

satisfy a mortgage judgment of about \$183,000. The house stands on a site fronting 98 ft. on the avenue and 126 ft. on 177th st. The buyer is the Sanford Mortgage Co.

RIVERSIDE DR.—The "Switzerland," a 6-sty elevator apartment house at the northeast corner of Riverside dr and 151st st, on plot 145x103, and valued at \$400,000, was sold by Frederick Brown to the Grand Concourse Realty Co., Michael Kaufman, president. A. Blumen-thal was the broker.

ST. NICHOLAS AV.—The 5-sty apartment house at 54 St. Nicholas av, southeast corner of 113th st, 76x100, sold recently by the Advon Realty Co., Mrs. A. T. Adams was resold by the purchaser to Isidor Wolfe, of Peekskill, N. Y. The latter gave in exchange about 60 lots in Peekskill, Rockaway and Jamaica. Both deals were negotiated by H. M. Weill Co.

Bronx.

ANTHONY ST.—Bankers' Trust Co. sold to a client of Williamson & Bryan 1746 Anthony av, near 174th st, a 2-sty brick building, 30x100.

FAILE ST.—Joseph Wolkenberg sold for the Adavine Construction Corporation to the Vivian Realty Co. the southeast corner of Faile and 165th sts, 75x100, 5-sty apartment, held at \$110,000.

FOX ST.—The two modern 5-sty apartment buildings at 1063 to 1067 Fox st, sold by J. Schwartz last week, were purchased by Joseph Shenk, operator. Mr. Shenk has already turned his contract over to an investor at a profit. The holdings cover a plot 75x100, and are arranged in suites of three and four rooms. They show a gross yearly rental of \$14,000.

FOX ST.—Frederick Brown sold to the Joffe Realty Co. through Leitner, Brenner & Starr the 5-sty apartment houses at 560 and 580 Fox st, standing on a plot 200x100, and containing accommodations for 100 families. The property was held at \$210,000 and has an annual rental of \$32,000.

FOX ST.—A. G. Davis & Co. sold for Dr. J. Stein the southwest corner of Fox and Home st to the S. Z. Realty Co. a 5-sty new law house on plot 60x97. It has an annual rental of \$11,000 and was held at \$80,000.

FOX ST.—Daniel H. Jackson bought from Catharine Roche 547 Fox st, a 5-sty apartment, 76x134x irregular, through Leitner, Brenner & Starr.

FOX ST.—A. H. Levy, Joseph E. Blackner and Jacob Kaplan sold for the Utopia Realty Co. (Montgomery Maze estate) the three 5-sty walk-up apartment houses at 647 to 655 Fox st, each arranged for 20 families, and occupying a combined site of 120x125. The new owner is Samuel Williams, builder and operator. The property was held at \$125,000.

GILBERT PL.—Samuel Cowen has sold for a Mr. Dreyer two 2-family brick dwellings at 1210 to 1221 Gilbert pl.

LYMAN PL.—The Benenson Realty Co. re-sold for cash to Annie Rosen for investment 1357 and 1359 Lyman pl, a 5-sty apartment house, on a plot 50x112. The property returns an annual rental of \$7,000 and was held at \$48,000.

VICTOR ST.—Schano & Co. sold for Anna Stephens 1853 Victor st, a 2-fam. house.

WHITTIER ST.—Samuel Cowen sold for the Hunts Point Estate the plot, 100x100, at the northeast corner of Whittier st and Seneca av; also for the same sellers the plot, 75x100, at the southeast corner of Seneca av and Whittier st. The purchasers will erect factory buildings.

138TH ST.—Peter Axelrod sold for the 435 Realty Co. 435 East 138th st, a 6-sty apartment house, on plot 50x100. The purchaser is the Harted Realty Co. The house rents for \$10,000 annually and was sold at \$57,500.

140TH ST.—Williamson & Bryan sold for George Sanford and E. K. Van Winkle, trustees, the 5-sty apartment house at 505 East 140th st on a plot 38x100. The property was held at \$38,000.

156TH ST.—Philip Schlachetsky sold for the Bond and Mortgage Guarantee Co. the southeast corner of Union av and 156th st, a 3-sty flat and garage, 25x91.3.

163D ST.—The Benenson Realty Co. sold to Henry Horn for investment the 5-sty apartment house at 426 East 163d st, on plot 50x100, near Melrose av. I. Hillman was the broker. The sellers erected the house a few years ago. It was held at \$48,000, and rents for about \$6,000.

165TH ST.—Williamson & Bryan sold for John B. Weiss the 3½-sty building at 886 East 165th st.

165TH ST.—Samuel Cowen sold to Philip Wattenberg the two 6-sty houses at 486 East 165th st and 1020 Washington av. They are six stories in height, containing three and four room apartments and have stores on the ground floor. The property was held at \$110,000.

169TH ST.—The Falso Realty Co. sold the 4-sty double flat, 27x90, at 411 East 169th st, to J. Vietoclar. Paul Weber was the broker.

172D ST.—J. G. Crausman, president of the J. G. Leasing Co., bought the 5-sty apartment, 50x100, at the southeast corner of Seabury pl and 172d st from William Goldstone. The property was held at \$75,000.

172D ST.—Crausman Realty Co. bought 65 East 172d st, northwest corner of Seabury pl, a 6-sty apartment with four stores, from the Emerald Construction Co. It occupies a plot 135x93x122x irregular, rented for \$14,500, and held at \$110,000.

175TH ST.—The Benenson Realty Co. bought through Cahn & Cahn the 5-sty apartment at 864 East 175th st, near Crotona Park. The house stands on a plot 48x94, and has an annual rental of \$7,500. It was held at \$52,000.

179TH ST., ETC.—Nicholas Lopard sold for Mrs. Jennie Freed the 4-sty flat at 900 East 179th st, southeast corner Honeywell av, to W. J. Hamilton; also for the Edward Kruger estate the 2-sty frame house 2011 Honeywell av, on lot 25x140, to Abraham Ginberg, and for Henry E. Hall the 3-sty house at 1819 Sedgwick av to J. H. Weale.

181ST ST.—Cahn & Pittman have purchased from the Wiss Co., Inc., the 3-sty brick dwelling, with garage, on plot 50x100, at 61 West 181st st, between Grand and Harrison av.

182D ST.—Another deal by the Benenson Realty Co. involves the sale to W. Jacobs of the 5-sty apartment house at 739 East 182d st, on a plot 50x100. It rents for \$6,600 and is valued at \$48,000. The sellers bought the house a month ago.

188TH ST.—Angelo Frumento sold for Farmers' Loan & Trust Co. the 3-sty house, 20x100, at 504 East 188th st.

194TH ST.—The Union Chemical Glassware Co. has bought through M. I. Strunsky from the Barnes Realty Corp., the two 5-sty apartment houses at 263 and 269 East 194th st. Each structure occupies a plot 50x100, and they

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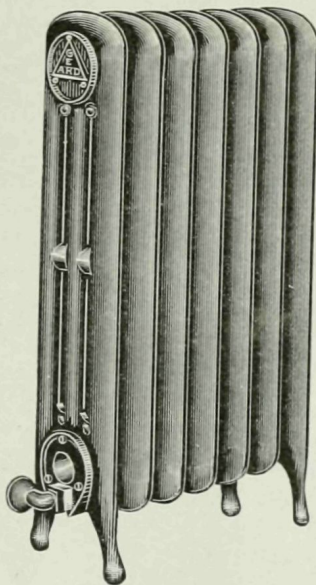
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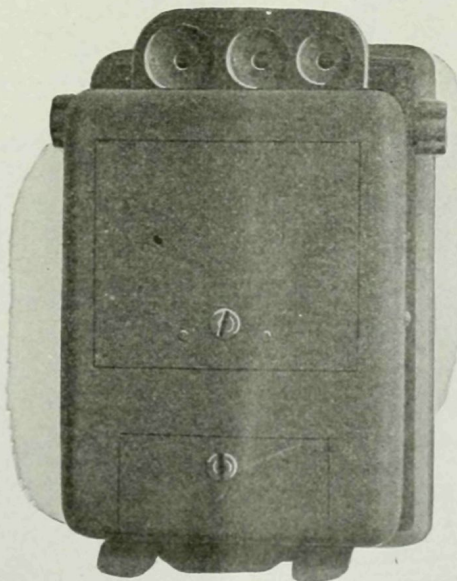
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NEW YORK February 24, 1919.

Mr. S. A. Paxson,
Business Manager,
RECORD AND GUIDE,
New York City.

Dear Mr. Paxson:

A recent order for several thousand dollars worth of Tile from one client is one of several net results of my series of "Tile Talks" which appeared in the RECORD AND GUIDE under the caption "McLaury for Tile", during the early part of 1918.

This should be gratifying to you as well as to the writer as it has vindicated your judgment and advice when planning my campaign to reach the real estate and building interests during a year which was to be a severe test for any medium, and one that will long be remembered as one of the most disastrous in the history of the building industry.

The benefit of consistent and persistent advertising and its cumulative value through the medium of the RECORD AND GUIDE has been demonstrated to my complete satisfaction.

I want to take this opportunity of expressing my appreciation of the forceful copy prepared for this series by your Copy Department, as the above order was due directly to the arguments advanced in the series mentioned.

Wishing you continued success, I am

Yours very truly,
D. H. McLAURY TILE COMPANY, INC.

D. H. McLaury
President

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L. C. F. KILLIAN, SALES MANAGER

June 5, 1918.

The Record and Guide,
119 West 40th Street,
New York City.

Gentlemen:

As explained to you regarding manufacturing conditions, I would say that as it will be a matter of at least three months before we will be ready to place our product before the public again, as we want to, providing strenuous war conditions are alleviated, and we receive machinery which has been ordered for at least six months, we will again resume our contract with you then or at such time before, that will be advantageous.

Will be delighted when we can again send you copy, as the RECORD AND GUIDE has not only touched the field in our surrounding Metropolitan district but we received inquiries and orders from points as far away as California and Seattle that came direct from our advertisement in the RECORD AND GUIDE.

Very truly yours,
COIN DEVICE AND SIGNAL CO., INC.

L. C. F. Killian
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and Building
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return an annual rental of \$18,500. The property was held at \$130,000.

BRONXDALE AV.—William Peters & Co. sold for a client the 2-fam. house 1869 Bronxdale av, 25x100, to Frank de Nisia.

BOSTON RD.—The Samuel Cowen Agency sold for the Crotona Realty Co. 1056-1058 Boston rd, corner of Cauldwell av, a 5-sty apartment with stores, to an investor.

BROOK AV.—Benenson Realty Co. has also resold the 5-sty double flat, with stores, at 418 Brook av, on a lot 25x100, to a Mr. Leibowitz. Berman & Janes were the brokers. It was held at \$17,000.

BRYANT AV.—Alexander Selkin sold for the Allenby Corp. (Philip Wattenberg) 1045 Bryant av, a 5-sty apartment, on plot 40x100. It is one of the row of six sold by Mr. Selkin for the Mack Construction Co. to Max Natanson and resold to the Allenby Corp.

CAMBRELENG AV.—Lena Fischer sold, through Richard Dickson, 2504 Cambreleng av, a 3-sty dwelling and gasoline station, on lot 25x100.

DAVIDSON AV.—Nason Realty Co., Max Natanson, president, resold to the Bedford Realty Co., two 5-sty apartments, 125x100, at 2,471 and 2,473 Davidson av, through Leitner, Brenner & Starr.

FOREST AV.—Sam Minskoff and Offerman & Gottlieb bought from Bertha Myerbach Forest Court, a 6-sty elevator apartment, 87x100, held at \$130,000 and renting at \$19,000, at the northwest corner of Forest av and 158th st.

FORDHAM RD.—Ennis & Sinnott resold to Daniel J. Griffen, through Leitner, Brenner & Starr, the vacant plot, 130x107, at the northeast corner of Fordham road and Valentine av.

GRAND BOULEVARD.—The Isaac Lowenfeld Realty Corporation, Isaac Lowenfeld, president, purchased from John H. and Freda Fajen 2385 Grand Boulevard Concourse, adjoining the northwest corner of 184th st, a 5-sty new-law apartment, 68x87, housing 20 families. The asking price was \$75,000.

GRAND BOULEVARD.—Frederick Brown sold to an investing client of Henry Schiebert 1228 Woodrow Wilson parkway (Grand Concourse), a 5-sty apartment house, on a plot 75x104. The house is arranged for 29 families and is valued at \$110,000. It returns a rental of \$14,500 annually.

MARMION AV.—Solomon Rosen sold for the Eberhardt estate to Louis E. Kleban 1841 Marmion av, southwest corner of 176th st, a 5-sty apartment house, accommodating 6 families to a floor and fully rented at \$13,000. It was held at \$80,000.

MONTGOMERY AV.—Benenson Realty Co., Benjamin Benenson, president, bought from Frederick Brown a 5-sty apartment, 82x118, at the northwest corner of Montgomery and Popham avs.

MORRIS AV.—Charles Wynne bought the two 5-sty flats at the southwest corner of Morris av and Cameron pl, 100x95.

RYER AV.—Morris Sax has sold for the Mercedes Building Co. (John P. Boyland, president) the 5-sty apartment house at 2253 Ryer av, on a plot 50x90, to an investor. The house rents for \$7,800 and was held at \$48,000.

SHERIDAN AV.—The Union Chemical Glassware Co., I. Portman, president, purchased from the Skandia Building Co. the 5-sty apartment, 80.9x100, at 1060 Sheridan av, near 165th st. It rents for \$16,000 and was held at \$100,000. The Nehring Co. was the broker. The property has been resold to the Jules Realty Co., Inc., Samuel Wacht, Jr., president, an extensive operator in apartment houses. William S. Baker was the broker.

SHERMAN AV.—August Lauter sold for the Edward Byrne Construction Co. the 20-fam. apartment house at 168 Sherman av, on a plot 43x109, near 163d st, to Reich, Goldwasser & Wigdor for investment. It was held at \$50,000 and was built by the sellers four years ago.

SOUTHERN BLVD.—Daniel H. Jackson bought through Phelps & Damiane a 5-sty apartment house, 47x126, at 2147 and 2149 Southern blvd.

SOUTHERN BLVD.—William J. Smith sold for Ranow and Greenwald 1348 Southern blvd, near Jennings st, recently operated as a motion picture theatre, to Samuel Bergoffen. After extensive alterations the purchaser intends to open as a photo-playhouse. The transaction also included two adjoining stores.

SOUTHERN BLVD.—Joseph Lese sold the two 5-sty apartment houses at 1531-35 Southern Blvd.

STEBBINS AV.—Isaac Hyman purchased 941 Stebbins av, northwest corner of 163d st, a 5-sty house with four stores on plot 67x140x irregular. The annual rent is about \$11,000 and it was held at \$85,000.

TINTON AV.—Bernard Crausman, president of the J. G. Leasing Co., purchased the two 5-sty apartment houses at the southeast corner of Tinton av and 150th st, from Goldstone & Light. The houses front 75 ft on the av, 120 ft on the st, and contain forty-six suites and seven stores. The properties rent for \$17,500 and were held at \$135,000.

TINTON AV.—Zimmer & Resnick sold the 3-sty house at 1206 Tinton av, on lot 20x100, held at \$9,000, to Nathan Yulovsky.

TINTON AV.—Charles Siegel Levy bought through A. C. Campbell 1129 Tinton av, a 5-sty apartment house on a plot 47.6x125, located near 166th st. The property was held at \$50,000.

TREMONT AV.—The Benenson Realty Co. bought for cash from an estate the 1-sty taxpayer, with seven stores, at 911 to 915 Tremont av, valued at \$40,000, and renting for \$4,000. The property is between Daly and Honeywell avs.

TRINITY AV.—D. Shapiro resold for Isaac Portman to Morris Soekol 907 and 909 Trinity av, a 5-sty apartment, 100x100, acquired by the seller recently from the Baptist Home Society.

UNION AV.—Samuel Barkin, old time operator, bought from Frederick Brown the 5-sty apartment at the northeast corner of Union av and 166th st, 40x100, renting for \$7,000, and valued at \$55,000. This is Mr. Barkin's first purchase in the present campaign.

UNIVERSITY AV.—Cahn & Pittman sold to Christiana Young for investment the 5-sty new-law apartment at 1711 University av, south of Tremont av, on plot 52.5x100. The sellers took in part payment the taxpayer at the southwest corner of 195th st and Webster av, 50x100, seven stores, held at \$40,000, and immediately resold it to the Benenson Realty Co. A. D. Phelps & Damiane negotiated both sales.

UNIVERSITY AV.—Daniel G. Griffin sold to Max Monfried, through Leitner, Brenner & Starr, a 5-sty apartment, 100x104, at the southwest corner of University av and 175th st.

UNIVERSITY AV.—Max Monfried resold to I. Posner the southeast corner of University av and 175th st, a 5-sty apartment house on a plot 100x104. Leitner, Brenner & Starr and I. Ruben were the brokers in the deal.

VALENTINE AV.—Henry Dahnke & Bros. sold for Henry J. Finck 2097 Valentine av, a 2-fam. brick house, on lot 25x100, to J. Anderson.

VYSE AV.—F. Feldman bought the Mildred apartments at the northwest corner of 172d st and Vyse av, held at \$65,000 and renting for \$10,000, through J. Windman.

VYSE AV.—Alexander Selkin sold for Jacob Rabinowitz 1213 Vyse av, a 3-sty 2 family house on lot 20x100 to an investor. It was held at \$8,500.

WALTON AV.—Frederick Brown bought from the Bertelsen Realty Co., through Knap & Wasson Co., 1937 and 1941 Walton av, two 5-sty flats, on plot 75x100.

WASHINGTON AV.—The Nehring Co. sold for the Rime Building Co. 2328 Washington av, a 5-sty apartment, 50x88, to the Union Chemical Glassware Co. It is arranged for 25 families, with a rental of \$7,500 and was sold at \$60,000.

WASHINGTON AV.—A. Fine resold for Isaac Portman to Meister Builders, Inc., 2330 Washington av, a 5-sty apartment, 50x88, purchased last week from the Rime Building Co.

WASHINGTON AV.—Edward Baer and Wm. Goldstone purchased from the Jay Tee Bee Holding Co., Inc. (Harry A. Barry, president), the two 5-sty new-law apartments 1376-78 and 1380-82 Washington av, on a plot 100.6x111. They were erected some years ago by James T. Barry, who is interested in the selling company. The properties are mortgaged for \$77,000, and show an annual rental of about \$18,000, and are fully tenanted. Myers & Sherwin represented the purchasers, who, it is understood, are already negotiating a resale to an investor.

WASHINGTON AV.—Chan & Pittman and Philip Wattenberg bought from Edward Robitchek through Samuel Cowen the 6-sty apartment at the southeast corner of Washington av and 165th st, 49x85, and the adjoining similar building, 47x85, at 1018 to 1020 Washington av. Each house is arranged for 22 families and contains three stores, the corner being held at \$70,000 and the inside house at \$50,000.

WASHINGTON AV.—Henry I. Cooper and M. Cohen & Co. sold for Bert S. Herkimer the two 6-sty apartment houses at 1170-74 Washington av to Sager, Seigel & Shapiro.

WEBSTER AV.—David D. Weinberger & Co. sold for Joseph S. Weinberger the two 5-sty apartment houses 2248-2250 Webster av, near 183d st, plot 80x90, to Morris Polsky, operator. The rental is over \$10,000, and it was held for \$70,000. It was a cash deal.

WEBSTER AV.—The Benenson Realty Co. has bought the 1-sty taxpayer, with seven stores, 50x100, at the southwest corner of Webster av and 195th st, which rents for \$4,200 and was held at \$40,000. It was a cash deal. The property was purchased from Cahn & Pittman, who have it under contract from the Phira Realty Co. Both sales were negotiated by A. D. Phelps & Damiane.

WEBSTER AV.—Schwab & Co. sold to an investing client 2246 Webster av, a 5-sty apartment house, on plot 41x90.

WEEKES AV.—A. H. Levy and M. Frank sold for Louis G. Abramson the southwest corner of Weekes av, and 173d st, a 5-sty 40 family flat, 85x95, to Isaac Portman. The property was held at \$100,000.

WESTCHESTER AV.—The Nason Realty Co. sold to Nathan Shader the 4-sty house, with two stores, at the southwest corner of Westchester av and Tiffany st, fronting 60 ft. on Westchester

av and 97 ft. on Tiffany st. The property was held at \$30,000. D. Magdison was the broker.

WILLIS AV.—Richard Dickson sold for Justina Gareiss to an investor a 4-sty flat, with stores, on lot 25x81.2.

3D AV.—William Goldstone has purchased from the Bond and Mortgage Co. the property at 4009 to 4019 3d av, adjoining the corner of 174th st. a 2-sty and basement taxpayer, on a plot 100x125. It contains six stores and six 6-room apartments, and is rented on leases showing an annual return of \$5,100. W. J. Huston & Son were the brokers in the deal. The property was held at \$50,000.

3J AV.—Gertrude London sold to Isaac Portman 4072 3d av, a 6-sty flat, 38x100, held at \$45,000, through the Nehring Co.

3D AV.—W. J. Huston & Son sold for the West Mercer Corp. (J. R. MacMurry, president) the 2-sty taxpayer, on a plot 125x100, at 4009 to 4019 3d av, near 174th st, held at \$50,000.

3D AV.—J. Clarence Davies sold for Frederick Brown the 5-sty apartment house with stores on the east side of 3d av, 75 feet north of East 153d st, 25x90, held at \$30,000. Mr. Brown took in part payment the 3-sty stucco residence at the south east corner of Eastchester Bay and Norton st, City Island, held at \$12,000.

RECENT LEASES.

AMES & CO. leased for the estate of C. A. Winch to Sperry & Hutchinson the 5-sty warehouse 253-255 West 28th st; the parlor store at 6 West 29th st, 25x90, held at \$30,000. Mr. Brown took in part payment the 3-sty stucco residence at the south east corner of Eastchester Bay and Norton st, City Island, held at \$12,000.

THE BRETT & GOODE CO. sublet for the New York Real Estate Advisory Committee of the U. S. Railroad Administration (Francis M. Valk, secretary) the store and basement in the Dewey Building, at 487-89 5th av, formerly occupied by the Pennsylvania Railroad Co. for its ticket offices. The new tenants are Julius Friedman & Bro., retail dealers in ladies' wearing apparel.

CUSHMAN & WAKEFIELD leased offices for the Vanderbilt Concourse Corporation in 52 Vanderbilt av to W. I. Young Co., and in the Equitable Trust Building, 347 Madison av, offices to the Everett Fibre Products Corporation. Cushman & Wakefield also leased offices in 50 East 42d st to D. R. G. Palmer, George E. Nolan, Inc., and Henry B. Haigh; and for the Park Avenue Operating Co. offices in 512 5th av to Harmon & Co. and Donald Macdonald; and for the Berkeley Arcade Corporation offices in the Berkeley Building, 25 West 44th st, to the Reclaiming and Refining Co.

DUROSS COMPANY leased the 3-sty and basement house 224 East 19th st for Julia A. Waters to Dr. Emil Nyitray for five years; the 3-sty house 410 West 18th st to Wm. H. Charles; and also the 3-sty house at 93 Perry st to Lillian Nicolini; and the 4-sty building at 444 West 14th st to the National Hotel Supply Co., to be used as a beef and provision house.

DOUGLAS L. ELLIMAN & CO. leased for Amos Pinchor 62 West 12th st, a 4-sty house on a lot 19.4x103.3 to Robert L. Redfield; the parlor floor at 106 West 57th st for William C. Leslie, to J. Denton Shea.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 270 Park av for the Vanderbilt Avenue Realty Co., to L. S. Strock; also a furnished apartment at Maison Pierre, 11 East 45th st, to H. E. Raymond, vice-president of the B. F. Goodrich Co.; an apartment in 122 East 82d st, for Mrs. M. C. Van Amburgh to Ernest Dielman; at 416 Madison av, for Kenneth Dowe, to H. S. McSherry; and have made the following renewals from Oct. 1. 840 Park av, to Mrs. A. F. Behre; 68 East 86th st, to Robert E. Lissauer; 383 Park av, to Mrs. S. O. Vander Poel; 122 East 82d st, to Miss Irene H. Bigelow and to Mrs. Gardiner Van Nostrand.

FREDK FOX & CO. (INC.) report the following leases: for Francis Bannerman to Lister & Ward the store at 499 Broadway through to 70 Mercer st; for the 694 Broadway Co. to Albert Robertson & Co. the store and basement at the southwest corner of Lafayette and 4th sts; for the estate of James Surplus to The Lucky Brand Clothing Co. the 3d loft at 61 East 11th st; for the estate of Zoe E. Banks to Harry Reuben the 2d loft at 40-6 West 25th st; for James T. Brady to Robbins-Carp Co. (Inc.) the 3d loft at 22-6 West 15th st; for the estate of James Surplus to J. Harris & Co. the 5th loft at 51 East 11th st.

J. ARTHUR FISCHER leased for Walter Salmon to Samuel Dorfman the store No 17 in the Pabst Circle Building, 58th st and Columbus Circle, for tires and accessories; for M. Agrest to I. Leuzzi the 3d loft at 112 West 38th st.

GOODWIN & GOODWIN rented for the estate of Lizzie Campbell to F. Herzog the 3-sty dwelling at 5 West 119th st.

HEIL & STERN have leased in 6-10 East 32d st, running through to 31st st, the 9th floor, to Lawrence L. Silver & Co. The lease is for a long term of years at a total rental of \$60,000.

M. & L. HESS (INC.) leased the 5th floor at 243-247 West 174th st, through to and including 232-234 West 18th st, containing 10,000 sq. ft., to S. W. Tager & Co.

HUBERTH & HUBERTH rented the store at 1836 Broadway, in the American-Circle Building, to the All-American Truck Co., Robert L. Otto, Eastern distributor.

CHARLES F. NOYES CO. leased the store and basement at 116 Fulton st to Rector's Catering Co., Inc., for a long term of years at an aggregate rental of approximately \$30,000; for A. S. de Selding the store at 22 Bond st to Jacob Glick; for John J. Burton the store at 61 Beekman st to Philip and Herman S. Barnett; for Ernest E. Lorillard the 3d floor of 296 Broadway to J. Russell & Co.; a floor at 53 Fulton st to Isaac Perlstein and J. H. Shapiro; a floor at 117 Spring st for the Greenwich Savings Bank to Samuel Mlenarsky; and a floor at 59 Ann st to Robert W. Garrod.

OGDEN & CLARKSON CORPN. leased for G. R. Read & Co. the 10th floor in 392 5th av, to Edwards & Rierdan, commission merchants millinery goods.

PEASE & ELLIMAN leased for Mrs. J. Langdon Erving to William C. Breed the 4-sty dwelling at 63 East 80th st. Pease & Elliman also leased an apartment in 875 Park av to Henry H. Ward; one in 129 East 69th st to E. N. Stone for the Brixton Holding Co.; one, furnished, in 315 West 79th st for Mrs. M. J. Bagaley to Robert B. Esselstyn; in 255 West End av for Samuel A. Herzog to W. S. Gill; and one, furnished, in 490 West End av for Mrs. G. Leve to Eugene Lubovitch.

RICE AND HILL, INC., leased for the Chatham & Phenix Bank, to James Hutchinson, the store at 9 John st for a long term of years from May 1, 1919, at a rental approximating \$70,000. Mr. Hutchinson has been located for the last sixteen years at 198 Broadway. After extensive alterations the premises will be occupied by the tenant for his haberdashery business.

M. ROSENTHAL CO. leased for Castilla Corp. the 4th floor at 236-238 5th av to Isidore Miller Co., Inc.; to Jacobson & Kass loft at 236-258 5th av; to J. Bernard & Co. space at 6-8 West 2d st; for Imperial Investing Co. the 6th floor at 22-26 West 2d st at an aggregate rental of about \$40,000 to J. & M. Yellin; to C. Bluh loft at 115-125 West 29th st; to Phillip Klein & Bro. the 3d floor at 11-13 West 32d st; to Filbert Dress Co. the 7th floor at 130-134 West 17th st; for Chas. O'Connor, agent, the entire 17th floor, containing 18,000 sq. ft., at 53-55 5th av, at an aggregate rental of \$100,000, to Nathan Novelty Anket Support Co.; to Eirschack & Baskin the 3d floor at 39-41 West 38th st; to Kayner Co. the 4th floor at 110-112 West 26th st; to Belgian Dress Co. the 4th floor at 17 East 17th st; for Providential Realty & Investing Co. the store and basement at 323 7th av to Hotkiss & Newman; to Eistereich & Kirsch the 5th floor at 298 5th av; for M. & L. Hess, agents, the 5th floor at 34-38 West 27th st, at an aggregate rental of \$25,000, to J. & M. Finkelstein; for Horace S. Ely & Co., agents, space at 1182 Broadway to B. & E. Dress Co.; to E. Davis loft at 14-18 East 32d st; for M. & L. Hess the 11th floor at 151-155 West 30th st to S. L. Geller; to Herman D. Brous Co. for a long term, at an aggregate rental of \$45,000, a loft at 11-13 East 26th st. M. Rosenthal Co. also subleased for Herman D. Brous Co. the entire 10th floor at 1237-1239 Broadway, through to 504 6th av, at an aggregate rental of about \$50,000, to Herzog's Cloak & Suit Co.

RULAND & WHITING-BENJAMIN CORPORATION leased the parlor store at 710 Madison av to "Duross," women's wear, to be used in conjunction with the store now occupied at 23 East 63d st; leased the 2d loft at 5 East 47th st for Charles Hopkins to Mme. Margarette; also apartments in 65 West 46th st to Miss Harriet Perkins and U. C. McQueen; in 67 West 46th st to Mrs. E. Allen and Dr. W. Wentworth; in 69 West 46th st to Miss E. D. Hammond, Mrs. Ethel W. Gilchrist, Miss Nina Blake and Loring G. Peede; and at 857 Lexington av an apartment to Gordon Bodenwein.

WHITE-GOODMAN leased the entire 10th loft in the Bijou Building, 1237-9 Broadway, to the Herzog Cloak & Suit Co.; the 2d loft at 195-7 Canal st to the Up to Date Printing Co.; the 2d loft at 116 East 18th st to Schattner Bros.; at 29 West 15th st the top loft to the Well Made Cloak & Suit Co.; to Alice Corse the 1st loft at 67 East 8th st; space at 158-60 West 26th st to the Standard Tucking Co.

WM. A. WHITE & SONS leased at 238 Lafayette st a store to Rosenblatt's Express; at 131-133 Bleeker st a loft to David Frankel and Jonas Baum; at 144 Reade st the entire building to Morris Silberman; the building at 19 Jay st to Albert Tyck; the 15th floor in 24 Stone st to Lightner & Leon; the 4th floor at 100 Broad st, and to John C. Mathews an office at 43-49 Exchange pl; also leased to Nicholen Lindberg the dwelling at 109 West 120th st, and to Louis Seidman the dwelling at 306 West 73d st. The Houghton Company was associated as brokers in the latter transaction. Wm. A. White & Sons also leased to Clifford Aaron an apartment at 174 West 72d st.

ZIPKES SYSTEM MANAGEMENT leased an apartment at 418 Central Park West to George Hunter, a store at 1883 3d av to Samuel Rosen, and an apartment at 1815 7th av to Samuel Feinstein.

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ON YOUR		ELECTRIC LAMPS	
		COMPARE THESE PRICES	
		TUNGSTEN LAMPS	
		Edison's Price	
Watts	Our Price	Edison's Price	Our Price
10, 15, 25			
40, 50		\$0.35	\$0.25
60		1.65	.28
100		2.20	.60
		.85	

		NITROGEN LAMPS	
		Edison's Price	
Watts	Our Price	Edison's Price	Our Price
75		\$0.70	\$0.49
100		1.10	.77
150		1.65	1.15
200		2.20	1.54
300		3.25	2.27½
400		4.30	3.01

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REAL ESTATE NOTES.

SPEAR & CO. have resumed publication of their Spear Bulletin, which suspended about four years ago.

CHARLES E. WARREN, who has been for the past 18 months in service with the American Expeditionary Force in France, has returned and resumed his membership in the firm of Frank H. Tyler.

MAYER & MAYER, INC., Jerome C. Mayer, president, are the buyers of the 12-story apartment house at the northeast corner of Park av and 82d st recently sold by John C. Randolph through Mark Rafalsky & Co.

A. V. AMY & CO. have removed their offices from the Woolworth Building to 156 West 72d st. Associated with the firm will be Charles E. Schuyler, prominent for many years in real estate circles. Mr. Amy is a governor and treasurer of the Real Estate Board.

WHEATLEY HILLS REAL ESTATE CORPORATION has been formed, with offices at 34 Pine st and Syosset, L. I., to deal in Long Island real estate, with especial attention to North Shore properties. The officers are Paul L. Hammond, president; Harry I. Nicholas, vice-president, and Sidney W. Hughes, secretary and treasurer.

DOUGLAS ESKELL, head of the private sales department of the Joseph P. Day organization since 1908, will leave for England, on March 24, with his family. A possible outcome of his trip abroad may be the establishment of a London branch of the Joseph P. Day office, but this depends upon developments. The length of his stay in Europe is at present indeterminate.

CHARLES B. VAN VALEN, INC., placed for Mrs. Hermine Haan a mortgage of \$250,000 on 590 5th av with the Bowery Savings Bank. It is a 6-story structure adjoining the southwest corner of 48th st. Rice & Hill recently leased the entire building for Mrs. Haan to John Forsythe & Sons for 21 years at a rental of over \$30,000 per annum. It is at present occupied by Scott & Fowles, picture dealers.

WM. A. WHITE & SONS have been appointed agents for William Moelich, of 363 Canal st. Wm. A. White & Sons have also been appointed agents for 46 Hudson st and 88 Thomas st, the two buildings forming an L. They sold this property to the present owner, as well as the corner which it surrounds and there is now under one ownership a plot of 60 ft. on Hudson st by a depth of approximately 105 ft.

ARTHUR C. SHERIDAN has leased for a term for his new offices practically the entire 4th floor at 152 Broadway from Huyler's. Hereafter the business will be conducted as Arthur C. Sheridan, Inc., composed of Mr. Sheridan and his brother Philip Henry Sheridan, now at Gen. Pershing's Headquarters in France, and who will shortly return after having seen nineteen months active service on the Western front.

THE ACCIDENT AND HEALTH SOCIETY of New York has been organized with a membership of general agents, special agents and brokers of the Aetna Life Insurance companies. Among those who have joined are E. H. Antes, 100 William st, who is chairman; J. O. Henckel, secretary; William T. Rich, Clarence Griffin, A. H. French, Stanley R. Smith, M. W. Sutton and F. R. Slocum. The next meeting will be held at the Hotel Commodore on Wednesday, March 12.

STANLEY MORTIMER, who has a large estate in the Wheatley Hills of Long Island, is the purchaser of the V. Everit Macy property at 4 and 6 East 75th st, reported sold last week! The property, which was sold through the Douglas Robinson, Charles S. Brown Co., is now occupied by the Salvation Army and known as "Sunshine House." Mr. Mortimer bought the property subject to this lease, at the expiration of which he purposes to have the house reconstructed for his occupancy.

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REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	192	160
Assessed Value	\$15,119,700	\$11,884,900
No. with consideration	28	24
Consideration	\$1,621,750	\$2,649,497
Assessed Value	\$1,568,000	\$2,279,400
Jan. 1 to Mar. 5	1,265	1,095
Assessed Value	\$91,540,000	\$60,925,880
No. with consideration	170	187
Consideration	\$6,191,622	\$8,948,610
Assessed Value	\$6,661,900	\$9,802,600

Mortgages.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	103	65
Amount	\$3,629,410	\$4,046,472
To Banks & Ins. Cos.	18	15
Amount	\$1,548,300	\$3,408,100
No. at 6%	41	23
Amount	\$374,260	\$154,307
No. at 5½%	8	7
Amount	\$93,000	\$88,500
No. at 5%	30	17
Amount	\$1,965,750	\$475,490
No. at 4½%	5	2
Amount	\$1,018,750	\$15,800
No. at 4%	1	1
Amount	.....	\$3,000
Unusual Rates	2	1
Amount	\$48,000	\$3,000,000
Interest not given	17	14
Amount	\$129,650	\$309,375
Jan. 1 to Mar. 5	583	438
Amount	\$12,110,441	\$13,865,465
To Banks & Ins. Cos.	115	83
Amount	\$5,195,350	\$7,899,493

Mortgage Extensions.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	26	29
Amount	\$2,035,070	\$7,169,600
To Banks & Ins. Cos.	13	6
Amount	\$1,610,500	\$6,732,000
Jan. 1 to Mar. 5	249	236
Amount	\$17,521,770	\$15,951,275
To Banks & Ins. Cos.	143	86
Amount	\$14,897,950	\$11,940,850

Building Permits.

	1919 Feb. 28 to Mar. 6	1918 Mar. 2 to 8
New Buildings	4	3
Cost	\$258,000	\$9,200
Alterations	\$300,110	\$296,625
Jan. 1 to Mar. 6	32	33
New Buildings	.....	.....
Cost	\$5,237,250	\$3,387,500
Alterations	\$1,823,395	\$1,449,626

BRONX.

Conveyances.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	167	116
No. with consideration	18	15
Consideration	\$459,295	\$82,300
Jan. 1 to Mar. 5	895	820
No. with consideration	90	146
Consideration	\$1,010,887	\$1,559,233

Mortgages.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	106	39
Amount	\$661,295	\$184,547
To Banks & Ins. Cos.	7	2
Amount	\$50,500	\$33,000
No. at 6%	75	14
Amount	\$484,795	\$41,097
No. at 5½%	9	4
Amount	\$60,550	\$34,800
No. at 5%	14	10
Amount	\$90,450	\$52,050
No. at 4½%	.....	.....
Amount	.....	.....
Unusual rates	1	1
Amount	.....	\$500
Interest not given	7	10
Amount	\$25,500	\$56,100

Jan. 1 to Mar. 5

Total No.	417	391
Amount	\$2,412,606	\$1,953,726
To Banks & Ins. Cos.	33	10
Amount	\$482,482	\$208,000

Mortgage Extensions.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
Total No.	14	12
Amount	\$85,500	\$310,400
To Banks & Ins. Cos.	5	3
Amount	\$25,000	\$34,000
Jan. 1 to Mar. 5	109	64
Amount	\$2,789,700	\$1,377,887
To Banks & Ins. Cos.	42	17
Amount	\$1,395,500	\$438,750

Building Permits.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
New Buildings	2	8
Cost	\$3,050	\$228,500
Alterations	\$6,200	\$4,525
Jan. 1 to Mar. 5	30	34
New Building	.....	.....
Cost	\$535,390	\$1,333,150
Alterations	\$91,000	\$48,625

BROOKLYN.

Conveyances.

	1919 Feb. 26 to Mar. 4	1918 Feb. 28 to Mar. 6
Total No.	803	428
No. with consideration	36	29
Consideration	\$406,560	\$277,780
Jan. 1 to Mar. 4	4,426	3,115
No. with consideration	240	272
Consideration	\$2,147,639	\$2,041,905

Mortgages.

	1919 Feb. 26 to Mar. 4	1918 Feb. 28 to Mar. 6
Total No.	525	241
Amount	\$1,890,003	\$807,017
To Banks & Ins. Cos.	34	30
Amount	\$283,750	\$120,525
No. at 6%	373	155
Amount	\$1,255,988	\$313,759
No. at 5½%	92	42
Amount	\$392,150	\$264,950
No. at 5%	20	22
Amount	\$42,940	\$163,150
Unusual rates	4	1
Amount	\$7,950	\$2,600
Interest not given	36	21
Amount	\$190,975	\$62,558
Jan. 1 to Mar. 4	2,698	1,628
Amount	\$9,939,870	\$6,139,690
To Banks & Ins. Cos.	216	229
Amount	\$1,278,085	\$1,317,075

Building Permits.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
New Buildings	130	56
Cost	\$589,915	\$366,550
Alterations	\$130,800	\$119,435
Jan. 1 to Mar. 5	873	209
New Buildings	.....	.....
Cost	\$4,332,590	\$2,625,630
Alterations	\$855,260	\$577,186

QUEENS.

Building Permits.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
New Buildings	139	45
Cost	\$407,275	\$309,825
Alterations	\$39,300	\$14,590
Jan. 1 to Mar. 5	544	193
New Buildings	.....	.....
Cost	\$1,559,670	\$766,958
Alterations	\$187,300	\$146,395

RICHMOND.

Building Permits.

	1919 Feb. 27 to Mar. 5	1918 Mar. 1 to 7
New Buildings	22	9
Cost	\$64,895	\$33,245
Alterations	\$3,170	\$1,100
Jan. 1 to Mar. 5	127	44
New Buildings	.....	.....
Cost	\$279,828	\$187,720
Alterations	\$24,136	\$63,815

BUILDING SECTION

Reasons Why Common Brick Prices Will Not Be Lowered

Almost Every Item of Cost in Manufacture Has Steadily Increased—No Sign That These Figures Will Come Down This Season

MANY years ago a manufacturer of North River brick offered his product at the extremely low price of \$3.75 a thousand, wholesale, and there were no buyers even at this figure as it was hoped that further reductions would be forthcoming. Today, the current quotation for brick from the same district and of similar quality is being offered at \$15 a thousand in cargo lots, alongside dock, and there is no apparent demand.

Although projected building operations are steadily growing in number, and signs point to lively activity ahead, owners are holding off and waiting for a reduction of building material prices to an extent that will decrease construction costs. For some time past the wholesale price of North River brick was held firmly at \$15 a thousand, alongside, and according to the statements of leading brick producers there can be no recession from this level for a long time. On the other hand, there are manufacturers who claim that even at the present price level no profit is obtainable and that the wholesale brick market should be stabilized throughout the reconstruction period at a higher wholesale figure than that maintaining today in order to influence producers to operate with a reasonable prospect of profit.

Last Tuesday, at Washington, George N. Peek, Chairman of the Peace Industries Board, and Ernest T. Trigg, chief of the Building Materials Division of that Board, met representatives of the manufacturers of cement and common brick in a conference called to devise ways and means of stabilizing the markets for these commodities. The Federal committee also desired to formulate plans for the stimulation of building activity throughout the United States and asked for the cooperation of the manufacturers of essential building materials to the extent of operating their plants to capacity and by so doing assist the return of industry to its normal basis.

At this conference the present prices, cost of production and all of the conditions entering into the manufacture of brick and cement were discussed, and it was shown conclusively that North River brick is now being offered at a figure which the United States Price Fixing Committee, after examination of the books and cost sheets of the manufacturers, agreed upon as a fair price and a figure not of a profiteering character. As a matter of fact the present wholesale price of common brick in New York is more favorable to the buyer than the ruling wholesale prices of common brick in other parts of the United States at the present time.

As an indication of the difficulties that the manufacturers of brick in the Hudson River district had to contend with during the past two years, W. K. Hammond, representing the brick producers of this section, quoted from the Record and Guide of the conditions that have maintained in regard to labor, lack of demand, high overhead and production costs, and other factors entering into brickmaking.

The present wholesale price of \$15 a thousand, New York, for North River common brick, when based upon the actual cost of production, leaves a very slight margin of profit to enable the manufacturers to reproduce. During 1917 brick producers operated at a loss. In 1918 operations were greatly curtailed and finally practically stopped by Government order and limitations. During both of these periods the cost steadily increased in every department of brickmaking.

Labor, the chief item in the production of brick, advanced

in three years from 40 to 60 per cent. At the close of the 1918 producing season the item of labor had increased 100 per cent. over the rates of pre-war times. In 1916 brickyard labor in the Hudson Valley was content with an average daily wage of \$2.25, but in the season of 1918, with the competition of the munition plants and all of the other demands for common labor, the wage scale had to be advanced to \$4.50 to \$5.00 a day, and there was a scarcity of men at that figure. All during the past producing season manufacturers were handicapped by a shortage of workmen even at the high wages being offered.

All other important items entering into the manufacture of brick increased in cost from 75 to 100 per cent. during the past two years. Coal, coal dust, sand, machinery and machine parts, lubricants and other essentials were only obtained through priority orders with great difficulty, and at an increased cost to the brickmaker.

Another factor of importance responsible for the existing high price of common brick is the charge for towing. Here again the cost to the brick producer has advanced more than 100 per cent. during the past three years. In 1916 the cost of towing a thousand common brick from the Newburgh district to New York was \$0.16. In 1917, the towing rate was increased to \$0.20 a thousand and in 1918 a further advance to \$0.40 was put into effect. In addition to the increase for towing, \$5 a barge was charged for landing and an additional \$5 was obtained for picking up. This added \$10 to the delivered cost of each bargeload of brick brought to this city in 1918.

Barge captains in 1917 were paid \$60 to \$65 a month and at the present time they are obtaining \$115 a month. Harbor towing, from the wholesale docks to the wharves of the dealers has also been increased. Formerly \$45 was the cost of transporting a barge from West 52d street to Fordham, whereas now the charge for the same trip is \$107 a barge. Unloading labor was, in pre-war times, obtainable at \$0.40 a thousand, but at present men hired to unload brick are getting at least \$0.80 a thousand, and in numerous instances more.

The brick now offered for sale in the New York market and those being held in reserve in the yards of the manufacturers along the river were made under this steadily increasing schedule of production costs, and in order that the brick makers break even, to say nothing of making a reasonable margin of profit on their investments, the present market price of \$15 a thousand, to dealers, in cargo lots, alongside dock, New York, must be adhered to.

As there is a considerable amount of brick now in the yards of the manufacturers from both the 1917 and 1918 seasons, there is certain to be no hurry in commencing operations this spring. Brick makers say they would rather have their plants idle throughout the entire season than to be forced to operate at the low rate of output of last year and at the same time be forced to assume the heavy overhead that will be entailed. Unless there are early signs of a remarkable improvement in the local building situation, with a demand for common brick that will be sufficient to influence manufacturing operation on a large scale, it is likely that the brick output of the Hudson Valley during the 1919 season will fall below the low rate of 1918 when but approximately 10 per cent. of the output of previous years was made.

Governmental Analysis of the Cost of Construction

Prices of Building Materials and Wages Have Not Risen in the Same Proportion as in Other Industries

Washington, March 6, 1919.

THE U. S. Department of Labor Information and Education Service, Division of Public Works and Construction Development has issued the following summary on the building situation:

During the war about one-third of the country's industrial capacity, including man power, was diverted to war production. To bring about this great diversion of industry two means were employed: stimulation and curtailment. Stimulation was practiced throughout the war and affected the prices of materials and the wages of labor because Government contracts were awarded on a basis which permitted contractors to compete successfully with non-war manufacturers for materials and labor.

At the close of the war the index number of building materials, not including steel, had risen only 61% over the pre-war prices of 1913, while the index number for commodities, exclusive of building materials, had risen 113%. The average increase of wages in the construction industry in forty-one leading cities from 1914-1918 was only 28.5% as against a rise of 94% in commodities. When the armistice came, there was, of course, a great volume of deferred construction projects, partly in the form of public works, partly in the form of semi-public utilities, partly in the form of housing and of commercial and industrial buildings. This volume of deferred construction represented in large part the curtailment of non-war production which had resulted from the diversion of one-third of the Nation's industrial capacity to war production.

Fortunately, the return of peace did not mean the complete, abrupt end of war production, yet it threatened serious unemployment. In order to minimize unemployment during the period of economic readjustment the Government promptly removed the restrictions which it had imposed upon the construction industry. There is one indirect restriction, however, which it has not removed and could not remove, that is the moral obligation of the financial community to conserve credit until the Victory Loan is floated. Each bank, trust company, insurance company, etc., must estimate how large a part of its prospective allotment of the Victory Bonds it can sell promptly, and consequently, how much of its funds it can afford to set aside for real estate loans or other purposes. The proportion so set aside for real estate loans will depend largely on the element of optimism which enters into every judgment concerning the future. There probably never was a time when broadly speaking optimism, as regards industry, was better justified or meant more to the country than at present. It is distinctly encouraging to the construction industry to note that optimism—reasoned optimism—is most emphatic in the literature published by the leading banks of national reputation, compiled for them by trained investigators.

Evidence of a helpful attitude on the part of banks towards real estate is not wanting. In the great borough of Manhattan, in New York City, mortgages aggregating \$8,500,000 in value were extended (renewed) in January of this year, as against \$2,800,000 in January of last year. That is to say, the banks and insurance companies are not now, as they were a year ago calling upon real estate borrowers to pay off loans in whole or in part.

Furthermore, 13,500 building permits were issued in 152 cities this January as against 9,600 permits a year ago. The average value of the January permits this year was \$1,700, compared with \$2,800 in January, 1918. A year ago, it will be remembered, the Government was building extensively, and besides many factories were being erected for war production. Fifty-four per cent. of the cities showed gains in building this January over the preceding January. It is to be noted also that January, 1919, gained over December, 1918, although building permits are normally fewer in January than

in December. The significance of these building figures is that there is a tendency to build extensions, to make structural repairs, and to erect inexpensive buildings, including particularly housing. The figures bear the characteristics one looks for at the beginning of a revival of the building industry.

Although construction costs are higher now than in 1913, the union wage scales in the building industry have not advanced as rapidly as have the cost of living, while building material prices are not as high as are commodity prices. Wages in prices in the construction industry, speaking generally, lagged behind because that industry was utilized to only a small degree in war production. The level at which the cost of construction stands today has been pushed up only slightly by temporary war conditions. It has been fixed mainly by conditions that can not be materially changed for years to come—by the tremendous expansion of money and credit.

The fact is that the cost of construction is not high today. It is low compared with food, clothing and commodities in general. It is high only in comparison with its own pre-war level. Commodity prices will undoubtedly recede, because food and clothing and many other things were affected by special war conditions, for example, scarcity of transportation which prevented shipments from distant countries to the Allies. But they can not fall to the pre-war level.

But, although some readjustments in the wages of individual trades and in the prices of individual classes of building materials may take place, the cost of construction will not come down to such an extent as to endanger a judicious investment made today in the erection of a new building. Where the rents offered will show a fair net return on the cost today of a new building after deducting a reasonable sinking fund allowance, no one should hesitate to build or to lend money for building.

Rents are determined by supply and demand. In the case of housing, during the early part of the war, the demand was curtailed by the rapid advance in commodity prices, which impelled many tenants to crowd into or get along with less space than their normal standard of living required, and by the drafting of the young men of military age. Within a year, however, these influences had spent their force. By the end of 1918, according to the replies obtained from a questionnaire sent to real estate boards in 91 cities, only four of these cities had a housing demand that was below normal, while in 52 cities rents had advanced 10% or more, in some instances 40 to 50%. This rise in rents took place at a time when the population at home was as economical of house room as possible and while several millions of soldiers were absent in the service.

Another important fact was disclosed by the replies to the questionnaire, namely, that despite rising rents for housing in the majority of 91 cities, the market value of house sites had declined in six cities, and had remained practically stationary in 72. The market value of land is, like rents, determined by the interplay of supply and demand. During the war the demand for city land was relatively small, because dealing in real estate was discouraged by the banks as a non-war activity requiring the use of credit. With a restoration of easier mortgage loan conditions, the demand for real estate will inevitably increase; nothing can seem more certain than that in our growing American cities the market value of land must advance briskly.

A judicious investment in the erection of a new building does not depend solely on the cost of construction. It may well happen that the man who buys a plot today and builds on it a house the cost of which is not greatly out of proportion to the cost of the land will be better off a year from now than he would be if he had left his money in the savings bank in the meantime. City land at present is the least inflated of all material wealth.

More Building East of Missouri River Than Before the War

Total for January and February Greater Than Any Year Except 1917 and 1918
Which Included Big Government Contracts

THE total amount of money devoted to building and engineering construction projects for the first two months of 1919 was less than one-half of the commitment for structural purposes for the same period of 1918. It must be recognized, however, that the great total for 1918 included a tremendous volume of Government construction in connection with the military program. The majority of this work has now been completed or abandoned, and only a relatively small percentage of the building commitments for January and February of this year are traceable to Federal operations. There has been a decided growth in both the number and value of civil building projects since the signing of the armistice and since the beginning of this year announcements of new awards for building operations have increased in number and total value.

Statistics compiled by the F. W. Dodge Company for new construction from 1910 to 1919 inclusive show that during the first two months of this year but \$145,834,000 was devoted to structural enterprises as compared to \$298,770,000 for 1918 and \$186,041,000 for 1917. There has been a decrease of \$152,936,000 from the high water mark of 1918.

The totals given in these tables of statistics are for the construction of building and engineering projects in the States north of the Ohio and east of the Missouri rivers, and include all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of Eastern Kansas.

Figures showing the total of commitments for building purposes in this territory from January 1 to March 1, for the past ten years are as follows:

Contracts Awarded—

1919	\$145,834,000
1918	298,770,000
1917	186,041,000
1916	129,065,000
1915	92,084,400
1914	90,164,000
1913	132,875,000
1912	81,004,000
1911	104,756,000
1910	89,954,407

In the Metropolitan district, including all of New York State, Northern New Jersey and a portion of Connecticut, the commitments for the first two months of 1919 show a decrease of \$8,791,000 from the same period of 1918. The prime reason for the drop is the recession of Government building operations either through the completion of the large structures planned for this territory or because they have been abandoned as a result of the cessation of hostilities. In this territory there has lately been noticed a gratifying increase in the volume of private construction and the outlook is now for a steady growth in the number of active operations.

The F. W. Dodge Company totals for January and February during the past ten years are as follows:

Contracts Awarded—

1919	\$22,750,000
1918	31,541,000
1917	42,228,000
1916	15,298,000
1915	21,836,500
1914	16,048,000
1913	55,139,000
1912	22,580,500
1911	25,600,500
1910	25,554,000

The district that includes Philadelphia, Baltimore and Washington shows a decrease of \$115,255,000 when compared to the total for the same period of one year ago, but it is only slightly less than the total for 1918 and is \$3,247,000 in excess of the commitments for 1916. The entire territory for which these

figures were tabulated involves Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, Virginia and the District of Columbia. The totals for the past ten years are as follows:

Contracts Awarded—

1919	\$24,280,000
1918	140,255,000
1917	25,158,000
1916	21,033,000
1915	12,301,000
1914	11,669,000
1913	12,374,000
1912	18,276,000
1911	11,771,500
1910	11,341,000

The district involving Western Pennsylvania, West Virginia and Ohio shows a total of \$18,074,000 for the first two months of 1919 as compared to \$77,543,000 for 1918 and \$29,132,000 for 1917. The total for the current year is considerably in excess of the totals for 1916, 1915 and 1914, which could not be considered normal building years in that territory.

In the New England States the 1919 total for building and engineering commitments is \$10,653,000 as compared to \$13,148,000 last year and \$24,293,000 in 1917. The amount of money devoted to construction in the New England territory for 1919 is less than for any similar period since 1909.

Lumber Prices Will Not Recede

HORACE F. TAYLOR, president of the National Wholesale Lumber Dealers' Association, writing from Buffalo, N. Y., to the Division of Public Works and Construction Developments of the U. S. Department of Labor, does not hesitate to say material reductions in lumber prices will develop very slowly, if at all, Mr. Taylor says:

"The very clear majority of opinion we derive from representatives of the industry in all parts of the country, is in effect that there will be no reduction in the cost of lumber for a long period, and that there is no safe ground, therefore, for postponing building in the hope of a price reduction in this material. We look upon the present rather quiet conditions as temporary only and due to industrial readjustment, soon to give place to very sound activity. The cost of making lumber offers no chance of reduction, both on account of materials and supplies, and the cost of labor which, it seems not only necessary but desirable to maintain at as nearly an adequate rate as possible in view of the present cost of living. In addition to the ordinary increase in demand that is expected, an unusual call for lumber for export to Europe will soon begin to have its effect on the situation. Logging conditions during the present winter have been unfavorable, particularly in the North, and lumber production will apparently be less than that of normal years for some time to come. There is only one possible conclusion based upon the opinion of those consulted and that is that as far as the lumber market is concerned, the present is an advantageous time to purchase."

Labor organizations are co-operating with the building campaign now being carried on by the United States Department of Labor through the division of public works and construction development of its Information and Education Service.

Within a week committees to assist in arousing interest in this practical step toward the readjustment of conditions after the war were appointed by the central labor unions in Lafayette, Ind.; Kansas City, Kan.; Superior, Wis.; Hillsboro, Ill.; Cincinnati, Ohio; Sioux City, Ia., and St. Louis, Mo.

All the labor papers have given hearty support to the campaign, and there is evidence that when the spring building operations begin the workers will do their share in making possible the most extensive enterprises in all parts of the country.

CURRENT BUILDING OPERATIONS

CONSIDERABLE activity in the local building situation marked the past week and although the announcements of new projects included no great number of large or costly operations there was a vast amount of moderate priced construction reported as being planned for an early start. There also was a decided improvement in the number of contracts awarded for building operations in the Metropolitan district and all signs now point to a speedy resumption of structural activity in all lines.

One of the outstanding features of the present situation is the large amount of housing construction being planned by speculative interests. In Brooklyn and Queens, construction has already been commenced on a number of one and two family dwellings and a great volume of work of this character is in prospect for an early start. The peculiar thing in connection with the housing movement is the apparent paucity of apartment house construction. There is a tremendous need for additional apartment accommodations, but speculative and investment building interests do not seem to have taken up the subject of multi-family house construction on any important scale up to the present time. What few apartments and tenements have been planned are in scattered localities and there is also a seeming hesitancy about starting the erection of those structures already planned.

The building material markets have indicated little change during the past week. Dealers report a slight improvement in the demand for materials, and inquiries are being received in greater number than of late. The outlook is excellent and all are hopeful for the coming months. Prices are generally firm, and there is no present prospect of weakening from the current levels.

Common Brick.—The local brick market has been absolutely without feature this week. No sales were reported and no barges have docked. The harbor strike has prevented any further movement of brick for the time. Inquiries were few and far between. Common

brick prices are being firmly held, however, and no reduction is in sight.

SUMMARY.—Transactions in the North River market for the week ending Friday, March 8, 1919. Condition of market: Demand, none; prices, unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 0.

Lumber.—Throughout the past week or so the lumber markets have indicated but a slight volume of activity

and although there has been a satisfactory demand for this time of the year from building sources, it is for the most part emanating from repair and alteration work, with but a small percentage of new construction represented. There has been an increase in buying activity for suburban construction and the outlook from this source of building is promising. Dealers report that the stocks on hand are

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades...\$15.00 to —
Hudson River, "off loads".... — to —
RaritanNo quotation

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

Face Brick—Delivered on job in New York:

Rough Red	\$37.00 to —
Smooth Red.....	37.00 to —
Rough Buff.....	42.00 to \$43.00
Smooth Buff.....	42.00 to 43.00
Rough Gray.....	45.00 to 46.00
Smooth Gray.....	45.00 to 46.00
Colonials	25.00 to —

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl....\$3.80
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½ in., Manhattan deliveries, per cu. yd.	\$3.25
Bronx deliveries.....	3.50
¾ in., Manhattan deliveries.....	3.25
Bronx deliveries.....	3.50

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

Grit—Delivered at job site in Manhattan and Bronx:
Manhattan deliveries.....\$2.25
Bronx deliveries..... 2.50

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

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

sufficient for all current demands and that no difficulty is being experienced in filling orders. Concerning the price situation, the market continues firm in both departments of trade. In the retail market some slight concessions have been reported from the general levels, but not to an extent that forecasts a lowering of present prices to any extent. Throughout the lumber market the feeling of optimism is general and

all interests are anticipating a heavy lumber demand during the spring and summer months as a result of the greatly increased volume of building activity throughout the country.

Structural Steel.—The growing number of large building projects announced to the industry is being viewed with hope by the fraciators who anticipate important tonnage orders from these structures. There have recently

been quite a number of large operations figured, but as yet contracts have not been placed. One of the deterrents to a building revival has been the high cost of fabricated steel and if a reduction is made effective the result will be noticed immediately in the number of bookings for fabricated material. Independent mills have recently made investigation into the matter of lowered steel prices and it would now seem as though there is a possibility of a reduction from the high levels that have maintained for months past.

Linseed Oil.—Buying activity has increased to some extent during the past week, but the market situation is far from normal and will not be for a long time to come. The supply of flaxseed is limited, stocks at the crushers are low. Prices remain firm and no reduction from the current levels is anticipated while the existing conditions maintain. The increasing demand is due largely to buying for spring repairs and there has been but a slight improvement in the demand from new building sources.

Window Glass.—The market continues its dullness and unless there is an early improvement in the demand glass producers are not likely to operate to full capacity. The increased volume of projected building is looked upon as a hopeful sign to the manufacturers of plate and window glass, but as yet it is too early for business to develop from this source. Prices are firm and no change has been reported in the manufacturers' schedule of discounts.

Wire Products.—New demand for wire and wire nails is extremely light and as a rule orders are only for small lots desired for immediate requirements. Jobbers are exhibiting a tendency toward holding off with their stock orders in the hope of obtaining better prices than have been current. Manufacturers, however, do not offer much encouragement when asked about price reductions and state that there is but a very slight margin of profit for the producers at the present prices. Wire nails are now being quoted at \$3.50 base, per keg.

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.....	1.35
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 14x14, 10 to 20 ft. \$41.00 to \$60.00
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 to \$120.00
Plain oak to 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 77%
B grade, single strength, first three brackets 77%
Grades A and B, larger than the first three brackets, single thick..... 79%
Double strength, A quality..... 79%
Double strength, B quality..... 81%

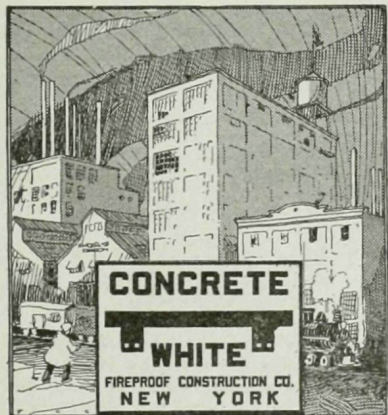
Linseed Oil—

City brands, oiled, 5 bbl. lots. \$1.48 to —
Less than 5 bbls..... 1.50 to —

Turpentine—

Spot in yard, N. Y., per gal. \$0.69 1/2 to \$0.70

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PERSONAL AND TRADE NOTES.

Alfred M. Barrett, Flushing, L. I., has been appointed Superintendent of Highways, Queens County.

Hoggson Brothers are installing the counter screen and banking equipment for the Merchants Bank of Canada in its new branch office at 63 Wall street.

Gibbons Company, builders, 316 Columbia street, Brooklyn, wants catalogues of various building specialty manufacturers for its engineering department.

Lawrence A. Coleman, who has been assistant secretary of the United Electric Light & Power Company of New York City, has recently been appointed treasurer of that company.

Captain Percy Barbour, formerly Deputy Superintendent of the New York State Police, has been appointed Assistant Secretary of the American Institute of Mining and Metallurgical Engineers.

Willis O. Robb, manager of the New York Fire Insurance Exchange, will be the speaker at the monthly dinner meeting of the New York Building Managers' Association, to be held in the Park Avenue Hotel, Tuesday evening, March 11.

Thomas C. Cummins has returned from Washington, D. C., where he was engaged as a Federal expert in charge of the purchase of water purification plants for the War Department and has assumed the management of the New York office of the Roberts Filter Manufacturing Co., 949 Broadway.

Lieut. Paul F. Cret, nationally recognized as one of the leading architects of the country, and instructor in architectural design at the University of Pennsylvania, recently returned to the United States after serving nearly five years in France as an officer in the French Army. Lieut. Cret was awarded the Croix de Guerre for valorous conduct on the battlefield.

Robert A. Howie, for more than twenty years connected with the Charles R. Hedden Company, of Newark and New York, has entered the general contracting field and has opened offices at 763 Broad street, Newark, N. J. During his association with the Hedden Company, Mr. Howie superintended the erection of a number of important building projects.

Zenas W. Carter recently announced his resignation as chairman, War Service Committee on Metal Lath, at Washington, D. C., and has accepted the position of managing executive of the Material Handling Machinery Manufacturers' Association (including Otis Elevator, Manning, Maxwell & Moore; Wellman-Seaver-Morgan, Sprague Division of the General Electric Co., Elwell Parker Electric Co., Shepard Electric Hoist, and others) with offices at 35 West 39th street, New York City.

Leaders Discussing Labor Dispute.

Representatives of the Building Trades Employers' Association and those of the Brotherhood of Carpenters and Joiners have held a number of meetings during the week in an effort to settle the difficulties between the two factions. The agreement is being taken up section by section and discussed at considerable length. No report is yet obtainable as to the progress made in reaching a final conclusion, and it will be some time before these committees will have finished their work.

GOVERNMENT WORK.

Advance information relative to operations for Federal Authorities.

HOSPITALS AND ASYLUMS.

BROOKLYN, N. Y.—Plans are being prepared privately for a 4-sty brick and hollow tile hospital, 125x150 ft, with three wings, 35x125 ft, at Brooklyn, for the U. S. Government, Navy Department, C. W. Parks, chief of the Bureau of Yards and Docks, Washington, D. C., owner. Cost, about \$450,000. Details will be announced later. Owners may call for estimates about March 22.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

43D ST.—Gronenberg & Leuchtag, 303 Fifth av, have plans in progress for a 6-sty brick and stone apartment hotel, 60x100 ft, at 255-261 West 43d st, for the 48th Street Co., H. L. Claman, president, 790 Riverside drive, owner and builder. Alexander Brociner, 104 West 42d st, engineer. Plans will be ready for bids about March 15.

84TH ST.—Milton See & Son, 15 East 40th st, have plans in progress for alterations to the 4-sty brick and stone residence at 46 East 84th st, into seven non-housekeeping apartments, with roof garden, for the Symonson Estate, 22 Rochelle pl, New Rochelle, N. Y., owner. Cost, about \$10,000. Architects will call for estimates on general contract about March 20.

29TH ST.—D. Wortmann, 114 East 28th st, has plans in progress for alterations to the 4-sty brick dwelling, 20x100 ft, at 36 East 29th st, into bachelor apartments, with stores on the first floor for the 41 East 29th Street Corporation, 101 Park Row, owners. Cost, \$15,000. Architect will take estimates on general contract.

BANKS.

SPRING ST.—C. P. H. Gilbert, 1123 Broadway, has been retained to prepare plans for a 1-sty brick and stone bank building, 50x100 ft, at 60-62 Spring st, and 27 to 31 Cleveland pl, for the Italian Savings Bank, 64 Spring st, owner. Plans have just been started. Details will be available later.

DWELLINGS.

81ST ST.—Julius F. Gayler, 15 East 40th st, has completed plans for a 6-sty brick and stone residence, 59x80 ft, at 15 East 81st st, for Grenville L. Winthrop, 40 Wall st, and Lenox, Mass., owner. Cost, about \$150,000.

75TH ST.—Thomas Hastings, care of Carrere & Hastings, 52 Vanderbilt av, has been selected to prepare plans for extensive alterations and additions to the 5-sty brick and stone residences at 4 and 6 East 75th st, for Stanley Mortimer, 6 East 72d st, owner. Details will be available later.

63D ST.—Stern & Wolfe, 569 Fifth av, are preparing plans for extensive alterations and additions to the four 4-sty brick residences at 159 to 167 East 63d st, including new stone and brick fronts, interior changes, heating, plumbing, wiring, etc. Frederick J. Sterner, 43 East 58th st, owner. Owner will build and let separate contracts. Work will be started after May 1.

STABLES AND GARAGES.

109TH ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick garage, 97x148 ft, at 419-425 East 109th st, for Louis Klosk, 40 West 111th st, owner, who will soon be ready for estimates on general contract. Cost, approximately \$30,000.

117TH ST.—De Rose & Cavalieri, 306 East 116th st, have completed plans for a 1-sty brick garage and repair shop, 25x100 ft, at 245 East 117th st, for the Benson Realty Co., 31 Nassau st, owner and builder. Cost, \$6,000.

41ST ST.—George M. McCabe, 96 Fifth av, has finished plans for a 2-sty brick and concrete garage, 50x99 ft, at 418-420 West 41st st, for the Industrial School, 303 East 109th st, owner. Cost, \$50,000. A general contract will soon be awarded without competition.

54TH ST.—Thomas J. Bird, 103 Park av, has plans in progress for a 9-sty reinforced concrete garage, showroom and service station, 200x100 ft, in 54th st, 325 ft west of Eighth av, for the Buick Auto Repair Co., W. F. Foyne, president, 244 West 49th st, owner. Cost, about \$400,000. General contract will probably be awarded without competition.

STORES, OFFICES AND LOFTS.

PINE ST.—John F. Knubel, 305 West 43d st, has been selected to prepare the plans for alterations to the 5-sty brick and stone loft buildings at 94 to 98 Pine st, through to 34 DePeyster st, for Joseph F. Cullman, Sr., 161 Front st, owner. Buildings will be remodeled into offices. Details will be available later.

AV B.—Springsteen & Goldhammer, 32 Union sq, have plans in progress for a 2-sty brick and limestone store and office building, 72x200 ft, at the southeast corner of Av B and East 5th st, for the Fordwell Realty Co., Hyman Berman, president, 135 Broadway, owner. Cost, about \$100,000. Owner will be ready for estimates on general contract about March 15.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

WEST 33D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 3-sty brick tenements, 20x65 ft, in the east side of West 33d st, 230 ft north of Mermaid av, for the T. B. T. Realty Co., 1900 Wallace av, New York City, owner and builder. Total cost, \$20,000.

WEST 32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for two 3-sty brick flats, 20x65 ft, in the west side of West 32d st, 330 ft north of Mermaid av, for Joseph Tompkins, 2855 West 25th st, owner and builder. Total cost, \$20,000.

BANKS.

FLATBUSH AV.—Ludlow & Peabody, 101 Park av, Manhattan, have plans in progress for a banking building to be erected on Flatbush av, for the Peoples' Trust Co., owner. Details will be available later.

DWELLINGS.

WAREHOUSE AV.—J. J. Galazia, 2824 West 23d st, has plans in progress for a 2-sty brick residence, 50x50 ft, with stores, on Warehouse av, near Surf av, for Philip Garguilli, 2950 Warehouse av, owner and builder. Cost, about \$15,000.

WEST 23D ST.—J. J. Galazia, 2824 West 23d st, has finished plans for two 2-sty frame dwellings, 20x50 ft, in West 23d st, near Surf av, for Antonio Patuzzio, 2960 West 23d st, owner and builder. Total cost, \$15,000.

45TH ST.—Morris Rothstein, 197 Snediker av, has completed plans for four 2-sty brick dwellings, 20x56 ft, in the south side of 45th st, 300 ft east of 15th av, for Max Rosenberg, 464 Junius st, owner and builder. Cost, \$6,000 each.

81ST ST.—C. A. Olsen, 1224 54th st, has prepared plans for six 2½-sty stone and frame dwellings, 16x40 ft, at 81st st and Seventh av, for the Boyd Realty Co., 766 78th st, owner and builder. Total cost, \$24,000.

48TH ST.—Jas. Millman, 26 Court st, has completed plans for three 2-sty frame dwellings, 20x46 ft, in the south side of 40th st, 200 ft east of 16th av, for the Robrag Realty Co., 1323 46th st, owner and builder. Total cost, \$19,500.

BARRETT ST.—Cohn Brothers, 361 Stone av, have completed plans for twelve 2-sty brick dwellings, 20x55 ft, in the east side of Barrett st, 100 ft north of Livonia av, for Louis Halperin, 1406 Lincoln pl, owner and builder. Total cost, \$96,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have finished plans for two 2-sty frame dwellings, 24x37 ft, in the east side of East 7th st, 340 ft north of Av J, for the Kensington Homes Co., 614 West st, owner and builder. Total cost, \$16,000.

OCEAN PARKWAY.—Chas. Infanger, 2634 Atlantic av, has completed plans for eighteen 2-sty frame dwellings, 17x22 ft, at Ocean Parkway and Neptune av, for the Hensen Construction Co., 563 Belmont av, owner and builder. Total cost, \$26,000.

LOTT AV.—Morris Rothstein, 197 Snediker av, has completed plans for four 2-sty frame dwellings, 19x54 ft, at 117 Lott av, for Freidman & Sabonn, 1726 Park pl, owners and builders. Total cost, \$24,000.

EAST 8TH ST.—Plans have been prepared privately for a 3-sty frame dwelling, 24x37 ft, in the west side of East 8th st, 100 ft north of Av J, for Wm. Barnes, 1203 Beverley rd, owner and builder. Cost, \$7,500.

HOWARD AV.—Cohn Bros, 361 Stone av, have completed plans for four 2-sty brick dwellings, 20x55 ft, on the west side of Howard av, 152 ft north of Blake av, for the Larki Construction Co., 1311 East New York av, owner and builder. Total cost, \$32,000.

WEST 25TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans

in progress for eight 2-sty brick dwellings, 20x58 ft, in West 25th st, 200 ft north of Surf av, for owner to be announced later. Cost, \$6,500 each.

NEPTUNE AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 2-sty brick dwelling, 17x58 ft, on the south side of Neptune av, 78 ft north of Warehouse av, for owner and builder to be announced later. Cost, \$6,500.

WEST END AV.—Block & Hesse, 10 East 41st st, Manhattan, have completed plans for a 2½-sty frame dwelling, 27x40 ft, with garage, on the west side of West End av, 150 ft north of the Esplanade, for Emily Bruninghaus, 72 West 88th st, Manhattan, owner. Cost, about \$9,000. Owner takes bids.

101ST ST.—H. E. Dangler, 215 Montague st, has completed plans for a 3-sty brick dwelling, 40x50 ft, with stores, at the northwest corner of 101st st and 4th av, for Charles Chalkes, 2 Prospect Park West, owner. Cost, \$10,000.

SULLIVAN ST.—Carlson & Wiseman, 226 Henry st, have finished plans for twenty-

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one 2-sty brick dwellings, 20x57 ft, at 220 to 280 Sullivan st, for the Realty Association, 162 Remsen st, owner and builder. Total cost, \$126,000.

FACTORIES AND WAREHOUSES.

60TH ST.—Ferdinand Savignano, 6004 14th av, has plans in progress for a 1-sty brick iron foundry, 60x100 ft, at 60th st and 12th av, for owner to be announced later. Cost, about \$25,000. Architect will soon call for estimates on general contract.

MORGAN AV.—Gustave Erda, 826 Manhattan av, has finished plans for a 4-sty brick factory addition and alterations to the existing building at 651 Morgan av, for George Davis, owner, on premises. Cost, about \$10,000. Architect will take bids on general contract.

STABLES AND GARAGES.

3D AV.—Henry J. Nurick, 957 Broadway, has finished plans for alterations to the

1-sty brick garage, 100x100 ft, at the southwest corner of 3d av and 64th st, for Wm. Nevins, 44 Court st, owner. Cost, about \$15,000.

CARLTON AV.—Henry Holder, Jr, 242 Franklin av, has finished plans for extensions to the 3-sty brick garage on the west side of Carlton av, 134 ft south of Myrtle av, for Walter W. Debevoise, 163 Carlton av, owner. Cost, about \$18,000. Architect will probably be ready for bids about March 28.

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

PRESIDENT ST.—W. Parker, 463 Tompkins av, has finished plans for a 1-sty

brick garage, 50x127 ft, at 1201 President st, for Martha French, 1199 President st, owner, who will take estimates on general contract. Cost, \$20,000.

MONTROSE AV.—Shampan & Shampan, 772 Broadway, have completed plans for a 2-sty brick auto showroom and service station, 100x100 ft, at the northwest corner of Montrose av and Leonard st, for the Lasky Motor Car Corp., owner.

FRANKLIN AV.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, 87x100 ft, at 846 Franklin av, for P. Glickman, 1422 Pitkin av, owner and builder. Cost, about \$10,000.

Queens.

DWELLINGS.

CYPRESS HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for four 2½-sty frame dwellings, 20x59 and 20x45 ft, in the west side of Birch st, 75 ft north of Liberty av, for the F. R. Realty Co., 208 Pulaski st, Brooklyn, owner and builder. Total cost, \$31,000.

EDGEMERE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 29x35 ft, in the east side of Beach 44th st, 1,080 ft north of the Blvd, for Jurgen Mehrten, Beach 44th st, Edgemere, owner and builder. Cost, about \$3,500.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has plans in progress for a 3-sty brick dwelling, 25x50 ft, with stores, at Elmhurst, for owner and builder to be announced later. Cost, about \$11,000.

FLUSHING HEIGHTS, L. I.—A. P. Sorice, Jr., 146 Washington st, Jamaica, has finished plans for five 2½-sty frame dwellings, 16x32 ft, in the west side of 31st st, 100 ft north of Norwood av, for Louis Scabon, 100 Norwood av, Flushing, L. I., owner and builder. Total cost, \$17,500.

HOLLIS, L. I.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 32x28 ft, at Hollis, L. I., for J. Hrostoski, Hollis av, Hollis, L. I., owner and builder. Cost, \$6,000.

JAMAICA, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 16x37 ft, on the east side of Homer Lee av, 249 ft south of Larrimore av, for Jas. D. Geddes, 4481 Fulton st, Richmond Hill, L. I., owner and builder. Total cost, \$9,000.

JAMAICA, L. I.—Herman Fritz, News Building, Passaic, N. J., has finished plans for a 2½-sty frame dwelling, 22x30 ft, at Jamaica, L. I., for Thomas A. Thompson, Dunton, L. I., owner and builder. Cost, \$6,000.

JAMAICA, L. I.—Herman Fritz, Passaic, N. J., has prepared plans for two 2½-sty frame dwellings, 22x30 ft, at Jamaica, L. I., for the Herman Homes Co., Jamaica, owner and builder. Cost, \$6,000 each.

RICHMOND HILL, L. I.—C. Haff, 8558 113th st, Richmond Hill, has completed plans for two 2½-sty frame dwellings, 16x37 ft, in the west side of 113th st, 156 ft north of 85th av, for the Classic Construction Co., 8558 113th st, owner and builder. Total cost, \$8,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for four 2-sty frame dwellings, 16x38 ft, in the south side of Ashland st, 90 ft east of Manor av, for Michael Zummo, 12 Syosset st, Woodhaven, L. I., owner and builder. Total cost, \$11,200.

WOODHAVEN, L. I.—Charles H. Pfaff, 673 Eldert lane, Brooklyn, has prepared plans for two 2½-sty frame dwellings, 20x42 ft, on the south side of Blake av, 80 ft west of Emerald st, for Joseph Infrano, 682 Eldert lane, Brooklyn, owner and builder. Total cost, \$4,000.

WOODHAVEN, L. I.—L. Bergen & Co., 1652 Myrtle av, Brooklyn, have finished plans for eleven 2-sty frame dwellings, 16x36 ft, in the west side of Weymouth st, 16 ft north of 97th av, for Herman Schroeder, 971 Carroll st, Brooklyn, owner and builder. Total cost, \$35,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—W. S. Worrall, Queensboro blvd and Bridge Plaza, L. I. City, has plans in progress for a 1-sty brick factory building, 100x150 ft, at Long

Classified Advertisements

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

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Island City, to cost approximately \$30,000. Exact location and name of owner will be available later.

Richmond.

FACTORIES AND WAREHOUSES.

STATEN ISLAND.—Ford, Bacon & Davis, 115 Broadway, Manhattan, have preliminary plans in progress for a large warehouse, probably of reinforced concrete, for the Oceanic Warehouse Co., care of Levy Brothers, 189 Montague st, Brooklyn, owners. Exact location and details of construction will be announced later.

Nassau.

DWELLINGS.

LYNBROOK, L. I.—Herman Fritz, News Building, Passaic, N. J., has completed plans for four 2½-sty frame dwellings, 22x30 ft, at Lynbrook, for the O'Connor Construction Co., Atlantic av, Lynbrook, owner and builder. Cost, \$6,000 each.

Suffolk.

DWELLINGS.

BLUE POINT, L. I.—Frank E. Newman, 1123 Broadway, Manhattan, is preparing plans for a 2½-sty brick, frame and stucco residence, 25x100 ft, at Blue Point, to replace the one recently destroyed by fire. Percival S. Jones, 27 Pine st, Manhattan, owner. Architect will probably be ready for estimates on general contract about April 1.

EASTHAMPTON, L. I.—Frank E. Newman, 1123 Broadway, Manhattan, has plans in progress for a 2½-sty frame residence, about 33x100 ft, at Easthampton, L. I., for owner to be announced later. Plans will be completed and ready for bids about March 15.

SOUTHAMPTON, L. I.—Cross & Cross, 681 5th av, Manhattan, have started preliminary sketches for a 2½-sty frame residence in Holseys Neck lane for Charles F. Rogers, 32 5th av, Manhattan, owner. Cost, about \$30,000. Owner will take estimates on general contract.

HALLS AND CLUBS.

LLOYDS NECK, L. I.—The Lloyd Neck Club, R. C. Vanderbilt, president, Samuel Willetts, secretary, in charge, 60 Wall st, Manhattan, contemplates the erection of a large group of club buildings on the 260-acre tract at Lloyds Neck. The buildings will include a club house, bathing pavilion, bungalows, stables and garage, grand stand, polo field and race track. Name of architect, engineer and details of construction will be available later.

Westchester.

DWELLINGS.

MAMARONECK, N. Y.—T. A. Meyer, 116 East 28th st, Manhattan, has completed plans for a 1-sty field stone and frame studio and dwelling, 30x40 ft, at Shore Acres, Mamaroneck, for Henry Crenier, Mamaroneck, owner. Cost, about \$7,500. Architect will soon call for bids on separate contracts.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x36 ft, at New Rochelle, for F. F. Murray, Stephenson Park, New Rochelle, owner and builder. Cost, about \$6,000.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 1-sty brick garage, 50x100 ft, in the south side of Main st, 100 ft west of Maple av, for W. Kolbe, Main st, owner. Joseph Mulvey, 112 Huguenot st, New Rochelle, has the general contract. Cost, \$9,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

BAYONNE, N. J.—Grosvenor Atterbury, 20 West 43d st, Manhattan, has finished plans for two 4-sty brick and stone model tenements, 100x100 ft, in West 22d st, for the Bayonne Housing Commission, care of the Bayonne Chamber of Commerce. Cost, about \$200,000. Architect will be ready for estimates on general contract about March 15.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, has completed plans for a 4-sty brick apartment, 39x28x75 ft, at 125 Warner av, for Joseph Bartells, 267 Wood-

lawn av, Jersey City, owner and builder. Cost, \$30,000.

PASSAIC, N. J.—Frank Pirrone, 184 Midland av, Garfield, N. J., has finished plans for a 2-sty frame tenement, 35x66 ft, on Myrtle av, for Frank La Roca, on premises, owner and builder. Cost, \$9,000.

DWELLINGS.

ORANGE, N. J.—Milton See & Son, 15 East 40th st, Manhattan, have finished plans for a 2½-sty frame residence, 25x38 ft, with garage, on Hayward av, Mountain Station, for owner to be announced later. Architects will soon call for bids on general contract.

ELIZABETH, N. J.—Plans have been prepared privately for four 2½-sty frame dwellings, 20x34 ft, in Fanny st, for Philip Cohen, 243 Elizabeth av, owner and builder. Cost, \$4,000 each.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, have finished plans for a 2½-sty frame and stucco residence, 36x34 ft, for Alfred A. Stein, 207 Broad st, Elizabeth, owner. Cost, about \$20,000. Architects will take bids on separate contracts.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, has completed plans for a 2½-sty frame dwelling, 22x30 ft, in Washington pl, for John D. Allen, 2 Washington pl, owner and builder. Cost, \$4,500.

BAYONNE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x55 ft, at 18 West 34th st, for Rubin Rockoff, 91 West 33d st, owner and builder. Cost, \$5,000.

HALLS AND CLUBS.

EAST ORANGE, N. J.—R. H. Almiroty, 220 5th av, Manhattan, has plans in progress for an addition to the 2½-sty terra cotta block and stucco parish house, 40x40 ft, at East Orange, for the Christ P. E. Church, owner. Architect will soon be ready for estimates.

STABLES AND GARAGES.

NEWARK, N. J.—G. E. Jones, Union Building, Newark, has prepared plans for a 2-sty brick and hollow tile auto service station, 100x200 ft, at Saybrook pl and Front st, for Chas. H. Bennett, Jr., owner, care of architect. Bids may not be taken for some time.

NEWARK, N. J.—Frank Grad, 245 Springfield av, will prepare plans for a 1-sty brick garage, 50x200 ft, at 23-25 Center st, for Theo Bornstein, 522 South 17th st, owner. Cost, about \$25,000. Work will be started about March 15. Owner builds.

NEWARK, N. J.—George E. Jones, Union Building, has plans in progress for a 1-sty brick garage, 54x110 ft, in the rear of 124 Orchard st, for owner, to be announced later. Cost about \$15,000.

THEATRES.

NEWARK, N. J.—F. W. Wentworth, 140 Market st, Paterson, has prepared preliminary plans for a 2-sty brick and terra cotta moving picture theatre, 120x175 ft, seating about 3,000, at Branford pl and Nutria st, for Jacob Sabin, 150 Fair st, Paterson, owner. Details will be announced later.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

BRONX.—Harlem Construction Co., H. Lanzner, president, 600 West 81st st, has the general contract for a 5-sty brick and stone apartment house, 100x100 ft, on the east side of Merriam av, 25 ft southwest of 171st st, for the Lankan Realty Co., from plans by Springsteen & Goldhammer, 32 Union sq, architects. Cost, about \$110,000.

MANHATTAN.—F. T. Ley & Co., 19 West 44th st, have the general contract for alterations to the 4-sty brick and stone residence, 55x100 ft, at 14 West 67th st, into non-housekeeping apartments, for Walter Russell, 1 West 67th st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects.

BRONXVILLE, N. Y.—John Borup, White Plains rd, Tuckahoe, N. Y., has the general contract for the 3-sty brick, hollow tile and stucco apartment, 100x100 ft, in Sagamore rd, for the Village Investing Co., Bronxville, N. Y., owner, from plans by Bates & How, 35 West 39th st, Manhattan, architects.

BANKS.

MANHATTAN.—Marc Eidlitz & Son, Inc., 30 East 42d st, have the general contract for alterations to the banking building at 45-47 Wall st, for the U. S. Trust Co., from plans by A. E. Nast, 846 5th av, architect. Cost, about \$40,000.

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CHURCHES.

RICHMOND HILL, L. I.—Werner-Huberty Co., 50 Court st, Brooklyn, has the general contract for the 1½-sty brick and limestone church and Sunday school building, containing clubrooms, gymnasium, parlors, etc., corner 114th st and 91st av, for the Richmond Hill Baptist Church, Rev. R. E. Hunt, pastor, from plans by Helmle & Corbett, 190 Montague st, Brooklyn, architects. Cost, about \$70,000.

DWELLINGS.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for extensive alterations and additions to the 5-sty brick and limestone residence, 20x55 ft, at 10 to 12 East 94th st, for Joseph H. Choate, Jr., 60 Wall st, from plans by G. B. DeGersdorff, 103 Park av, architect. Cost, about \$60,000. Project includes new stone front, rear extension, partition changes, heating, plumbing, electric wiring, decorations, etc.

BERNARDSVILLE, N. J.—The R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract to rebuild the 2½-sty frame residence in Claremont rd for Richard Stevens, Hoboken, N. J., owner, from plans by Schenck & Mead, 105 West 40th st, Manhattan, architects. Work will be started about March 20.

EASTHAMPTON, L. I.—Geo. A. Eldridge & Son, Main st, Easthampton, have the general contract for the 2-sty frame and stucco gardener's cottage on the estate of Robert Appleton, from plans by Frank A. Newman, 1123 Broadway, Manhattan, architect.

BROOKLYN, N. Y.—Rockwell Construction Co., 826 Ocean Parkway, has the general contract for the 2½-sty frame and stucco residence, 30x50 ft, with garage, at the southeast corner of Shore rd and 4th av, for L. J. Solomon, 268 Norman av, owner, from plans by P. Tillion & Son, 103 Park av, Manhattan, architects. Cost, approximately \$20,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick and steel factory building, 60x120 ft, near the L. I. R. R. freight station, for the H. & B. Development Co., owner, Multiple Battery Co., 427 West 50th st, lessee. Cost, about \$18,000. Plans were prepared privately.

MANHATTAN.—Harby, Abrons & Melius, 15 East 40th st, have the general contract for an 8-sty brick factory building, 50x100 ft, at 548 West 39th st, for John F. Murray, 33 Clifton terrace, Weehawken, N. J., owner, from plans by Rouse & Goldstone, 510 5th av, architects. Cost, about \$150,000. Plans will soon be finished and work started.

BROOKLYN, N. Y.—Rosenthal Construction Co., 228 Jackson st, Brooklyn, has the general contract for a 2-sty reinforced concrete factory building, 200x105 ft, and a 1-sty brick building, 20x85 ft, on Johnson av, between Stuart and Ingraham avs, for the Englander Spring Bed Co., 88 35th st, Brooklyn, owner, from plans by Buchman & Kahn, 56 West 45th st, Manhattan, architects. Cost, about \$150,000.

STABLES AND GARAGES.

SANDS POINT, L. I.—Cauldwell-Wingate Co., 381 4th av, Manhattan, has the general contract for a 2-sty frame garage, 30 x70 ft, with living quarters on the second floor, at Sands Point, L. I., for Mrs. O. H. P. Belmont, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Wharton Green, 37 West 39th st, has the general contract for alterations to the 6-sty brick and stone store and loft building, 25x100 ft, at 546 5th av, for the Adelaide S. Browning Estate, owner, H. Jaekel & Sons, lessee, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$30,000.

MANHATTAN.—Edgar A. Levy Construction Co., 505 5th av, has the general contract for a 4-sty brick and stone store and loft building, 20x50 ft, at 81 Hudson st, for Henry M. Day, Inc., 89 Hudson st, owner.

**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.

NATIONAL METAL TRADES' ASSOCIATION will hold its twenty-first annual convention at the Hotel Astor, New York, on April 23 and 24. The annual alumni dinner, the meetings of the executive committee and of the administrative council will be held on April 21. The gathering of the secretaries and the joint meeting of the branch presidents, secretaries and administrative councils will be on April 22.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesday, 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, March 11, 1919, at 10 a. m.

Under Building Zone Resolution.

100-19-BZ—602-606 Lorimer st, Brooklyn.
86-19-BZ—1423 Rockaway blvd (Beach 20th st), Queens.

91-19-BZ—1923 Cornaga av, Far Rockaway, Queens.

93-19-BZ—2390-2400 Pitkin av, Brooklyn.

94-19-BZ—2122-26 Bergen st, southeast corner Eastern Parkway Ext, Brooklyn.

97-19-BZ—733-741 59th st, Brooklyn.

99-19-BZ—210 East 118th st, Manhattan.

BOARD OF APPEALS.

Tuesday March 11, 1919, at 1:30 p. m.

Under Building Zone Resolution.

1190-18-BZ—351-361 Troy av, southeast corner Carroll st, Brooklyn. Reopened December 10, 1918.

42-19-BZ—East side Broadway, bounded by 171st st, St. Nicholas av and 172d st, Manhattan.

70-19-BZ—391 Hegeman av, Brooklyn.

73-19-BZ—189-191 Prospect Park, southwest, Brooklyn.

75-19-BZ—3752 Third av and 1463-1467 Crotona pl, Bronx.

78-19-BZ—505-507 Lexington av, Brooklyn.

80-19-BZ—221-225 Thompson st, Manhattan.

83-19-BZ—167 West 89th st, Manhattan.

110-19-BZ—130-134 West 50th st, Manhattan.

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

BOARD OF APPEALS.**SPECIAL MEETING.**

Thursday, March 13, 1919, at 1:30 p. m.

Appeals From Administrative Orders.

48-19-A—Pier 106-G, North River, Manhattan.

49-19-A—Pier 105-F, North River, Manhattan.

50-19-A—Pier 104-E, North River, Manhattan.

51-19-A—Pier 103-D, North River, Manhattan.

52-19-A—Pier 102-B, North River, Manhattan.

53-19-A—Pier 73, North River, Manhattan.

54-19-A—Pier 72, North River, Manhattan.

55-19-A—Pier 72, North River, Manhattan.

56-19-A—Pier 31, North River, Manhattan.

57-19-A—Pier 31, North River, Manhattan.

58-19-A—Pier 23, North River, Manhattan.

59-19-A—Pier 23, North River, Manhattan.

60-19-A—Pier 17, North River, Manhattan.

61-19-A—Pier 16, North River, Manhattan.

62-19-A—Pier 35, East River, Manhattan.

63-19-A—Pier 35, East River, Manhattan.

64-19-A—Pier 34, East River, Manhattan.

65-19-A—Pier 34, East River, Manhattan.

66-19-A—Pier 4, East River, Manhattan.

67-19-A—Pier 4, East River, Manhattan.