

# Real Estate Record and Builders Guide

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# E D I T O R I A L

## New York City Should Be Exempted

Mayor Hylan places himself on logical ground in his protest against the passage of measures at Albany which propose increased salaries for school teachers. In a formal letter to all members of the Senate and the Assembly, Mayor Hylan points out that these bills, if enacted into law, will add from \$10,000,000 to \$20,000,000 a year to the financial burden already being carried by the taxpayers of New York City. Obviously this will mean an enormous increase in the tax rate.

Mayor Hylan reminds the legislators that the Board of Estimate has appropriated \$10,000,000 for new schools and sites, and he announces that \$10,000,000 more will be appropriated just as soon as the money is required. He also reminds them that several months ago the Board of Estimate increased by \$100 each the salaries of all teachers receiving \$1,820 a year or less, thereby adding \$1,749,300 to the teachers' payroll. Recent increases in the salaries of teachers, firemen, policemen and other city employees receiving \$1,800 or less a year have added a grand total of about \$7,000,000 to the budget.

Under the circumstances, the Legislature should heed the protest of Mayor Hylan for financial reasons. But they also should heed his protest for the reason that the proposed legislation constitutes a serious violation of the home-rule principle. New York City school teachers have been granted various increases during the last few years. It may be true, as is contended, that in some other cities of the state the pay of teachers has not advanced so much, but even if that be true any increase in this city should not be made a part of a general state program.

If other cities in the state want legislation to enable them to increase teachers' salaries, that is entirely a matter of their own concern. But New York City, which has been dealing with this problem independently and on a more liberal scale, should be exempted from the provision of these general state measures.

## Why Not a Legislative Inquiry Into "Profiteering"?

A resolution providing for a legislative investigation of "high" rents in New York City has been introduced at Albany, referred to the proper committee and it is reported that nothing more will be heard from it.

Why not? Who is responsible for sidetracking an impartial investigation into the alleged "profiteering" of landlords? Certainly not the people who sent their representatives to Albany, because they are or should be vitally interested in the question of the constantly increasing prices they have to pay for living quarters, and would surely welcome any action which might disclose whether there is not something that can be done to limit any further inroads on their incomes. Reputable real estate men will put no obstacles in the way of bringing out the causes for the advance of

rentals. They have stated frequently and emphatically that these are higher taxes and greater costs of operation, and figures have been given in the Record and Guide for practically all classes of buildings tending to prove their case. An official finding would justify their previous contentions.

Who, then, are left who might be interested in shelving an investigation which is certain to allay the public clamor against the landlords? Only the politicians whose plans for extravagance in municipal and state expenditures might be interfered with if a legislative investigation of the rental question should develop the intimate relation of higher rents to higher taxes. The tenant would then be informed by his chosen representative at the State Capitol that the huge expenditure by public officials only meant that eventually he would have to pay—pay—pay. Camouflaged tax rates, bond issues and other expedients of the hour could of necessity be only temporary and ultimately much of the addition to the bill would have to be met by the tenant by means of rents paid to the landlords.

Politicians are not solicitous about having their constituents realize that their wasteful expenditures must be made good by the home folks. If they are not responsible for raising the cry of rent "profiteering" they at least are not willing to do anything to prove that it is unfounded. The landlords have expressly stated that one of the principal causes of high rents is high taxes. The politicians want high taxes so that they can spend much money. And therefore any suggestion for a tribunal that would pass upon the question, and bring home to tenants the truth that the acts of the politicians help to force up rents, is not to their liking and will not be brought about if they can help it.

The day will come when there will be an accounting. That day will be a tough one for the money-spending officials, not the landlords.

## The Cost of Building Materials

Builders soon will be in a position to figure costs of materials on a basis that will be stabilized as effectively as they ever are in normal times. The creation of the Industrial Board of the Department of Commerce insures this, because in its announcement of the conditions existing today, and in its program of the part it is to play in starting the wheels of commerce, it shows comprehensive insight into the true state of affairs and relies on a basic principle for rectifying the trouble which has so far prevented the normal resumption of business.

The personnel of the Board includes a manufacturer of agricultural machinery, two steel producers, a lumberman, a dry goods merchant, a railroad financier and the Immigration Commissioner—as representative of the various industries of the country as any workable commission can be.

The Board finds that buying lacks courage and is



decreasing in volume; money is timid and remains in banks; mills and factories are idle, with few running full time; new construction has not yet begun and non-employment is spreading.

To offset these facts it declares that commercial stocks are depleted; there is plenty of money; construction is several years in arrears of necessity; a long period of enforced economy is greatly relieved, and markets are in prospect in all parts of the world.

Starting out with the presumption that Government domination of industry is no longer to continue, the Board is planning to bring about an understanding in the various industries as to the fair prices at which commodities, either raw or manufactured, shall change hands. This is to be arrived at by a series of conferences between the board and the leading producers and manufacturers in the different lines, the announcement of the board to be followed by Government purchases at this price. The price so announced is not to be a fixed price in the sense that the price of wheat was guaranteed, or any other of the war measures affecting prices was enforced by the Government.

The action of the Board will differ materially from the practice of the Government during the war. Its aim also will be radically different. The reasons which actuated Government control of prices was to prevent undue speculation at the expense of the people; to encourage production to an extraordinary degree to meet a highly stimulated demand and to draw to certain lines of work the energies and instrumentalities and man power of other, and for the moment, less important industries.

What the Industrial Board plans to do is to remove the greatest factor which is universally believed to be standing in the way of the resumption of business on a scale that is likely to dwarf the activities of this country in any previous period of its existence. This factor is the fear that undertakings of almost any description begun now may be made unprofitable by a decided cut or series of cuts in the prices of raw materials in the future, which would give those who delayed beginning operations until they were able to take advantage of these cuts a great advantage over those who start in now.

The Board will try to determine fair prices, and the Government, whose purchases represent about thirty per cent. of the business within the country, will establish these prices as satisfactory. It is an axiom in business affairs that the big buyers make prices, and are followed by the smaller concerns.

The Government, in the present crisis, is the big buyer, and the other buyers will fall in line. The wheels of business will thus be started. The fear of further reduction in prices of raw materials in the near future will fade away. The law of supply and demand gradually will begin to reassert itself. And it is more than likely that, in view of the known needs of this country and of the neutral nations and of war-devastated Europe, business will grow to huge proportions, in all probability with rising costs, higher wages, and bigger profits.

The first move of the Industrial Board will be to

stabilize the price of the basic material—steel—which is not only the most important to the country generally, but is of particular interest to the building industry. Following this the Board will take up the prices of brick, cement and other building materials, and it is therefore certain that by the opening of the building season operators will be assured of a situation in the material market which will give them confidence to begin the great program of construction work which is waiting on the stabilization of material prices.

The season promises to be record breaking, and with the practical settlement of the wage scales and with a sufficiency of labor available, should be highly remunerative.

## The Facts of a Vital Problem

New light on the Carson-Martin bill was shed at the hearing in Albany this week. This is the bill which empowers the Public Service Commissions to take up the question of higher fares on the various transportation lines throughout the state.

Critics of this measure have contended that its provisions are unconstitutional. The answer to this criticism was furnished by Charles E. Hughes, formerly Justice of the United States Supreme Court, and Nathan L. Miller, formerly Judge of the Court of Appeals. Both of these great lawyers, each recognized as an authority on constitutional questions, declared that the Carson-Martin bill would stand the test. It is not surprising that the members of the Legislative Committee before which the hearing was held readily accepted the arguments of former Justice Hughes and former Judge Miller as settling the constitutionality of the bill.

The Record and Guide already has pointed out the vital interest which the taxpayers of New York City have in the Carson-Martin measure. Unless a way is found to increase the receipts from the subways the taxpayers of the city will have to go down into their own pockets for an extra \$12,000,000 to meet the interest on the city's investment in the dual subway which cannot be paid out of the earnings under a five-cent fare. The only alternative is higher fares.

Mr. Hughes, after a careful investigation of the subject, frankly told the legislators that the street railway corporations of the state are facing bankruptcy and that the Legislature must meet the facts. Mr. Hughes spoke on behalf of various insurance companies which hold \$43,000,000 of securities of transportation companies in Greater New York, but his arguments carried equal force as applied to all other institutions and individuals who have money invested in these securities.

No company under present conditions can afford to carry passengers at a five-cent fare. Despite the opposition of the New York City authorities, the Legislature should take a firm stand and deal with this problem on its merits. The public interest calls for the prompt passage of the Carson-Martin bill, even though some officials pretend not to recognize that fact. This question will not be settled until it is settled right, and now is the time to do it.



# REAL ESTATE SECTION

## Bill Limiting Realty Tax Still Held In Committee

Resolution for Favorable Report on Measure Fails to Receive Necessary Votes—  
Another Attempt for Action Next Week

(Special to the Record and Guide)

Albany, N. Y., March 14.

**T**HE Assembly Cities Committee this week voted down a resolution calling for a favorable report on the Seesselberg bill, limiting the tax rate on realty in New York City to 2 per cent. This measure was amended and re-committed last week. Another effort will be made next week to force it out of committee.

The Youker bill, amending the Real Property Law in respect to the registration of title to real property, is advancing favorably. The bill is now on the order of third reading in the Assembly, and much of the opposition to it in the Senate has disappeared. The bill strikes out the provision that the court may omit referring the matter of registering title to an official examiner of titles and in lieu thereof accept a report on title made by a title insurance or searching company.

Strong opposition from the farmers has developed against the proposal to levy an income tax to make up for the deficit caused by the loss of excise revenues. The rural element in the Legislature naturally would prefer to make up this deficit by increasing the levy involved in the direct state tax. They point out that a direct state tax of three mills would raise the amount required by the state sinking funds and would furnish the state and cities with moneys to supplant excise revenue losses. This attitude on the part of the rural legislators is prompted by the fact that New York City, which pays 70 per cent. of the direct state tax, would be compelled to foot the bill.

Opposition from the same source has developed against the proposed personal property tax, now in process of preparation by the Davenport Taxation Committee. The committee's bill would provide an exemption of \$1,000 before the tax of

one-half of 1 per cent. is applied. The farmers claim that this exemption is so low that the tax would hit farm machinery. New York City real estate interests favor an exemption up to \$3,000, and it now looks as if the committee would compromise by providing for an exemption of between \$2,000 and \$3,000.

The Real Estate Board of New York makes the following correction of a statement appearing in New York City daily newspapers on Thursday:

"The Sesselberg bill, fixing the tax rate at 2 per cent., was not killed. There are thirteen members of the Committee on Affairs of Cities of the Assembly; eight are pledged to the bill. At the committee meeting on Wednesday ten were present. Miller, of Erie, pledged to the Seesselberg bill, was sick and unable to be present; Steinberg, a New York member, pledged to the bill, left the committee to send a telegram and said he would return in a few minutes. As he left the room the chairman of the committee ordered a roll call on it. Six members voted for the bill and four against it.

"The vote was as follows: In favor—Blakely, of Worcester; Franchot, of Niagara; Burr, of Kings; McCue, of New York; Wells, of Kings; Miller, of the Bronx.

"Against—Malone, of Albany; Dobson, of Monroe; Davis, of Oneida; Whitcomb, of Broome.

"It takes seven negative votes to kill a bill. The bill will be reported out next Tuesday and can easily pass the Assembly. Senator Dowling will introduce it in the Senate on Tuesday. There is no opposition to the bill on its merits and the sentiment for it on the floor of both houses is almost unanimous."

## Statistics Show Large Volume of Projected Construction

**O**NE of the best indications that the building industry has a considerable volume of excellent business in prospect is the fact that during the week of March 1 to 8, contracts were awarded for new construction that approximates \$3,000,000. During the same period reports were obtained of new building operations being planned by architects and engineers that represent an outlay of nearly \$9,000,000, and projects of more than \$4,000,000 were in the hands of contractors for estimates.

These figures have been obtained from reports and statistics gathered by the F. W. Dodge Co. from authentic sources of information in the building field and included practically every type of building and engineering project. The territory represented by the figures involves all of New York State and New Jersey north of Trenton.

During the first week of March there were a total of 112 general contracts for new construction placed, 24 of which involving \$199,000, were for residential structures. Contracts for stables and garages numbered 15 with a total valuation of \$245,000. There were 5 federal, state or municipal projects and these will involve an outlay of \$554,000. Industriay buildings, including factories, warehouses and buildings of a like character, numbered 24 and the total cost of construction will ex-

ceed \$560,000. School and theatre projects represent an expenditure of \$673,000 and store and office buildings will add approximately \$400,000 to the amount of money to be placed in new construction work in this territory.

New structural projects reported prior to the completion of plans and taking of estimates numbered 279. The most prominent group was that involving the construction of residential operations which numbered 117 and will call for an outlay of approximately \$2,265,000. The group including churches, schools and theatres consists of 27 separate projects and represents an expenditure of \$2,161,000. Hotels and institutional work will involve 51 projects at a total cost of \$2,237,000, with 31 stables and garages at \$722,000 and 21 industrial operations costing \$662,200. Plans are being prepared for 31 store and office buildings at a cost of about \$514,000.

A total of 84 separate building and engineering operations were in the hands of contractors for estimates during the week of March 1 to 8, of which 21, representing an expense of \$2,189,000, were for churches, schools and theatres. There were 7 stables and garages costing about \$208,000, 10 industrial projects at \$257,000, 10 public improvement operations valued at \$845,000, 14 residential jobs at \$267,000, 7 stores and offices at \$192,000, 4 hotels and institutions.



# Realty Men Object to Extravagance of City Officials

## Announcement of Comptroller Craig that They Ask for \$255,000,000 Met with Demands for Economy Until Realty is Relieved

**I**N view of Comptroller Craig's statement that the city officials were urging expenditures of \$255,000,000, which is a considerable increase over last year's budget, and because no legislation has as yet been passed providing for additional revenue, the Record and Guide has secured the following expressions of opinion from leading real estate men:

**FRANKLIN PETTIT.**—The plan as outlined is rather vague and lacks essential details. On general principles, however, I believe it would be a good policy for the city to undertake public improvements of an income-producing character. There is no doubt that New York City needs docks, terminals and subways. If they can be built and show an adequate return on the investment, I do not believe there will be any difficulty in the marketing of the bonds necessary for their financing.

But a good deal more information will have to be furnished to taxpayers before they can be expected to support so ambitious a program. They will insist on more than a casual statement that the improvements will be self-supporting.

With regard to improvements of a non-income producing character, I should advocate a conservative policy and the undertaking of only those projects which are absolutely essential. The whole question of public improvements is so interwoven with other civic and political problems that no one can consistently advocate their undertaking unless an opportunity has been afforded for the study of each specific appropriation and the locality which the improvement will affect.

**FRANK LORD**, of Cross & Brown Co.—The scheme of deciding on a three-year program is wrong in principle, in view of New York City's present financial condition. I believe it to be a pernicious policy which seeks to tie up the city for three years upon projects involving such a huge amount as \$255,000,000. Whatever the city must do this year will be sufficient and whatever the city must do next year and the year after can very well be left to such time and influencing conditions when they arrive. The Federal Government has bound the nation to a four billion dollar expenditure in 1920 instead of waiting until 1920 to face the actual conditions. Our Comptroller has evidently come to the conclusion that the safest thing to do is to commit the city to an outlay of \$255,000,000, while the war excitement is still on and while the committing is good.

The whole scheme of advance commitments is wrong in principle and should be stopped at once. We must not overlook the danger that as soon as the \$255,000,000 matter is settled and New York's busy citizen has forgotten about it, the politician will calmly proceed to spend on top of it, with the same cool disregard of New York's financial plight that generally characterizes the politician's view of financial matters.

**BRYAN L. KENNELLY**—I am in favor of dock and terminal improvement at the earliest possible time. Unless something is done to relieve existing conditions along the water front New York City will suffer severe losses and its commercial supremacy threatened through lack of proper facilities to meet the steadily growing shipping demands of the port. There is an insistent demand for dock space along the entire water front with numerous tenants waiting to take leases that will be unusually profitable to the city. There should be no difficulty in the financing of these improvements through bond issues because the docks can be rented from the plans and show such a splendid investment that their success will be assured long in advance.

I am not familiar with the other phases of the Comptroller's plan, but if their financing depends upon the increasing of real estate assessments I cannot advocate their undertaking because real estate is already over assessed. The wisest course would be to obtain new sources of revenue first and

then the principal difficulty in the way of undertaking new public improvements would be eliminated.

**THOMAS HOVENDEN**, of the Chauncey Real Estate Co.—All public improvements, except those absolutely necessary, should be held in abeyance. The taxpayers of New York City are burdened enough as it is without being required to meet new demands. I am opposed to any such commitments as are proposed until some adequate means are provided for their payment from sources other than real estate, because in the final analysis, were these improvements undertaken now the cost would have to be met by real estate, all statements to the contrary notwithstanding.

**STEPHEN H. TYNG**, President Real Estate Board of N. Y.—The question as to the practicability of undertaking such a comprehensive program as Comptroller Craig outlines is one which can not be briefly dismissed or easily passed over. There are, nevertheless, several broad phases which may be discussed.

In the first place it is apparent that the plan for the financing of these public improvements concerns itself with the issuance of corporate stock and serial bonds. It is my opinion that this is a decidedly unfavorable time for the city to attempt to float bond issues.

Moreover, aside from this element in the situation, I believe that the policy of the city should be extremely conservative with regard to new expenditures. We have been spending so much within recent years that the time for retrenchment has arrived. New York City should not think about spending money until it has the money to spend. Spending money which has not yet been obtained is not in accord with the most fundamental business principle and the city is no more justified in undertaking projects on this basis than the humblest business man.

Increased assessed valuations no doubt will play a considerable part in the raising of the debt limit which Comptroller Craig emphasizes so much. In this connection I wish to state that the opinion that present-day assessed valuations on real estate represent market values is wrong and not based on fact. It is no secret that a great deal of New York City real estate is grossly over-assessed.

If Comptroller Craig believes that the people of New York City are willing to stand for further advances in rent then he is at liberty to go ahead in extending the city's debt incurring power by jacking up assessments.

This is, of course, an expression of my personal opinion and comes from me as an individual and not as President of the Real Estate Board.

**JOHN M. STODDARD**, of Stoddard & Mark.—I am not in favor of the undertaking of new public improvements unless they are absolutely necessary. Six years ago the people of this city voted to build subways, it having been an issue of the campaign, which resulted in the election of Mayor Mitchel. It took an abnormal amount of money, but it resulted in vast public benefit and I was glad to see it done. I believe now, however, that we should stop and catch up a little even if we have to do without many desirable improvements within the next two or three years.

**LAWRENCE B. ELLIMAN**, of Pease & Elliman.—I am unalterably opposed to the expenditures of such large amounts on public improvements until some new and practicable methods have been devised for obtaining new sources of revenue. I do not wish to see the city burdened with such commitments, because sooner or later real estate will be asked to shoulder the interest burdens which such bond issues would entail. The limit on real estate taxation has been reached and there is no assurance that this proposed plan will not incur new obligations upon these already sadly harassed sources of taxation.



# Higher Rents For Saloon Properties Under "Dry" Law

## Number of Stores Remodeled in Different Sections of City Show Prohibition May Not Be Unmixed Evil

WITH Prohibition written into the Constitution of the United States, the question of the use to which saloon properties can be put is interesting real estate men. The enactment of this legislation was considered by property owners as one of the most damaging blows to real estate which had been inflicted in years. A conservative estimate gives the number of stores in Greater New York occupied as saloons as nearly ten thousand. There are 3,271 liquor licenses in Manhattan, including hotels and restaurants, and 409 family liquor stores.

The estimated financial losses as the result of Prohibition run up into the millions. One of the arguments which the

a saloon and hotel it brought in a rental of \$9,500 a year. About a year ago the owner foresaw the coming of Prohibition and he decided to alter the property from plans by John H. Scheier, and undertook an unusually interesting alteration project which involved an outlay of about \$30,000, but increased the income from the property to about \$26,000 a year. Six stores were installed on 43d street and two stores on Sixth avenue, not including the corner store, which has been taken by the United Cigar Stores as a branch establishment. All these stores are now rented.

Perhaps even a more striking illustration may be furnished by the former Pabst restaurant at Columbus Circle which was recently leased by Walter J. Salmon and which has been altered into a number of small stores from plans by the same architect. This project also records a substantial increase in rentals.

Mr. Scheier, who believes that there are a number of existing opportunities for similar projects at the present time, has just undertaken an alteration project of considerable interest. He has leased from Joseph W. Hernesy, one of the most important saloon corners in the neighborhood, the property at the southwest corner of Eighth avenue and 54th street, occupying a plot fronting 25.9 feet and the avenue and



SIXTH AVENUE AND 43D STREET BEFORE ALTERATIONS.

"wets" are using to secure legislation that will allow the sale of light wines and beer is the tremendous losses which will accrue to the government from the wiping out of the excise taxes. They also call attention to the losses to the owners of saloon properties in the form of diminished rentals, and to the diminished city's revenues due to the depreciation of real estate valuations of property for purposes of taxation.

Investigation by the Record and Guide discloses the fact that the situation so far as a considerable share of New York City real estate is concerned is not as unfavorable as has been thought by most realty owners.

Many landlords in anticipation of the enactment of prohibition have taken it for granted that the saloon was doomed and they have, with characteristic enterprise, accepted the situation and are making the best of it. There is more than one instance where property owners have been able to profitably alter saloon properties and not only have they not sustained a loss, but actually have proved that the realty will bring in a better return on the investment than when it was occupied as a saloon.

Several striking instances may be cited where owners have been able to profitably remodel saloon properties. The building at the northwest corner of Sixth avenue and 43d street, opposite the Hippodrome, was for many years occupied by the Hotel McKenzie. It contained a saloon on the ground floor and the upper floors were used as a hotel. Occupied as



AFTER—SALOON GIVES WAY TO STORES.

100 feet in the street, together with an "L," 50.5 feet in depth. The lease is for a term of 25 years with two renewals and calls for a rental aggregating about \$600,000. Mr. Scheier has an option to purchase the property, which is held at \$150,000. Upon the expiration of the existing leases he plans to completely remodel the existing five-story buildings into small modern apartments of one, two and three rooms containing bath rooms and kitchenettes. The basement, ground floor and second story will be altered to contain a number of small stores and an additional mezzanine floor for use as shops or offices. The cost of these alterations will approximate \$50,000 and Mr. Scheier estimates that his income return upon the completion of the project will be about \$30,000 a year. The property during the days of saloon occupancy

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# Ex-Gov. Charles E. Hughes Favors Carson-Martin Bill

## Sustains Constitutionality of Measure to Vest Power to Increase Public Utility Rates in Public Service Commissions

(Special to the Record and Guide)

Albany, March 14.

FORMER Governor Charles E. Hughes and former Judge of the Court of Appeals Nathan L. Miller sustained the constitutionality of the Carson-Martin bill vesting the Public Service Commissions with power to determine applications for increased rates by public utility corporations before the Senate Public Service and Assembly Judiciary Committees on Wednesday.

That the Legislature has the power to vest in the commission this discretionary function was the gist of the arguments delivered by both former judges. Justice Hughes represented the Equitable Life Assurance, New York Life Insurance, Mutual Life Insurance and the Metropolitan Life Insurance companies, which hold upwards of \$43,000,000 of the securities of the traction companies operating in Greater New York. Judge Miller represented the traction lines.

The committees were agreed that the constitutional obstacles in the path of the bill—the opponents had made their strongest fight upon the alleged unconstitutionality of the measure—had been removed by these two authorities, one having served on the United States Supreme Court and the other on the Court of Appeals.

After discussing the constitutional features of this legislation, Justice Hughes declared that under present conditions the street railway corporations of this State are facing bankruptcy, that the Legislature must face the facts and quit shying at this problem, which not only affects the railway companies themselves, but also real estate, the insurance companies and banks which have purchased the securities of street railway corporations.

With respect to the constitutional aspects of the measure Justice Hughes said: "There is no basis for the contention that the provisions of the Constitution as to local consents have in any way ousted the Legislature of its police power or of its normal governmental supervision of charges. The constitutional provision as to consents contains no language permitting such a conclusion. Such an ousting of the Legislature of its appropriate powers of protection cannot be implied. Municipal contracts, including franchise agreements,

are at all times presumed to be subject to the police power of the State acting through the Legislature or through a duly authorized agency, such as the public service commission, to which the Legislature may have suitably delegated its powers in that respect, and the Legislature or the public service commissions to which the power has been expressly delegated has the right to fix reasonable rates to be charged for public service."

Judge Miller's argument followed closely the lines of Justice Hughes.

A delegation of about thirty bankers from New York City were present at the hearing, to give their support to the advocates of the bill. John J. Pulleyn, president of the Emigrant Industrial Savings Bank, which holds \$12,000,000 of traction securities, and A. Barton Hepburn, chairman of the Advisory Board of the Chase National Bank of New York City, addressed letters to the committee supporting the bill.

Corporation Counsel William P. Burr, of New York City, headed the opposition. He was opposed, he said, to placing in the public service commission such broad powers of determination, and questioned the right of the Legislature to make such delegation. He characterized the bill as radical in the extreme. Were it an emergency measure, he said, he would not be inclined to oppose it, but it is designed to be a permanent, continuous delegation of power which he said would prove dangerous. Stewart Browne, of the United Real Estate Association of New York City, also declared against the bill.

Senator George F. Thompson, chairman of the Public Service Committee of the Senate, indicated several times during the hearing that he personally opposed vesting the public service commission with power to abrogate agreements affecting rates. After he had asked several questions of Justice Hughes, all of which indicated his aversion to the public service commission, Justice Hughes remarked that little progress would be made by the Legislature if it permitted personal animosity to guide its deliberations. Chairman Thompson's antipathy to the present public service commission is well known, and when Justice Hughes made this remark many of those present applauded him.

## Higher Rents for Saloon Proprietors Under "Dry Law"

(Continued from page 333)

has been bringing in only \$7,000 a year. Thomas P. Burke, who is interested in tenement property on the middle west side, is also optimistic regarding the future of saloon properties in the poorer sections of the city and in neighborhoods which are the chief support of the typical New York saloon. He does not believe that the losses will be as serious as anticipated, and cites one instance of an owner who has been able to capitalize existing opportunities. The property at the southeast corner of Tenth avenue and 52d street, which years ago was occupied as a saloon, was untenanted for quite a time and could not find a tenant at \$75 a month. It was recently remodeled at small expense and has since been leased to three tenants, one a dry goods merchant, the other a fish dealer and the third a ladies' tailor, and now returns \$138 a month.

There are a number of other instances which may be provided, indicating a similar situation. There is a well-known saloon property on Washington Heights in the neighborhood of Broadway and 150th street which is leased at \$7,000 a year. An offer of \$7,500 has been made for this space for use in a non-saloon business. There is a corner at Sixth avenue and 57th street which formerly brought \$5,000 a year as a saloon which has been altered and returns \$12,000 a year.

A number of owners are still entertaining the hope that

there will be some modification which will permit the sale of beers and light wines, and therefore have not yet been willing to commit themselves to any other project involving different kinds of occupancy. It is for this reason that not so many saloons have been vacated to date, as was predicted, in spite of the fact that July 1 is only a short time off.

Incidentally it might be interesting in this connection to mention a suit to test the validity of leases on property used as restaurants and saloons, which has been filed in the United States District Court by Miehling & Kayser, attorneys, representing the Pape & Schaar Corporation, which rents a building from Benjamin J. Scholerman. This action may also test the regularity of the passage of the constitutional amendment prohibiting the sale of liquor after Jan. 16, 1920.

The Pape & Schaar Corporation occupy a hotel building at Third avenue and 122d street, the ground floor being used as a restaurant and saloon. The owner lives in Greenwich, Conn., and for this reason the suit was brought in the Federal Court. The corporation says it would never have leased the building except upon the condition that it would be permitted to buy and sell intoxicating beverages. But after Jan. 16, 1920, the corporation's business will "be confiscated and terminated solely through the amendment of the Constitution

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# Much Easier to Buy Homes in Suburbs Than to Rent Them

## Five Thousand New York Families Annually Leave City for Country but This Years Houses are Difficult to Find

By L. Ward PRINCE

President of Griffen, Prince & Ripley

**A**S a real estate purchasing agent for the Government during the war I had an excellent opportunity to study housing conditions at close range throughout the country. The Government program of industrial housing was ambitious, and yet, had the war continued and the work been carried to completion, it would not have caused more than a ripple upon the surface of this immense problem.

We are already well into the new year, with little work started and very poor prospects of anything like a building movement. People everywhere are crying for houses, and every day finds the problem more acute. The Government has settled upon no plan of assistance. Those interested in the problem have already formed themselves into two groups, directly opposed to each other. One group advocates direct Federal housing, while the other contemplates some method of financial assistance similar to building loan associations.

This brief summary of the general situation may lead us to a better understanding of the problem which interests us most—"Housing in the New York Suburbs."

After collecting considerable data on the subject I have reached the conclusion that at least five thousand families seek the New York suburbs every year. Assuming that the average family consists of three this gives a total of fifteen thousand new people to be housed within thirty miles of New York City every twelve months. Before the war this was easy, for there were enough new houses to go around. During the last twelve months at least 90 per cent. of the housing has stopped, while the demand has increased enormously, owing to the shortage of apartments in New York.

What is the result? Every suburban real estate office is overwhelmed with requests for houses to rent, with the supply reduced to almost the zero mark. A further result of the lack of building in New York City has been that newcomers from distant points seek the suburbs, hoping that here they may find relief. If conditions in the building material market were normal the shortage might be relieved during the summer, but with the high cost of material and labor and the inability to procure mortgage money the prospects for the

early resumption of building on anything like a proper scale is out of the question. Frankly, it looks like tents and barracks by next fall.

The suburbs still have quite a number of houses for sale at prices current before the war, and the wise man is getting into his own home this spring. When the present supply of houses has been absorbed and building starts again prices will be on a higher scale than at present. The title companies inform me that a large percentage of their titles are new ones rather than reissues, tending to show that many of the properties changing hands now have not been sold for years, and I know that this is true of the Westchester suburbs, where houses have been selling rapidly to tenants who have occupied them, in some cases, for a decade or more.

Landlords cannot be blamed for boosting rentals. Dwellings in the suburbs have never paid enough interest to attract local capital. Why should any man hold residential property for rental purposes if it pays less than 6 per cent., plus depreciation, when he can lend his money on first mortgage at 6 per cent. and have no trouble or worry?

When new building starts people must be prepared for higher cost and higher rent. Happy is the man today who owns his home and doesn't have to worry about May 1st. Houses are within the reach of nearly everybody who is willing to make a sacrifice, for easy terms of payment can nearly always be arranged. Take the man who rents today at \$1,000 per year. Suppose he buys a \$10,000 house. Where will he be in five years? He will have \$1,500 saved, or he will have reduced his rent to less than \$60 per month, and what he will get in the way of accommodations in the \$10,000 house will be immeasurably better than what he gets for \$1,000 rent. The same thing applies to the man who pays four or five times as much rent; but we need not worry about him, for he can help himself. This man is inclined to combine his summer home and his city apartment into a year-round suburban home. This is another answer to the present suburban activity.

I am sorry for some of the heads of families who call upon me to help them find a way to get their children out into the country. Invariably they tell me that they will not buy until they have tried the suburbs to see if they like it. We used to be able to help that sort of a man, but we can't do it any more, for there are no houses to be used for a try-out. My advice to the newcomer is to make a half a dozen trips into the suburb of his choice so that he can get the local atmosphere. A man can almost buy a house in the suburbs today with his eyes shut without fear of loss. Later, if the house does not suit, he will have no trouble in selling at cost, and probably at a profit.

What is going to become of all these people whose houses are sold? They usually tell us they intend to move to some other town, but when they look around they find conditions quite as bad elsewhere.

In my fifteen years of experience I have not seen anything approaching the seriousness of the present situation, and the worst part of it is that I cannot see any remedy other than State or Government assistance. Mr. John W. Parish has recommended a form of relief that looks promising—namely, the State Mortgage Bank. If this bank becomes a certainty there will be a ready market for mortgage loans, and new building may start, providing labor and material conditions become settled. In any event we must educate ourselves to the higher scale of costs, for the prices of 1914 will never be restored.

### Higher Rents for Saloon Proprietors

(Continued from page 334)

of the United States and in no manner by reason of any act of its own," says the complaint. The proprietor will be put in the position of having leased his places for an unlawful business, the plaintiff contends.

It is maintained that the building could not be used for any other purpose which would justify the paying of the present rent, \$650 a month, because the sale of liquor is the bulk of the company's business. When the lease was signed the Pape & Schaar Corporation says it understood that it would continue in its present business until the lease's expiration. Otherwise the corporation would not have signed. The plaintiff asks that the lease be declared void from and after Jan. 1, 1920.

Miehling & Kayser intimated that Scholerman's attorney would be likely to question the regularity of the passage of the Prohibition Amendment. In case they do, the lawyers said, they would inform the Attorney General in order that he might be represented.

Although the Wartime Prohibition Law is not specifically mentioned in the suit to be brought, the action will test its constitutionality, as it is expected that real estate men will immediately raise the point. A similar suit is to be filed in the Supreme Court soon.



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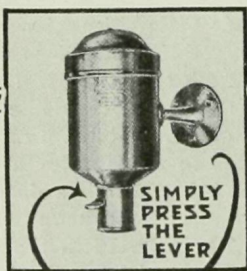
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## LEGISLATIVE BILLS AFFECTING REALTY

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:

*Assembly Int. 891, Pr. 981, Patrzykowski.*—To amend the Labor Law in relation to factories.

This measure would require that the windows of factory buildings be made fireproof in case such windows were within fifty feet in a direct line of another building, not within the same vertical line, or opened on a space or court less than fifty feet wide, or were within seventy-five feet in a vertical direction above the roof of a building within a distance of fifty feet therefrom.

This bill is disapproved. It would require the fireproofing of thousands of windows in factory buildings throughout the city of New York, which comply with the existing provisions of the Labor Law and the Building Code governing this matter. So far as it is known there is no demand for the adoption of this measure by the New York Fire Department, which appears to have no difficulty in preventing the spread of fire to adjoining buildings in case the same are as remote from a burning structure as specified by the existing law and ordinance.

*Assembly Int. 899, Pr. 989, McDonald.*—To amend the Greater New York Charter in relation to salaries of inspectors of buildings.

This measure would increase the salaries of inspectors of the various building bureaus to \$2,400 per annum irrespective of the merits of individual inspectors.

The bill is a mandatory "salary grab," and is disapproved.

*Assembly Int. 633, Pr. 669, Youker (Same as Senate Int. 464, Pr. 485, Foley).*—To amend the Greater New York Charter in relation to the annual city budget.

This bill is approved. It would afford the proper publicity to budget hearings.

*Senate Int. 283, Pr. 287, Farrell.* To amend the Tax Law, in relation to exemption from taxation.

This bill is disapproved. It exempts from taxation dwelling houses owned and occupied by any member of honorably discharged member of the military or naval forces of the United States who has actually served overseas in the war between the U. S. and German empire and its allies.

1. It is unfair discrimination between those who served at home and those who served abroad.

2. There is no limit of valuation. It should be limited to a certain amount.

*Senate Int. 330, Pr. 335, Dodge (Same as Assembly Int. 483, Pr. 495, Winter).*—To amend the Greater New York Charter in relation to the Board of Appeals.

This measure would amend the Lockwood-Ellenbogen Law by providing that when less than five members of the Board of Appeals shall vote to reverse or modify the action from which an appeal is taken then said action shall be deemed to be affirmed.

This amendment has been rendered necessary by a recent judicial decision, and its enactment is highly desirable. In this connection it might be well to point out the unfairness of the requirements that the concurring vote of five members of the Board of Appeals shall be necessary to a decision. As the board has but seven members, and at times but six of them are present, the requirement that an appeal can only

be granted by the concurring vote of five members often works grave hardship. When it is recalled that but a majority vote is required to carry a decision in the Court of Appeals or the Supreme Court of the United States it would appear that the concurring vote of four members of the Board of Appeals should suffice for its decision. Under the circumstances it is recommended that the pending measure be amended accordingly and, so amended, that it be approved.

**MAY BUY PRINTING CRAFTS BUILDING.**

Negotiations are reported to be well advanced for the purchase by the United States Government of the Printing Crafts Building on Eighth avenue from 33d to 34th streets, as permanent headquarters for the Army and Navy. The building is twenty-two stories, on plot 197.6x200. A considerable amount of space is now occupied by the government under a lease which expires on June 30, though it can be renewed. The building was erected by the McKeon Realty Company from plans by Edward L. Larkin at a cost of approximately \$4,000,000.

**FIFTH AVENUE PROJECT PROGRESSING.**

Title has been taken to the south corner of Fifth avenue and 66th street by the No. 845 Fifth Avenue Company, J. E. R. Carpenter president, for improvement with an eleven-story building. Pease & Elliman have been appointed renting agents of the property. One apartment will be provided on a floor, containing twenty rooms and five baths. The building will be 150 feet high, but will contain only eleven stories, instead of the customary twelve stories which go with this height, which gives extra high rooms.

**BUY ROOSEVELT BIRTHPLACE.**

The house at 28 East 20th Street, where Theodore Roosevelt was born on Oct. 27, 1858, was purchased from G. L. Lawrence by the Women's Roosevelt Memorial Committee, and will be restored as it existed when he spent his early life there. In the same deal the property at 26 East Twentieth Street, formerly the residence of John E. and Robert Roosevelt, was acquired so that the restored Roosevelt mansion would be protected from encroachment on that side. Before the house was sold several years ago for commercial uses it was a four-story brownstone, but alterations to make it useful for a restaurant and shops made it of only two stories, so that the interior will have to be restored entirely. When the Roosevelts occupied the house before the civil war and for many years afterwards, the main entrance was slightly lower than the present street level and there were three floors above the main floor. The purchasers were represented in the transaction by the Douglas Robinson, Charles S. Brown Company.

**H. C. FRICK BUYS BRYCE ESTATE.**

Henry C. Frick purchased through Howard LeC. Roome, President of William J. Roome & Company, the estate of the late General Lloyd S. Bryce at Roslyn, Long Island, consisting of about 200 acres with a frontage on the Hempstead Harbor and on the North Hempstead Turnpike, immediately opposite the estate of Clarence MacKay. The house was built about 1900, from plans by Ogden Codman. There are two other houses on the property together with numerous out-buildings, including garage, separate laundry, chauffeur's cottage, gardener's cottage, stables and barns. Mr. Frick who built a mansion with Italian gardens and art gallery on the former Lenox Library plot, Fifth Avenue, 70th to 71st Street, and who has a large estate at Pride's Crossing, Mass., will entirely remodel this property.

**\$1,000,000 FRONT STREET LEASE.**

The Charles F. Noyes Company announces an important lease in the Front Street section. For Joseph F. Cullman, the Noyes Company rented to Charles T. Stork & Co., Inc., which company was recently combined with Boissevain & Co., the seven-story "Venezuela Building" at 133-137 Front Street, occupying the entire block front between Pine and Depeyster Streets. The lessees are one of the largest importing, exporting and shipping firms in the country, and the building will be extensively altered from plans of Dodge & Morrison, and renamed the "Stork Building" and occupied almost entirely by the lessees, who now have offices scattered in a number of downtown buildings with headquarters in the Tribune Building. The lease is for twenty-one years with renewal privileges, and the aggregate rental including taxes and operation is approximately \$1,000,000.



# Real Estate Review for the Current Week

## Bronx and Washington Heights Center of Well-Maintained Buying Movement in Which Professionals Continue to Lead

**T**HE market continued to progress along practically the same lines that have marked its course within recent months, with the professional trader maintaining his position as the leading buyer and seller of income producing properties in many sections of the city, but principally in the Bronx and on Washington Heights. The buying movement has been gaining such momentum that real estate men are beginning now to realize its full significance, although they appreciate the fact that it is still largely an operators' market. The large volume of trading which is being reported is not the old-time "flash-in-the-pan" kind, but is daily reflecting a steadily broadening demand that indicates that the long anticipated real estate revival is well under way. The uninterrupted activity of the operators indicates probably more conclusively than any other factor in the situation that these shrewd observers of market conditions are anticipating the return of the investor to the market and are seeking to capitalize the existing opportunities.

There was some discussion in real estate circles this week with regard to the possible effect on the mortgage market of the increased resources of the savings banks of New York State. According to the report of the State Superintendent of Banks the resources of January 1, 1919, totaled \$3,231,461,928, an increase of \$65,522,847 over the resources reported on January 1, 1918. During the same period the deposits, including dividends credited, increased \$55,454,754.

Superintendent Skinner states that the increase in deposits

from the time the armistice was signed has been almost phenomenal and were made in such a form to indicate beyond question that they consisted wholly of hoarded money. Real estate men see in this unusually large gain in savings bank resources an encouraging development to real estate, since savings banks have been constantly interested in mortgage

A number of well-known apartment houses passed into new ownership this week, among them such well-known properties as the Verona, on Madison avenue; the Manhasset, on Broadway and 105th street; the Dorilton, at Broadway and 71st street; the St. Urban, at Central Park West and 89th street; the Lakeview, at Cathedral Parkway, and the Elise, at Seventh avenue and 111th street.

Fifth avenue owners were interested in the announcement that another tall apartment project would shortly be launched on a 25-foot lot at 15 East 61st street. This contemplated building operation assumes added interest in view of the fact that in the immediate neighborhood are the homes of New York's wealthiest and most socially prominent residents. There were the usual number of deals involving small residential properties and several deals for downtown business buildings, which indicated that business men were still on the lookout to buy properties which they have been formerly occupying under lease. Overshadowing all the business was the steadily growing conviction in the minds of even the most skeptical that the realty market was coming back. The 100 Manhattan sales this week provide the best evidence.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 100 as against 86 last week and 35 a year ago.

The number of sales south of 59th street was 30 as compared with 31 last week and 17 a year ago.

The number of sales north of 59th street was 69 as compared with 50 last week and 18 a year ago.

From the Bronx 91 sales at private contract were reported as against 86 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 344 of this issue.

### PLAN ANOTHER FIFTH AVENUE APARTMENT.

The Fifth avenue residential section is to have another apartment house. The latest venture just reported calls for the erection of a twelve-story structure, on a lot 25x100, at 15 East 61st street. The site, now covered with an old four-story dwelling, about 120 feet west of Madison Avenue, was sold by Worthington Whitehouse, Inc., for the heirs of the Brooke estate to a purchaser who plans to make the indicated improvement. The property, held at \$100,000, is in the same block with the new Knickerbocker Club, and on the same frontage are the large homes of T. Suffern Taller, John T. Pratt, Mrs. Pembroke Jones, and Mrs. Jabez A. Bostwick. Facing it on the southerly side are the residences of Elbridge T. Gerry, which occupies the corner; Arthur J. Moulton, C. Ledyard Blair, and Moses Taylor Pine, jr.

### THE "VERONA" FOR OUT-OF-TOWN BUYER.

Mrs. A. J. Moulton, of Watch Hill, Rhode Island, purchased for investment the Verona, a ten-story apartment house, occupying a plot 100.5x132.6, at the southeast corner of Madison Avenue and Sixty-fourth Street. Douglas L. Elliman & Co. sold the property for the Verona Holding Company, controlled by William H. Barnum and William Everdell, jr., who bought the property a year ago from the receivers of Clarence Payne. The Verona, which was awarded the American Institute of Architects' recognition as the best building of its type erected in the year of its construction, was erected at a cost approximating \$1,500,000 and has a rental-producing capacity close to \$120,000 per annum, some of its tenants being Charles E. Hughes, Noah C. Rogers, Charles A. Dana, and William H. Woodin. Douglas L. Elliman & Co. will continue to operate it for the new owner.

### OPERATORS BUY THE MANHASSET.

A syndicate of operators headed by Gilbert & Kramer bought through Leitner, Brenner & Starr yesterday the eleven story Manhasset apartment house, held at \$1,350,000 and covering the entire block front on the west side of Broadway between 108th and 109th streets. The seller was the Marbrick Realty Company, N. Y., H. B. Snyder president. It is rumored that the purchasers have already started negotiations for the resale of the property. The Manhasset is one of the largest apartment houses in the city, having a frontage of 201.10 feet on Broadway and 100 feet on each street. It contains six apartments ranging from six to nine rooms with twelve stores along the Broadway frontage, and was formerly the property of the American Real Estate Company. Its estimated rental income is about \$150,000. The new owners paid all cash for the property above a mortgage of \$800,000, held by the Greenwich Savings Bank. Sharp & Co. were associated with Leitner, Brenner & Starr in the deal.

### ESTATE BUYS THE ST. URBAN.

The twelve-story St. Urban apartment house at the south corner of Central Park West and 89th street, on a plot 125.11x160, has been sold by Frederick Brown to the Estate of J. Bowie Dash. Leitner, Brenner & Starr were the brokers. St. Urban is one of the largest apartments on Central Park West. It has its own lighting and refrigerating plants and contains five elevators and forty-seven suites. The original frontage was 150 feet, but an additional ten feet was obtained to protect the light and air of the structure. The Metropolitan Life Insurance Company holds a first mortgage of \$825,000. In part payment was given the historic Dash mansion at 240th st. and Dash place and nine lots in the north side of 238th st., 12 feet south of Broadway.

### GEORGE NOAKES SELLS "DORILTON."

Sydney H. Sonn, as president of the Transit Realty Co. Inc., has purchased from George Noakes, through L. J. Phillips & Co., the Dorilton, a twelve-story elevator apartment house at the northeast corner Broadway and 71st street. The building occupies a plot of over five lots fronting 105.5 on Broadway. It is fully tenanted at a rental of over \$111,000, and occupies a prominent location at Sherman Square, with permanent assured southern exposure, overlooking Church of the Blessed Sacrament, at the southeast corner Broadway & 71st street. It is the intention of the present purchaser to alter the building by installing stores on the Broadway front. The seller acquired the property, in trade, in December, 1915.

### SYNDICATE TAKES OVER THE LAKEVIEW.

The Lakeview, a six-story elevator apartment house at 35 to 43 Cathedral Parkway has been purchased by the Morgenstern Brothers Syndicate from the Scheer-Ginsberg Realty and Construction Company. The building occupies a plot 150x100, and is a few hundred feet east of Lenox avenue. It is assessed at \$260,000. Recently the same firm of operators purchased from the Roseff Realty Company the three five-story buildings, housing 100 families, at 9 to 25 Cathedral Parkway, separated from the present purchase by the home of the Young Women's Hebrew Association, at 27 to 33.

### \$325,000 APARTMENT SALE.

The Crausman Realty Company (Bernard Crausman) has resold the Elise, a six-story elevator apartment house at the southwest corner of Seventh avenue and 111th street, known as 200 West 111th street, and fronting 100.11 feet on the avenue and 150 feet on 111th street. The buyers are Isidor Zimmer and Samuel Resnick, who recently have made a number of purchases of apartments. The Elise was held at \$325,000 and rents for \$36,000 annually. Goldreyer & Levine were the brokers in the resale.

### WAREHOUSE CO. BUYS.

John N. Golding sold to the Terminal Warehouse Company, John H. Lynch president, the storage buildings at 27, 29, 31 and 33 South William street and extending through to Stone street. The purchasing company, which now has its main offices at 17 South William street, will erect a new headquarters building on the site purchased yesterday. The property included in the deal adjoins the Curtis Building and is midway between Mill lane and Broad street. It has a combined frontage of about 78 feet on South William street and about 82 feet on Stone street. Cammann, Voorhees & Floyd represented the sellers, the Hermanos Realty Company. The property was held at \$150,000.

### DOWNTOWN GARAGE PROJECT.

Z. T. Piercy, contractor, bought from Lowenfeld & Prager 125 West Third street, and from the Courtney Development Company, F. J. Lancaster, president, 127 and 129 West Third street. The combined properties form a plot fronting 69.2 feet and having a depth of about 100 feet, between MacDougal street and Sixth avenue, partly improved with old frame buildings. The new owner will erect over the site a two-story brick fireproof garage for his business. Pepe & Brother negotiated the transaction.



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### BRONX HOUSES RESOLD.

Daniel G. Griffin resold through Leitner, Brenner & Starr to Max Mindlen the fourteen five-story apartment houses at 1,034, 1,038, 1,042, 1,046, 1,050 and 1,054 Lowell street; 1,141, 1,151, 1,155, 1,163 East 165th street and 1,074 to 1,082 Longfellow avenue. The two corner houses measure 42x80 and the inside houses are each 40x100. To Aaron Miller, Mr. Mindlen has resold the block front comprising five apartment houses in the east side of Longfellow avenue, between Lowell and 165th streets, 200x80, has also resold the two inside houses at 1,151 and 1,155 East 165th st. to Harry Rosen. Leitner, Brenner & Starr arranged all of the deals.

### FIRST SALE SINCE 1875.

The eight-story loft building at 217 to 221 Washington street, southeast corner of Barclay street, has been sold by the estate of Susan P. Lillenthal, through Robert R. Rainey and James S. Anderson & Co. The building occupies an irregular plot, fronting 52.8 feet on Washington street and 80.6 feet on Barclay street, one block north of Washington Market. Land and buildings are assessed at \$110,000. This is the first sale of the property since 1875.

### Manhattan.

#### South of 59th Street.

DELANCEY ST.—N. A. Berwin & Co. sold for the Edgar Estate to I. Randolph and Everett Jacobs 332 and 336 Delancey st, northwest corner of Mangin, two 5-sty new law tenements, on plot 75x100. These houses were erected by the sellers about ten years ago and have been held at \$75,000. They were sold free and clear.

GRAND ST.—James H. Cruikshank resold to Joseph Bienstock the 5-sty tenement with store at 579 Grand st on lot 16.8x83 irregular, assessed by the city at \$6,000. Charles L. Goldstein was the broker.

GREENE ST.—The Levitan Corporation bought from a client of Elkus, Vogel, Gleason & Proskauer the 7-sty store and loft building at 163 Greene st.

MADISON AV.—Bastine & Co., Inc., with Bohnenkamp & Schneider, sold 165 Madison av, a 4-sty building, to John F. Alvord. The property is assessed at \$85,000.

MONROE ST.—Emigrant Savings Bank resold through Thomas J. O'Reilly 158 Monroe st, a 6-sty loft, 23.4x89, taken in foreclosure recently.

READE ST.—The Charles F. Noyes Co. has sold for Trinity Church Corp to Richard S. Elliott 104 Reade st, a 5½-sty basement and sub-basement building, covering a lot 25x61, between Church st and West Bway. It has been owned by Trinity for many years and was held at \$35,000. The Reade st parcel is in the heart of the shoe district and Mr. Elliott is said to have negotiations well advanced for a resale of the building to a concern in that line.

RIVINGTON ST.—Benenson Realty Company bought from the Metropolitan Savings Bank through E. Latt & Co. 345 Rivington st, a 4-sty building, 22x75.

VAN DAM ST.—Pepe & Brother sold for the Alentaur Realty Co. 30 Van Dam st, a 3-sty building, 25x100.

VANDAM ST.—A. J. Robertson sold to the Lansing Co. 28 Vandam st for James Grogan Lynch; also the adjoining building, 30 Vandam st, for the Alentaur Realty, forming a plot 50x100, which is to be improved by the buyers for their business. The company sold their present building at 238 West st through the same broker this week.

WEST ST.—A. J. Robinson sold for the Lansing Co. the 7-sty warehouse building at 288-289 West st, just south of Canal st, occupying a plot 46x100. The purchaser, Frank A. Paige, will use the property for his own business.

3D ST.—Pope & Bro. sold for the Richeleau Realty Co. 134 West 3d st, 25x80, a 3-sty building; also, for the same owners, 22 Cornelia st, 23x70, a 3-sty building, to a client. The property will be improved with a 2-sty building to be used for manufacturing.

8TH ST.—Charles B. Van Valen, Inc., sold for the United States Fire Insurance Company 376 and 378 East 8th st, a 6-sty tenement, 39.7x97.6, obtained through foreclosure last July.

12TH ST.—Three 3-sty dwellings at 161 to 165 West 12th st, opposite St. Vincent's Hospital, have been sold by the estate of Julia A. Miller, which had owned the property for a number of years. The buildings occupy a plot fronting 62.8 feet and having a depth of 103.3 feet, near 7th av.

16TH ST.—Frank L. Fisher Co. sold for Colonel William P. Rooome the 5-sty tenement at 435 W 16th st on lot 24x92.

22D ST.—Harry B. Cutner sold for Frederick Brown the 12-sty store and loft building 140-144 West 22d st, between 6th and 7th avs, to Edgar A. Levy, the well known builder of apartment houses in the Park av section. The building rents for \$36,000 a year and the holding price by Mr. Brown was \$350,000. It was an all cash deal over the mortgage.

46TH ST.—Joseph Oatman sold for the Inwood House, 136 W 46th st, a 4-sty building on lot 15x100.5.

48TH ST.—Pease & Elliman sold for James S. Wright, of Freeport, L. I., to a client of Warren & Skillen 5 East 48th st, a building 26.2x100.5, recently damaged by fire. The property was sold two weeks ago by the estate of Ella L. Hawk and will be rebuilt for business purposes.

49TH ST.—Douglas L. Elliman & Co. sold for Mrs. Eli K. Robinson her former residence at 17 E 49th st, a 4-sty dwelling, on lot 16.8x100.5 to a client for investment.

50TH ST.—Douglas L. Elliman & Co. sold for Dr. W. W. Van Valzah to L. A. Pincus 34 West 50th st, a 5-sty dwelling, which will be converted into small suites.

54TH ST.—Justice Erlanger has granted permission to the First Universalist Missionary Society of the City of New York to sell 154 and 156 East 54th st to the L. and R. Holding Co., Inc., for \$47,000.

55TH ST.—Pease & Elliman sold for Mrs. George A. Quinby, represented by Thomas J. Curran, attorney, 24 W 55th st, 25x100.5, a 5-sty dwelling, built by John Downey on the site once occupied by St. Luke's Hospital. The city assesses it for taxation purposes at \$90,000.

55TH ST.—Charles L. Gilbert, of Brooklyn, sold for William Borroughs to Ruth M. Cooper, four 5-sty apartments, 25x100.5 each, at 237 to 243 East 55th st.

56TH ST.—Chester Simmons sold the 4-sty dwelling, 20x100.5, at 121 E 56th st, to a Boston man represented by Douglas Robinson, Charles S. Brown Co.

54TH ST.—The Levitan Corporation resold the vacant lot at 432 W 54th st for all cash over the present mortgage, to Oliver C. Dimon of Rochester, N. Y., who intends to erect a building for automobile repairs. Charles E. Moore was the broker.

MADISON AV.—Pease & Elliman resold for Edward Margolies to Max J. Kramer the 5-sty dwelling, 25x100, at 275 Madison av, just south of 40th st. The buyer will remodel the property into stores and studios. The house was held at \$125,000.

11TH AV.—The 4-sty tenement, 19x75, at 678 11th av, was sold by John P. Helderscheid.

### North of 59th Street.

HAMILTON TERRACE.—Duff & Brown Co. sold for William Sinnott 50 Hamilton terrace, a 3-sty dwelling, 18x100.

61ST ST.—Worthington Whitehouse, Inc., sold for Pauline A. Schrenkeisen the 4-sty dwelling at 154 East 61st st.

63D ST.—Pease & Elliman sold for Clarence B. Smith the 3-sty dwelling at 150 East 63d st., 16.8x100.5, to Herbert K. Stockton.

66TH ST.—Douglas L. Elliman & Co. sold to Frederick Joy 64 East 66th st, a 4-sty dwelling, 20x100. The buyer will alter it into small apartments.

65TH ST.—The Douglas Robinson, Charles S. Brown Company sold for Margaret B. L. Robinson the 4st residence at 111 East 65th st, 20x55x102.2.

67TH ST.—R. M. Littlejohn purchased for his occupancy the 4-sty and residence at 23 East 67th st, adjoining the northwest corner of Madison av, from the estate of M. W. Mendel, through J. B. Graham. The buyer has commissioned Frederick J. Sterner to remodel the house.

69TH ST.—Albert B. Ashforth, Inc., sold for Mrs. William H. Woodin 127 East 69th st, a 4-sty dwelling, on lot 22x100.5, to Foot & Martin, Inc.

72D ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Mrs. Lucie F. Spier, 114 East 72d st, a 4-sty dwelling, to a buyer for occupancy.

73D ST.—Pease & Elliman sold for Judson S. Todd his dwelling at 23 East 73d st, a 6-sty house, on plot 20x80, between 5th and Madison avs. The building is fireproof and was held at \$120,000. The new owner will occupy. W. Bourke Cockran is the present tenant.

80TH ST.—The Bremner Realty Co. has purchased from the estate of Caroline Boehm the 5-sty dwelling at 5 East 80th st on a lot 25.3x102.2 which has been held at \$100,000. The purchaser will rebuild the property into an English basement residence to be ready for occupancy in the fall. Albert B. Ashforth (Inc.) negotiated the transaction.

81ST ST.—Joseph Oatman sold for Inwood House 147 West 81st st, a 4-sty dwelling, on lot 19.6x102.2.

92D ST.—Pease & Elliman sold for Miss Adelaide Hartman 48 East 92d st, a 3-sty dwelling, held at \$35,000, to a buyer for occupancy.

93D ST.—Douglas Robinson, Charles S. Brown Co. sold for the estate of Mary C. Weber 8 East 93d st, a 4-sty dwelling, 20x55x100.8. The buyer, Albert Stickney, will alter for his occupancy.

95TH ST.—The Houghton Co. sold to a client for occupancy the 3-sty dwelling at 49 West 95th st for Joseph Veith.



95TH ST.—John A. Goodwin resold to the Nason Realty Co., Max N. Natanson, president, 330 West 95th st, a 7-sty apartment, 100x100.

105TH ST.—Betty Green bought from Mrs. Ida Heimann, through L. J. Phillips & Co., 315 West 105th st, a 5-sty dwelling, 21x100.11.

105TH ST.—Charles S. Kohler, Inc., sold the 3-sty dwelling, 16.4x100.11, at 41 West 105th st for John Alexander Beall, trustee to Freda Ellison.

109TH ST.—Joseph Shenk bought through Quinlan & Leland 58 West 109th st, a 5-sty flat, 25x100.

111TH ST.—Union Chemical Glassware Co. resold, through the Nehring Co., 253 W 111th st, a 6-sty apartment, 36x100.

112TH ST.—William S. Baker sold for Samuel Raisler to the Jules Realty Co., Samuel Wacht, Jr., president, the 6-sty apartment 50x100, at 522 West 112th st.

112TH ST.—Jules Realty Co., Inc., Samuel Wacht, Jr., president, sold the 6-sty apartment house 522-524 West 112th st, 50x100, to H. M. G. Realty Co., Inc., Henry Gennerich, president. The property rents for about \$15,000 per annum, and was resold to the Nason Realty Co.

113TH ST.—George W. Sasse sold for Amelie Lambert the 3-sty dwelling, 16.8x100, at 223 W. 113th st.

115TH ST.—Senior & Allen bought from the North Holding Co. 616 to 620 West 115th st, a 6-sty apartment, 75x100, through Slawson & Hobbs. Olcott, Bonyng, McManus & Ernst represented the buyer.

116TH ST.—Greenbrook Investing Co., Fred F. French, president, sold to the Stone Realty Co. 55 to 59 West 116th st, a 6-sty apartment, 50x100, through Isidor Siegal.

122D ST.—James H. Cruikshank resold to Joseph Burgheimer the 4-sty flat at 106 East 122d st, on plot 18x75. George W. Brettell & Sons were the brokers.

123D ST.—George W. Brettell sold for the Mount Airy Realty Co. to Lawmore Improvement Co. 176 East 123d st, a 6-sty flat, 41x100x irreg.

123D ST.—J. L. Van Sant bought from Frank E. Towle 9 West 123d st, a 3-sty dwelling, 18.6x100, through the Houghton Co.

126TH ST.—Rockville Holding Co., Charles Kimmelman, bought from Philip Weinstein 113 and 115 East 126th st, a 6-sty apartment, 50x100.

149TH ST.—I. V. Cohen bought the 6-sty apartment house, on plot 50x100, held at \$69,000, at 305 and 307 West 149th st, through the S. H. Raphael Co.

152D ST.—Louis Silverstein sold to the Nason Realty Co., Max N. Natanson, president, 448 to 452 West 152d st, two 5-sty apartments, each 50x100, through H. Phelps and Harry J. Rogers.

152D ST.—Joseph Shenk bought from Sherr & Ginsberg, through Harris Meltzer, six 5-sty apartments, 41.8x100 each, at 528 to 532 West 152d st and 527 to 531 West 151st st.

152D ST.—Joseph Shenk resold to a client of Morrison & Schiff, attorneys, the six 5-sty apartment houses, on plot 125x120, at 528-532 West 152d st and 529-533 West 151st st.

156TH ST.—William S. Baker sold for the Malax Realty Co., Max N. Natanson, president, to the Jules Realty Co., Inc., Samuel Wacht, Jr., president, the three 5-sty new law houses, each accommodating 20 families, and on plot 50x99.11, at 512 to 522 West 156th st.

157TH ST.—Jules Realty Co. bought from the Nasof Realty Co., Max N. Natanson, president, 515 West 157th st, a 5-sty flat, 50x100, through William S. Baker.

165TH ST.—Ennis & Sinnott bought from Lambert M. Suydam estate, through Samuel Cowen, 470 and 472 West 165th st, a 5-sty apartment, 50x100.

172D ST.—William S. Baker sold for Albert H. Hastorf to the Jules Realty Co., Samuel Wacht, Jr., president, the 5-sty apartment house, on plot 48.4x95, at 510 West 172d st.

173D ST.—Nehring Brothers sold to Frederick Brown for Abraham Ruth 566 West 173d st, a 5-sty apartment, 37.6x100.

180TH ST.—Charles Kimmelman bought from the Jules Realty Co., Samuel Wacht, Jr., president, 870 West 180th st, a 5-sty apartment, 50x100.

184TH ST.—Frederick Brown bought from M. L. & C. Ernst the 5-sty apartment house, on plot 40x100, at 510 West 184th st.

192D ST.—Audubon Building Corporation sold to Frederick Brown, through Lietner, Brenner & Starr, two 5-sty apartments, 75x100 each, at 560 and 564 West 192d st, near St. Nicholas av.

ACADEMY ST.—Nason Realty Co., Max N. Natanson, president, purchased from H. W. G. Realities, Inc., 674 Academy st, a 5-sty flat, 50x125.

AUDUBON AV.—College Holding Co. sold to Frederick Brown, through Fisher Realty Co., the Rockville, a 6-sty apartment, 100x107, at the northeast corner of Audubon av and 177th st.

AUDUBON AV.—Nason Realty Co. sold to the H. W. G. Realty Co. the southwest corner

of Audubon av and 174th st, two 5-sty walk-ups, 100x100, held at \$200,000.

BROADWAY.—Joseph Shenk bought through Le Roy Coventry 3,134 Broadway, a 5-sty flat, 33x75.

BROADWAY.—Robert Fulton Court, a high grade 6-sty elevator apartment house, at 3760 to 3768 Broadway, northeast corner of 156th st, passed to new hands. The Canavan Investing Co., which owned the property since 1919, is understood to have disposed of the realty to an operator. The building fronts 100 ft. on each thoroughfare and yields a gross yearly rental of about \$40,000. It was erected about a year ago by Green & Herbener. The holding price was \$325,000.

FORT WASHINGTON AV.—Hudson View Construction Co., Henry Friedman, president, sold to Samuel Barkin a 6-sty apartment, on about seven lots, at the southwest corner of Fort Washington av and 162d st, through Morris Berman.

FORT WASHINGTON AV.—York Building Co., Harry Perlman and S. Raisler, resold to Jacob Wiegand the Rivercrest, at 23 to 33 Fort Washington av, southwest corner of 100th st, 131x126x irreg, a 6-sty apartment, through A. H. Levy. Mr. Wiegand has been an extensive lessee of apartments.

LEXINGTON AV.—Mose Goodman Corp sold to G. Bresner northwest corner of Lexington av and 115th st, a 5-sty flat, 25.11x75, through Leon Mutchinck.

MADISON AV.—Vartan Holding Co. sold to Union Chemical Glassware Co. 1,441 and 1,443 Madison av, southeast corner of 99th st, a 7-sty apartment, 50x100, through the H. C. Senior Co.

NAGLE AV.—Byrne & Bowman sold for Randolph Hurry to Joseph G. Abramson 65 and 67 Nagle av, a 5-sty apartment, 50x125.

NAGLE AV.—Byrne & Bowman, resold 65 and 67 Nagle av, a 5-sty apartment, 50x125, for Joseph G. Abramson to Joseph Shenk.

NORTHERN AV.—Daniel H. Jackson bought from the Thernor Realty Co. the southwest corner of 180th st and Northern av, a 5-sty apartment, on lot 75x100. The house was held at \$135,000.

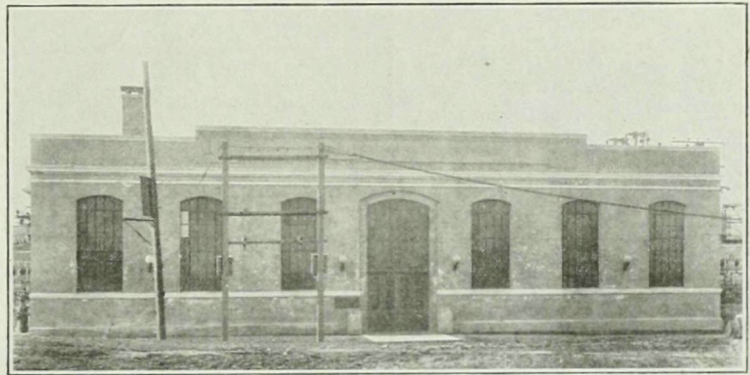
SEAMAN AV.—Frederick Brown purchased from the W. F. G. Company, through Byrne & Bowman, 72 and 82 Seaman av, two 5-sty apartments, each 55x100, renting for \$20,000.

ST. NICHOLAS AV.—H. W. Realities Co. bought from the Nason Realty Co., Max N. Natanson, president, the 6-sty apartment at 1364 to 1372 St. Nicholas av, 100x100.

ST. NICHOLAS AV.—Lanzer & Kahn bought from A. Bierman the 5-sty apartment house, with stores, at 1630 to 1632 St. Nicholas av, on a plot 67.6x100. The house returns an annual rental of \$15,000 and was held at \$125,000.

ST. NICHOLAS AV.—Union Chemical Glassware Co., I. Portman, president, bought from John C. Wellworth Realty Co., through the

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 NEW YORK

Nehring Co., the King Haven, a 6-sty apartment, 132x188, at the northwest corner of St. Nicholas av and 153d st, erected about five years ago by Jacob Alexrod.

ST. NICHOLAS AV.—Louis F. Braun sold for a client to an operator the 5-sty double apartment house at 189 St. Nicholas av, on lot 32.9x105.4x irreg.

VERMILYEA AV.—The Vandara Realty Co., Max Marx and Julius Bendheim, sold 181 Vermilyea av, a 5-sty apartment, 75x118x150, renting for \$16,000, to the Denwood Realty Co., Benjamin Benenson, president. The property was held at \$110,000, and was sold through M. Corn & Co. and Henry I. Cooper.

VERMILYEA AV.—Leitner, Brenner & Starr sold for Frederick Brown the southeast corner of Vermilyea av and 211th st, a 5-sty apartment, 76x89, to Samuel Minskoff.

2D AV.—Mulvihill & Florea sold through James A. Kehoe for Charles Kappes the 3-sty building at 2171 2d av, which had not been transferred since 1886.

7TH AV.—The two 5-sty apartment houses at 2157 to 2161 7th av and 168 West 128th st, comprising the southeast corner, bought recently by a newly formed corporation from the Planton Realty Corporation, were resold to the Fifty Per Cent. Profit Sharing Co. They occupy a plot 50x75.

10TH AV.—John N. Golding sold for the estate of William B. Isham the 28 vacant lots on the east side of 10th av, between 211th and 212th sts, for immediate improvement. The purchaser will probably erect apartment houses on the property.

#### Bronx.

ADAMS PL.—Frederick Brown bought from the Valhalla Corpn, through John Strahman, 2216 Adams pl, a 5-sty house, 50x80, renting for \$6,000 a year.

BECK ST.—B. H. Cohen sold for the Morgenstern Brothers Syndicate 919 Beck st, a 5-sty apartment, 70x100. Negotiations are pending for the resale of the adjoining property at 909.

DAWSON ST.—Benenson Realty Co. resold the 5-sty apartment house, 72x101, at 939 Dawson st, corner of 163d st.

FAILE ST.—Hudson P. Rose Co. bought from the estate of Martin D. Fink 619 Faile st, a 2-fam. dwelling, 25x100.

FAILE ST.—Williamson & Bryan sold for Theo. M. Macy the 2 family house, 899 Faile st, 25x100. This is the sixth house on this block these brokers have sold for Mr. Macy.

FAILE ST.—Richard Elliott bought from the Colgate estate through Robert M. Bush & Co. a 2-fam. house, 25x100, at 915 Faile st.

FOX ST.—Samuel Williams resold to Meyer Schwartz 647 Fox st, a 5-sty apartment on plot 40x125.

FOX ST.—Samuel Cowen sold 945 and 947 Washington av, a 6-sty apartment, 37.6x100.

FOX ST.—Daniel H. Jackson resold to a client of P. J. Brennan 547 Fox st, a 5-sty apartment, on lot 78x107x132x irreg.

FOX ST.—Union Chemical Glassware Co. bought from S. Hene through Kaplan & Blackman a 5-sty apartment, 40x120, at 643 Fox st.

FREEMAN ST.—Irving Judis bought through J. Steven a 5-sty apartment at 999 Freeman st, on the triangular block bounded by Freeman st, Longfellow av and West Farms rd.

GILBERT PL.—Jacob Cohen bought from Henriette Waxman 1211 Gilbert pl, a 2-fam. house, 25x100; also from Jennie Pearlman the 2-fam. house, 42x59, at the northwest corner of 174th st and Anthony av.

SIMPSON ST.—H. & H. Schmidt Construction Co. sold to Frederick Brown the 5-sty flat at the southeast corner of Simpson and Home sts, 51x106x irregular, through Ferdinand Kramer.

TRAFALGAR PL.—Daniel H. Jackson bought from Frieda Rittell 1825 Trafalgar pl, a 5-sty new-law apartment, on lot 50x100. The house was held at \$50,000.

148TH ST.—Derschuch Co. sold for Conrad Stein, as trustee, two 3-sty apartments, 50x106, at 215 and 217 East 148th st to H. Grossman.

156TH ST.—Isidore Zimmer & Samuel Reznick sold to L. Kalman the 5-sty apartment house at 1015 East 156th st, on a plot 40x100. It rents for \$6,500 and was held at \$40,000. M. C. Michaels was the broker.

159TH ST.—Frederick Brown bought from M. L. & C. Ernst 374 East 159th st, a 6-sty new-law apartment house, between Courtlandt and Melrose avs, on a plot 50x100. The house is arranged for 36 families and has an annual rental of about \$8,000. The holding price was \$65,000.

161ST ST.—J. A. Wood sold to Frederick Brown through John Strahman three 5-sty apartments at 427 to 435 East 161st st, 150 x60.

165TH ST.—Fisher and Irving I. Lewine bought 264 East 165th st, a 4-sty new law apartment, 36.9x80, held at \$26,000.

168TH ST.—Charles Siegel Levy sold to Louis Altschul 802 East 168th st, southeast corner of Union av, a 6-sty flat 59x89, through Heller & Sussman.

168TH ST.—Milton Silverman, as trustee, sold for the estate of Clara M. Silverman, Greylock

Court, at 631 East 168th st, 137x141.6, corner of Boston rd, a 6-sty apartment, and 41x137, vacant, adjoining, through Alexander Selkin, to a client of Joseph G. Abramson.

171ST ST.—Andrew Jung sold the 5-sty apartment, on plot 50x100, held at \$45,000, at 451 and 453 East 171st st, through Joseph A. Blackmer.

172D ST.—M. L. & C. Ernst bought from Frederick Brown the 4-sty flat, 33x100, at 891 East 172d st, valued at \$25,000, and through William H. Whitins & Co. Mr. Brown sold to Henry D. H. Sinram 2184 Grand Concourse, a 2-sty dwelling, 25x130, near 181st st, held at \$10,000.

172D ST.—Cahn & Pittman sold to a client of Herman C. Kudlich 465 East 172d st, northwest corner of Washington av, a 4-sty apartment, 30x95, through A. G. Eechmann.

173D ST.—James J. Donovan, Inc., sold for Catherine Hoynes to Charles Krooz 960 East 173d st, a 4-sty flat, 35x100, held at \$40,000. The seller acquired the property from the Mecks estate in October.

175TH ST.—F. N. Cusack sold through John Strahman three 5-sty apartments, 46x100 each, at 637 to 641 East 175th st, and 1,812 Arthur av, the northeast corner.

175TH ST.—Nason Realty Co. bought, through Leitner, Brenner & Starr, 782 East 175th st, a 5-sty flat, 46x145, from the Pershing Realty Co.

178TH ST.—The Bronx Borough Bank, Dr. C. A. Becker, president, sold the 6-sty apartment house, 128x60x138x103, irregular, held at \$170,000 and renting for over \$23,000, at the northeast corner of 187th st and Valentine av, to the College Holding Co., Joseph Shenk, president. The transaction was negotiated by Joseph A. Blackmer, Jacob Kaplan, and Ernest Damiani.

199TH ST.—H. F. Byrnes & Co. sold for Daniel Houlihan & Son to Vogel & Schultz 264 East 199th st, southeast corner of Briggs av, 48x105, and 2,900 Briggs av, adjoining, 48x107, two 5-sty flats.

238TH ST.—Charles Siegel Levy sold the Howard, a 5-sty apartment house at the northeast corner of 238th st and Review pl, in the Kingsbridge section, which he erected a few years ago on land acquired from the Van Cortlandt family. The house is located one block east of the 238th st station of the subway at Broadway and stands on a plot 100x100. It contains accommodations for 47 families and has six stores. The annual rental is about \$23,000 and the property was held at \$150,000. The new owner is a corporation headed by John J. Tully, who was identified with the construction of hundreds of apartment houses in the Bronx, and who is making his initial purchase since the heavy professional campaign started. A. D. Phelps & Damiane were the brokers in the deal.

AVENUE ST. JOHN.—Joseph Kaplan sold for Dr. Bernard A. Kantowitz a 5-sty apartment at 983 to 987 Avenue St. John, corner of Fox st.

AVENUE ST. JOHN.—Union Chemical Glassware Co. bought from Mrs. Debrowsky, through the Nehring Co., a 5-sty apartment, at the northeast corner of Ave St. John and Fox st, 75x100, and immediately resold it through L. Fine and L. Frank to a client of Joseph Harris, attorney.

BAINBRIDGE AV.—Frederick Brown sold through James J. Donovan a 5-sty apartment, 50x80, at 2,550 Bainbridge av.

BARNES AV.—Schano & Co. sold for Charles Hallock two 2-fam. dwellings at 1925 and 1,927 Barnes av.

BATHGATE AV.—James J. Donovan, Inc., sold for Jennie H. Koehler the northeast corner of Bathgate av and 182d st, a vacant plot, 100x 95.

BRIGGS AV.—Benenson Realty Co. bought from the Commonwealth Savings Bank a 3-sty dwelling, 20x93, at 2,761 Briggs av, through E. Latt & Co.

BRYANT AV.—A. Phillips has sold for the Bryant Avenue and 165th Street Co. the 5-sty apartment house in the Hunts Point section at the northeast corner of Bryant av and 165th st, on a plot 70x100. The purchasers are Frank Gens & Co. The property is valued at \$105,000, and rents for \$17,000.

BRYANT AV.—Frederick Brown sold to Jacob Landes 1161 and 1165 Bryant av, two 5-sty apartments, on plot 100x112. They are arranged for 50 families and have a rental of about \$19,000. The property was purchased by Mr. Brown a few days ago.

BRYANT AV.—Frederick Brown bought from Henry Greenspen and William G. Lauer, through Harry J. Rogers, two 5-sty flats at 1,161 and 1,165 Bryant av, 100x112.

BRYANT AV.—Isaac Portman resold 1036 and 1040 Bryan av, two 5-sty apartments, each 40x100, through Nehring & Co., to Isidore Kuba.

CAULDWELL AV.—The 5-sty apartment house, on a plot 50x130, at 821 and 823 Cauldwell av, held at \$70,000 and renting for over \$12,000, has been sold by H. Glick & Co. to a client of M. M. Sinske.

CLAY AV.—Robert M. Bush & Co. sold for the Colgate estate to Richard S. Elliott two 3-sty dwellings, 25x100 each, at 1041 and 1052 Clay av.



**CLAY AV.**—Alexander Selkin and David Mintz have sold to Louis E. Kleban the 6-sty Roberta apartment house at 1680 Clay av, on plot 112x52x111 irreg. The house was held at \$80,000.

**COLLEGE AV.**—The B. and J. Holding Co. bought from P. Wattenberg, operator, the two 5-sty tenements at 1374 to 1378 College av. The houses are 50x100, and were held for \$60,000 each. William Marco was the broker.

**CRESCENT AV.**—Anna D. Decker sold through A. Blumenthal and B. H. Weisker 250x100, vacant, at the southeast corner of Crescent av. and 193d st, to the Barnett Realty Co., H. Adelstein, president.

**CRESTON AV.**—Frederick Brown bought from the Emdes Realty Co. the southwest corner of Creston av and 182d st, a 5-sty apartment house, on a plot 72x112. It rents for \$12,500 annually and was acquired through Joseph Cassidy and August Lauter.

**CRESTON AV.**—Union Chemical Glassware Co. bought through Joseph A. Blackner and Jacob Kaplan, from the Emdee Realty Co. a 5-sty apartment, 53x100, at 2,229 Creston av, southwest corner of 182d st.

**CROTONA AV.**—Richard S. Elliott bought a 4-sty nat, 25x100, at 2259 Crotona av from the Colgate estate through Robert M. Bush & Co.

**CROTONA AV.**—Frank Gens & Co., Inc., bought the two 5-sty apartment houses on plot 80x109, at 1879 to 1883 Crotona av, held at \$85,000, from Morris Fein.

**CROTONA AV.**—Kurz & Uren, Inc., and F. J. Wood sold 1815 Crotona av, a 5-sty flat, 37.6x100, for George Kelkas to Jacob Malino.

**EAGLE AV.**—The North Side Savings Bank sold to a client of Williamson & Bryan 824 Eagle av, 50x100.

**GRANT AV.**—Crausman Realty Co. bought from John J. Kelly a 5-sty apartment at the southwest corner of Grant av and 165th st, 48x98x irregular. Steinman & Steinman and B. Harris were the brokers.

**GRAND BLVD.**—B. H. Weisker has sold for a syndicate consisting of the Alliance Realty Co., Daniel B. Freedman and Clark G. Dailey, to William J. Diamond, builder, for immediate improvement, the plot of eight lots, 200x125, on the west side of the Grand Boulevard and Concourse, 200 ft. north of East 196th st.

**GRAND CONCOURSE.**—W. D. Morgan sold for Lowenfeld & Prager the 5-sty apartment house at 2385 Grand Boulevard and Concourse, on a plot 68x86, to an investor.

**HOLLAND AV.**—Schano & Co. sold for Peter McDermott 1816 Holland av, a 2-fam. house, and for Mrs. Anna Stephens 1853 Victor st, a 2-fam. house.

**HUGHES AV.**—Ernest Hall sold through Angelo L. Frumento a 2-family dwelling, 16.9x87.6, at 2,493 Hughes av.

**JACKSON AV.**—Frederick Brown sold to M. L. & C. Ernest 762 Jackson av, a 2-sty house, 25x87.6.

**JEROME AV.**—Cahn & Pittman purchased from Minna Franke 2347 Jerome av, a 3-sty brick store and dwelling 17x79.11. A. G. Beckman negotiated the sale.

**JEROME AV.**—S. J. Taylor sold to a client 2412 Jerome av, the 2-sty store and office building, on a plot 22.66x38.18x irreg., on the east side of Jerome av, 426 ft. south of Fordham rd, for the Beckmann Realty Co.

**LONGFELLOW AV.**—Williamson & Bryan sold for A. J. Kour the 5-sty apartment 1500 Longfellow av, 50x100.

**LONGWOOD AV.**—John W. Goff, Justice of the Supreme Court, and Francis W. Pollock sold through Benjamin Englander 100x100, vacant, at the southwest corner of Longwood and Whitlock avs, to Jacob Sanders, who will erect a garage.

**LONGWOOD AV.**—Frederick Johnson and the Central Trust Co. as trustees sold to the R. L. Spotts Realty Corp., Ralph L. Spotts, president, 871 Longwood av, a 5-sty apartment, 40x107, held at \$50,000, being the last of a row of nine flats sold by the Johnson estate in the past six weeks through Leitner, Brener & Starr. They also sold for the estate to the same purchasers the 3-sty apartment, 39x100, at 814 Hewitt Place.

**LYON AV.**—William Peters & Co. sold for Norberg Robillard the 5-sty apartment, 50x105, at the northwest corner of Lyon and Zerega avs, to A. Beck.

**MARION AV.**—James J. Donovan, Inc., sold for H. S. Estaunberger the 4-sty house at 2644 and 2646 Marion av, on a plot 50x170, valued at \$55,000.

**MATILDA AV.**—Kurz & Uren, Ins., and S. H. Richardson sold for the Matilda Realty and Construction Co. to Burtis E. Winkelman the 2-sty dwelling, 25x100, at 4312 Matilda av.

**MONROE AV., ETC.**—Solomon Rosen sold for Max J. Klein to the Allenby Realty Corp., the two 5-sty modern apartment houses at 1848 and 1854 Monroe av, each on plot 57x100. The property faces the Grand Blvd. and Concourse, and is opposite the 10-sty Schwartz apartment house. The annual rental is \$22,000 and the price was \$140,000. Mr. Rosen also sold for Mr. Klein to the same buyer 811 East 178th st, near Southern Blvd, a 5-sty apartment house. The annual rental is \$9,000 and the holding price was \$55,000.

**MORRIS AV.**—Samuel Cowen sold for the Suydam estate 2027 to 2033 Morris av, four 3-sty flats, to the Crotona Realty Co.

**MOTT AV.**—Frederick Brown bought from the S. W. Realty Co. through J. A. Wood and B. Altman a 5-sty apartment, 50x100, at the southeast corner of Mott av and East 144th st.

**NELSON AV.**—Alexander Selkin and David Mintz sold to a client of Edward Polak for occupancy 1674 Nelson av, a 3-sty dwelling, 25x89x irreg.

**PERRY AV.**—James J. Donovan, Inc., sold for the estate of Elizabeth L. Waterhouse 3325 Perry av, a 2 family house, on lot 25x100, held at \$7,500.

**BOSCOBEL AV.**—A. L. Mordecai & Son purchased from Max Natanson six lots 80 ft. in the west side of Boscobel av through to Shakespeare av.

**PROSPECT AV.**—The Benenson Realty Co. bought from a client of S. Rosen 1451 Prospect av, a 6-sty apartment house, on a plot 47x107. The house is arranged for 30 families, and was held at \$60,000. The annual rental is \$10,000.

**RYER AV.**—Union Chemical Glassware Co., I. Portman, president, bought from the Muir-Allen Realty Co., through Joseph A. Blackner and Jacob Kaplan, two 5-sty apartments, 50x100, at 2,234 to 2,240 Ryer av.

**SHAKESPEARE AV.**—Nason Realty Co. sold to Louis Landee 1371 Shakespeare av, northwest corner of Boscobel av, a 6-sty apartment, 94x139, through Max L. Lefkowitz.

**SOUTHERN BLVD.**—The 5-sty apartment house at 911 Southern Blvd has been resold by Samuel Mishkoff to a firm of operators. It occupies a plot, 76x100, rents for about \$13,500, and had been held at \$90,000.

**SOUTHERN BLVD.**—Cahn & Pittman purchased from J. B. Bender Co. 1551 Southern Blvd, a 5-sty new law apartment, with stores, held at \$42,500. A. Nasonowitz & Son negotiated the sale.

**SOUTHERN BLVD.**—W. J. Huston & Son sold for the M. K. L. Realty Co., E. M. Morgan, president, the 5-sty apartment house at 2153 Southern Blvd, on lot 47x106x irreg., to Frederick Brown.

**TINTON AV.**—Isaac Realty Corp. bought 1,121 Tinton av, a 5-sty flat, 42x126, through Hyman Bloome.

**TIEBOUT AV., ETC.**—The Markstone Realty Co., Inc. (Louis E. Kleban, Max Marcus and Louis Rubin), has sold the balance of its realty holdings. The houses at 2130 Tiebout av and 1510 Boston rd have been sold to a client of Alexander Selkin; the house at 1072 Forest av has been disposed of to a client of Heller & Sussman; the house at 1042 Stebbins av, corner of 170th st, was sold to a client of Philip D. Shapiro, and the 5-sty apartment at 686 Beck st was sold to the Benenson Realty Co.

**TRINITY AV.**—Harris & Maurice Mandelbaum purchased the two 5-sty apartment houses, each 40x100, at 823 to 827 Trinity av, about 46 feet south of 160th st, from the Concourse Estates Corporation. The houses are rented for

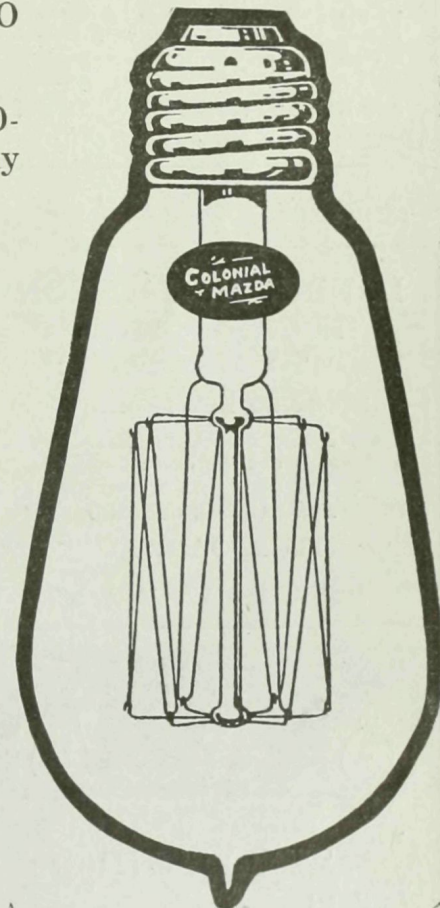
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about \$14,000, and were bought for all cash above mortgage.

**UNION AV.**—Pease & Elliman sold 1126 Union av to Gerald Lambert. It is a 4-sty apartment building, on lot 40x100, and was held at \$30,000.

**VALENTINE AV.**—Christina H. Young sold to the Nason Realty Co., Max N. Natanson, president, 2,486 Valentine av, a 5-sty flat, 50x130, through Byrne & Bowman.

**VALENTINE AV.**—Alexander Selkin and David Mints sold for William Phelps Corbett a 5-sty flat, 50x100, at 2,355 Valentine av, to the Lankan Realty Co.

**WALTON AV.**—Cahn & Pittman sold to Paul Fink, the present tenant, 2393 Walton av, a 3-sty dwelling, on lot 19.11x96.

**WALTON AV.**—Lanzer & Kahn with Schwartz & Rosenberg bought from a client of M. I. Strunsky the 5-sty apartment house 1937-1941 Walton av.

**WALTON AV.**—Samuel Cowen sold for a Mr. Stehl three lots on the west side of Walton av, about 200 ft. north of Burnside av.

**WASHINGTON AV.**—Charles Kimmelman bought from Philip Weinstein a 5-sty flat, 41.3x109.9, at 1,712 Washington av, and immediately resold it to a client of Samuel Wacht, Jr.

**WASHINGTON AV.**—Samuel Cowen sold 941 Washington av, a 6-sty building, to a Mr. Miller for investment. The property was held at \$50,000.

**WEEKS AV.**—Leitner, Brenner & Starr resold for Frederick Brown 1764 to 1776 Weeks av, four 5-sty apartments, 200x95.

**WHITLOCK AV.**—Jacob Berlin bought from Diamondson & Schwartz, through Phillips & Goldberg, a 5-sty apartment, 58x100, at the southeast corner of Whitlock av and Tiffany st.

**Brooklyn.**

**GARFIELD PL.**—J. Sterling Drake sold for Hettie H. Vail to Fannie B. Hard 328 Garfield pl, a modern 1-fam. house, on plot 19 1/2 x 100.

**HANCOCK ST.**—Bulkeley & Horton Co. sold 365 Hancock st, a 2 1/2-sty dwelling, lot 18x100, for Emilie P. Alden.

**LINCOLN PL.**—John Pullman Real Estate Co. sold 117 Lincoln pl, a 3-sty dwelling, for Seymour S. Smith to James Fitzgerald.

**MACON ST.**—A. E. Colson, of the office of John E. Henry, Jr., sold for C. C. Hamilton the 3-sty house, on lot 20x100, at 138 Macon st.

**MONROE ST, ETC.**—Henry P. Cain sold dwellings at 628 Monroe st for Max Michaels; 628 Greene st for Edward Hibbard; 94 Madison st for William Lawrence; 830A Quincy st for Henry Rose; 714 Monroe st to Mary E. Yatchell, and 716 Monroe st to Charles Ducker.

**WOLCOTT ST, ETC.**—Realty Associates sold to Harry Pape, through Charles Baumann, the 2-sty dwelling at 76 Wolcott st; also 180 Kosciusko st, a 3-sty dwelling, to Lena Goldberg, through M. Weiss.

**12TH ST.**—Samuel Galitzka sold for the East 12th Street Corporation 959 East 12th st, a 2-sty dwelling; also for Mrs. Buchbauer the 3-sty store property at 1419 Avenue J.

**1ST ST.**—Charles E. Rickerson sold for a client to J. J. Riley 549 1st st, a 3-sty dwelling, between Prospect Park West and 8th av.

**20 ST, ETC.**—The A. J. Shannon Co. sold for Emma Kentler the 3-sty dwelling 546 2d st, near 8th av; also the 2-fam. house 548 72d st to a client for occupancy; the 2-sty house 529 9th st for Lawrence Munson to a client for occupancy; the 4-sty dwelling 492 3d st to a client for extensive alterations.

**39TH ST, ETC.**—Clinton Trading Corporation sold to Angelina Di Donta a 2-fam. frame dwelling at 1130 39th st; also to John J. Corba the dwelling at 8746 15th av, through Michael Giardino; to Bessie S. Abbott the dwelling at 1457 Bath av, through Frank M. Marcelle; and to Morris Strauss the dwelling at 279 Bay 11th st, through Robert T. Mitchell.

**44TH ST.**—Realty Trust sold for the Artree Realty Corporation the 1-fam. house 1513 44th st, Borough Park, to Samuel Eifenbein for occupancy.

**51ST ST.**—Tutino & Cerny sold for P. F. O'Brien to a client the 2-sty brick dwelling 418 51st st.

**74TH ST.**—Frank A. Seaver & Co. sold the 2 family house at 528 74th st, Bay Ridge, for Katherine McLaughlin; also the 1 family house at 1943 62d st for George A. Danforth.

**88TH ST.**—Bulkeley & Horton Co. sold 232 88th st, 2-sty house, for Isadore W. Barnum to a client for investment.

**88TH ST.**—Bulkeley & Horton Co. sold 246 88th st, a 2-sty house, for Isidore W. Barnum to a client for investment. This is the tenth sale made on this block by the same brokers during the past two months.

**BAY 25TH ST, ETC.**—Meister Builders, Inc., have purchased seventeen houses from the Parfitt estate, twelve of which, 86 to 112 Bay 25th st, are on a plot 260x96.8, and four houses, 8699 to 8705 20th av, are on a plot 80x96; also the mansion known as the Washington Home-stead, on the southeast corner of Benson av and 20th av, on a plot 113x100. This house is famous in Bath Beach, as it is recorded that during the Revolutionary period a reception

was tendered to George Washington in it. This property was held at \$125,000. Meister Builders also purchased 6102-6120 20th av, the entire block front, held at \$65,000.

**COLONIAL RD.**—William Carson sold the 1 family cottage at 8601 Colonial rd for G. Gregory.

**RIDGE BLVD.**—Frank H. Malone sold the 1-fam. dwelling, with garage, 8216 Ridge blvd for the estate of Florence E. Weir to Webster J. Caye for occupancy. The property was held at \$17,500.

**RECENT LEASES.**

**NEW HOLLAND HOUSE LESSEE.**

The Holland House, at the southeast corner of Fifth avenue and Thirtieth street, is to be taken over by new interests. The new lessee is the George T. Stockham Company, which has obtained a five-year lease on the hotel. The rental is to be determined on a commission basis. Associated with Mr. Stockham in his new venture will be George C. Brown of the Park Avenue Hotel. The new managers plan to make extensive improvements in the hotel, principally in the refrigerating and culinary departments. The Holland House was formerly operated by the late Gustave Bauman, who built the Hotel Biltmore, and is now owned by the Whiting estate of Washington. In October, 1910, the estate leased the property to a syndicate at an annual rental of \$180,000.

**BOWERY POWER PLANT LEASE.**

The big structure at the northwest corner of Bowery and Bayard street, formerly used as a power plant by the Third Avenue Railway Company, was leased by Jacob Finkelstein & Sons to the Modern Grade Renting Company. The lease is for twenty-one years, and involves an aggregate rental of \$350,000. The property has a frontage of 100 feet on the Bowery, 200 feet on Bayard street and 100 feet on Elizabeth street. The lessee has arranged to improve the property with stores on the Bowery and Bayard street sides and a garage on the Elizabeth street side, and will add two stories to the present structure at an estimated cost of \$75,000.

**CHEVROLET MOTOR COMPANY DEAL.**

The Chevrolet Motor Company leased through the Cross & Brown Company to the O. J. Gude Company, at an aggregate rental of about \$400,000, the group of factory buildings occupying the block front in the east side of Eleventh av. from Fifty-sixth to Fifty-seventh sts., 200x200, with a floor area of about 100,000 square feet originally built by the Linen Thread Company. The Chevrolet Company will combine its city factory with its one in North Tarrytown. John D. Smith acted as attorney for the motor company and Stiefel & Steinhaus for the lessee.

**WILL REMODEL ANDIRON CLUB.**

Benjamin B. Kirtland has leased the Andiron Club at 132 West 72nd Street from Kathleen Hayward for a long term of years. To meet the demand for small apartments, he will at once convert the building into studio apartments of 1 and 2 rooms and bath, ready for occupancy May 1st, 1919. Mr. Kirtland has been successful in remodeling old private houses on the West Side into studio apartments, and has recently altered 38 West 72nd Street, 121 West 86th Street and 333 West End Avenue, all of which are fully rented. M. M. Hayward and Company were the brokers in the Andiron Club transaction, A. White Pierce the architect, and the Kay Construction Company, contractors and builders.

**BIG UNITED CIGAR STORES LEASE.**

The United Cigar Stores Company has leased from Melville H. Bears for a term of fifteen years from May 1, 1920, the two story business buildings occupying the block front on the east side of Broadway between 157th and 158th streets, fronting 200 feet on Broadway and 125 feet on each street. The lease calls for a total rental of about \$700,000 and was arranged by Byrne & Bowman, who sold the property to Mr. Bears last July.

**RENTS GARAGE SITE.**

Francis Bannerman & Son leased to Peyton M. Hughes the entire building covering the old cab stable site at the northeast corner of Seventh avenue and 37th street, on plot 100x250, for a long term of years from the Estey Piano \$100,000. The property is to be remodeled for automobile showrooms and garage. Frederick Fox & Company were the brokers.

**"DOLL HOUSE" FOR RESTAURANT.**

Paul Fischer has leased the three-story marble front building at 12 West 45th street for a long term of years from the Estey Piano Company at a total rental of \$120,000. He will alter it into a high-class restaurant and French pastry shop, to be known as "La Maisonnette." Royal Scott Gulden negotiated the lease. The building, which was erected by James A. Farley in 1910, is one of the most unique in the



midtown section. It has a white marble facade in Colonial design and is only 16.5 feet wide. Upon completion the builder named it the Doll House.

AMES & CO. leased for J. H. Freedlander the 3-sty dwelling at 219 West 25th st to B. Borri; also for William H. Gunther to C. Kastnes the 3-sty dwelling at 305 West 41st st; for E. M. Gillies the entire floor in 153 West 34th st to S. Hojopoulos; also for the Samepek Realty Co. to Joseph Siegel & Co. an entire floor at 130 West 28th st; for C. R. Forbes to H. S. Albin the top floor at 497 6th av; for the Park Row Associates, Inc., Elbridge Alfred, president, to Samuel Cohen the two 5-sty business buildings 117-119 Park Row, adjoining the northeast corner of Chambers st; for Walsh & Alfred the garage at 366 West 50th st to the Springfield Auto Radiator Co.

ALBERT B. ASHFORTH (INC.) leased apartments at 200 West 118th st to Mrs. B. Rubin, Louis Levy, Mrs. Sadie Bandler; at 152 West 58th st to Mrs. Nella Walker Mack; at 124 West 56th st to Frank Burbeck, Mrs. Margharita Derfelden; at 19 East 112th st to Jacob Kornberg; at 805 Madison av to Mrs. S. R. Russell; at 124 Waverly pl to Mrs. Annie Leaske; at 80 Washington Sq East to Jeanette Elizabeth Larson; at 5 East 53d st to Edward A. Richter; at 36 East 57th st to Miss Florence Snow; 3d, 4th and 5th floor apartments at 38 West 57th st to Dr. Lucius J. Mason; at 940-42 Park av to Loring Washburn; at 3 West 47th st to Miss Charlotte Remington.

ALBERT B. ASHFORTH (INC.) leased the 5-sty dwelling 44 East 60th st for Charles E. Rushmore to Mrs. Carlotta Wallace, who will convert the dwelling into small suites. Pease & Elliman represented Mr. Rushmore.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the 3d loft in 46 West 21st st to Samuel Semmelman and the 4th loft to Superior Cloak Co.; in 48-50 West 21st st lofts to The Onyx Costume Co., Joseph B. Friedman, Wolf & Co., Alper & Deiren, Borer & Tafel and H. I. Davis & Co.; apartments in 611 West 136th st to Claudius T. Murchison, Thomas Howard and Herbert Sanger; in 109-111 East 56th st to Doctor S. L. Loomis, H. L. Woodward, Misses H. and D. Coomans, Miss Mary E. Herr, Miss Florence Craig, A. Punnett, Mrs. W. K. Simpson, Mrs. F. C. Bridgman, Dr. Bradley Coley, Mrs. O. M. Hinkle, Miss H. L. Robinson and Miss A. P. Converse.

CUSHMAN & WAKEFIELD (INC.) leased the store, mezzanine and 2d floor at 4 East 43d st for Paul G. Mehlin & Sons to the Barlow-Cuba Corporation, who have extensive interests in Havana. Mehlin & Sons will remove their wholesale department to the fourth floor of the same building.

CUSHMAN & WAKEFIELD (INC.) leased for Horace S. Ely & Co. the northerly half of the 7th floor in the Craftsman Building, 6 East 38th st, to E. C. Knoeppel & Co., and offices in 50 East 42d st to the Moore Filter Co., America-Europe Exchange Corporation and the Bath Portland Cement Co.

JOSEPH P. DAY, in conjunction with Huberth & Huberth, leased for the Maxwell Chalmers Motor Sales Corporation, the large automobile showroom at 1826-28 Broadway, in the American-Circle Building, to the Owen Magneto Motor Corporation.

DUROSS COMPANY leased for George A. Kennedy the buildings 438-40 West 17th st to Girard Brothers, Inc.; the 1st loft at 797-9 Greenwich st to Randall & Biddulph; the store and basement at 205 West 17th st to B. Lazaroff; the 4th loft at 103 West 14th st to Valentine Abt; and the store at 418 West 17th st to the Cherry Lumber Co.

DOUGLAS L. ELLIMAN & CO. leased a large duplex apartment, consisting of 12 rooms and 4 baths, with private roof garden, at 823 Park av for Payson McL. Merrill Co., agents to Geraldyn L. Redmond; at 830 Park av a large duplex apartment of 11 rooms and 3 baths for the 76th Street & Park Avenue Co. to Charles W. Waller; at 156 East 79th st an apartment for Sourbee, Inc., to Mrs. W. W. Seamans for a long term; a large suite of doctor's offices at 270 Park av for the Vanderbilt Avenue Realty Co. to Dr. Dudley D. Roberts; and renewed the lease of an apartment at 122 East 82d st for Capt. David Dows to Mrs. Marion Randolph.

DOUGLAS L. ELLIMAN & CO. leased for the estate of Fred R. Halsey, and have secured an extension of the lease from the owners of the building, a large apartment of 14 rooms and 4 baths, comprising an entire floor in 521 Park av, northeast corner of 62d st, to W. Eugene Kimball, whose marriage to Mrs. Waldron Williams took place on Saturday. The same brokers have leased Mrs. Waldron Williams' apartment at 570 Park av, adjoining the Colony Club, to James Reid for the unexpired term of her lease, and have secured a further extension from the owners of the building. They have also leased an apartment in 129 East 82d st for Mrs. Sidney Prager to Dr. George Cahill; an apartment in 50 East 61st st, furnished, to Miss Celia Smith; an apartment at 18 East 48th st for Mrs. Thomas B. Peck to Clifford B. Harmon; and a store at 930 Madison av for Frank W. Burns to George D. Bidlas.

FRED'K FOX & CO., INC., leased for J. H. Hanan Realty Co., Inc., to Central Doll Mfg.

Co. the 1st loft at 10-14 Bleecker st; for the estate of James Surpluss to Mitteldorf & Laehman the 7th loft at 61 East 11th st; for James T. Brady to the Royal Novelty Mfg. Co. the 1st loft at 22-6 West 15th st; for James T. Brady to Jacob S. Waxman the 4th loft at 22-6 West 15th st; for the estate of Zoe E. Banks to Joseph Leff the 3d loft at 40-6 West 25th st; and in conjunction with M. & L. Hess (Inc.) the 5th floor at 821-23 Broadway to Dube Reingold.

FRED'K FOX & CO., INC., leased for United Coupon Profit Sharing Co., to Rivoli Waist Co., the front of the 5th loft at 210 5th av; for Charles A. Munn to Bellinson Horowitz & Co., Abraham Feuer, and A. & T. Dress Co., lofts at 9 West 35th st; for Zeeman Co. to Aaron Rosenbaum the 5th loft at 853 Bway; for the estate of Zoe E. Banks to Leiterman & Duling the 4th loft at 40-6 West 25th st.

J. ARTHUR FISCHER leased to Helen Brazelle two apartments of 14 rooms in 159 West 45th st; also to William R. Farden an apartment of eight rooms in the same building. J. Arthur Fischer also leased to the New York Fur Co. the top loft in 42 West 29th st.

A. N. GITTERMAN has leased the store at 116 6th av to Ben Ansel, as a lunch room and fancy grocery. The premises at 73 West 9th st have been leased to Moffett, Ronney, Kenny & Leydon as a taxi station. They intend to sublet part of the store to an auto accessory supply house which caters particularly to suburban traffic. This completes the leasing of the stores in this building, which was erected by Richard S. Elliott, after purchasing the ground from the Hudson-Manhattan Railroad Co., which

maintains an entrance to their Jersey tubes through the 9th st side of this building.

HEIL & STERN have leased in 105-7 East 29th st the 3d floor to R. & R. Underwear Co.; in 43-7 West 24th st the 12th floor to F. S. L. Mfg. Co.; in 118 West 38th st a store to Amster & Rudich; in 28-30 West 22d st the 2d floor to Schwartz & Mack; and in 5-7 East 16th st the 11th floor to Royal Costume House.

M. & L. HESS (INC.) leased the store and basement at 137 5th av to the United Hosiery Mills Corp., of Chattanooga, Tenn.; also space at 160 5th av to the International Church Film Co.

M. & L. HESS (INC.) leased the 2d floor at 302 West 15th st to the National Petticoat Co.; also the 7th floor at 550-2 West 25th st to Needham Gas Appliance Co.

THE HOUGHTON COMPANY leased for Richard H. Johnston the 5-sty dwelling 262 West 93d st to Arthur U. Masuda.

THE HOUGHTON COMPANY leased to Edward S. Stover the 4-sty dwelling 274 West 71st st for Caroline Mayne; the 4-sty dwelling 20 West 90th st for George W. McAdam to Thomas F. Neary; and for Jennie M. James the 3-sty dwelling 153 West 93d st to Julius H. Poulsen.

THE HOUGHTON COMPANY leased to C. A. Uttal, a client of Edward C. H. Volger, the 3-sty dwelling 315 West 87th st for Walter J. M. Donovan.

C. ROYCE HUBERT leased for A. L. Mordecai & Son the 4-sty dwelling at 109 West 73d st to Bessie D. Cole.

## Classified Advertisements

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

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

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

### WANTS AND OFFERS.

WE will pay 20 cents each for the New York Editions of Record and Guide of March 30, January 5, August 17, November 16, 1918, January 4, January 11, February 1, 1919. This offer expires March 21. Record and Guide.

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

### FOR SALE.

Record and Guide for 1902 to 1916, well bound, perfect order. STUART, 8 E. 54th St.

VACANT LOT, 100x200 thereabouts; west of Broadway, between 95th and 170th sts. Box 565, Record and Guide.

NEW LAW 4-story and basement, brick and stone 16-family steam-heated walk-up apartment house at Prospect Park, Plaza new subway station, Brooklyn; fully rented to adult Gentiles; present low rents \$7,650 annually; cost price, \$55,000; cash required \$20,000; balance savings bank mortgage; quick sale desirable. Address Box 567, Record and Guide.

FOR SALE—One-family frame house, near Fourth Ave. Subway; 9 rooms and bath; asking price, \$3,800; easy terms. R. MURPHY, 210 11th St., Brooklyn.

ELECTRIC PASSENGER ELEVATOR. We have a used elevator complete, suitable for a five or six-story building; prompt sale will mean a good bargain. CHELSEA ELEVATOR CO., 213 West 26th St.

### SITUATIONS WANTED

YOUNG MAN, 21, with 5 years' experience in real estate business, desires position with progressive realty organization. Box 560, Record and Guide.

### HELP WANTED

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

WANTED—Live renting broker capable of handling large deals on retail properties; will furnish exceptional leads; only men of ability need apply. Box 568, Record and Guide.

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JAMES KYLE & SONS rented the 4-sty brownstone dwelling 649 Lexington av for C. Alfred and Frederick M. Capen, and also the 4-sty dwelling 601 Lexington av for Mrs. Jennie Ingersoll.

MICHAEL E. LIPSET leased to J. Heit & Sons for a long term of years 17,000 sq. ft. in 136-36 Madison av.

SAMUEL H. MARTIN leased offices in the Simpson Building, corner of Broadway and 67th st, to the National Association of Audubon Societies.

A. H. MATHEWS rented at 26 Bleecker st floor to Feiner & Germansky; floor to David Greenblatt; floor to the Gaiety Waist Co.; at 41 West 28th st parlor floor to Morris Jurist; store at 87 6th av to Abraham Earl; store at 1803 Lexington av to L. Tietelbaum; residence at 535 West 19th st to Mary Barrett; at 22 East 22d st, with Cross & Brown, two floors to the Linde Air Products Co., of Ohio, and one floor to the North American Finance Co., of Buffalo; at 20 Day st for the 195 Broadway Corporation floor to P. Berger; also the 1st loft, store, basement and sub-basement at 76 Duane st to Neal & Brinker.

THE NEHRING CO. and I. Resnick has released for Jacob Granat to Joseph Greenwald 825 178th st, a 6-sty elevator apartment house, owned by Edward Browning, at an aggregate rental of \$78,000. The Nehring Co. also leased for Winterroth & Co. to Maurice Singer, optician, the store 609 West 181st st at an aggregate rental of \$16,000.

CHARLES F. NOYES COMPANY has arranged for the National Surety Co. a cancellation of Werner Bros. lease covering the store and basement of 89 Maiden lane, corner of Gold st. Extensive alterations will be made. Upon completion of the alterations the building will be used by the "Brokers Branch" of the National Surety Co. Charles F. Noyes Company also leased offices in the Broadway-Maiden Lane Building to the International Freighting Corporation; to Abraham S. Hirschberg; to R. & J. Dreyfus; to I. D. Noll & Co.; to Robert Forsythe and Garnett E. Hunt.

CHARLES F. NOYES CO. leased offices on the 4th floor of 170 Bway to Frederick W. Rauch; space on the 17th floor to Louis A. Levy; space in 37-39 Maiden Lane to W. Reed Williams, Inc., and Edwin Bruckheimer, offices in 45 John st to Fera & Kadison; the store and basement at 366-368 West Bway for the Providential Realty & Investment Co. to Frederick Phillips; practically the entire 6th floor at 61 Beekman st for John J. Burton to Fred and William Hellmich; and, in connection with Wm. A. White & Sons, the 3d loft of 33 Park pl to Clark Boardman Co.

CHARLES F. NOYES CO. leased for Trinity Church the 3d floor of 316-322 Hudson st for five years at an aggregate rental of about \$35,000 to the Equitable Life Assurance Society, and the space will be used for its supply department now occupying two floors in the Hazen Building, which space is being released for office purposes. The Noyes Co. also made leases in 170 Broadway with the American Oceanic Corporation for space on the 8th floor, and with H. Morgan Pollock Co., Inc., for space on the 16th floor; also a large part of the 14th floor to Ocean Commercial Corporation.

(Continued on page 355)

# OPPORTUNITY FOR BUILDER OR OPERATOR

We are directed to offer for sale entire unimproved block situated at Fort Hamilton Parkway and 86th Street, Brooklyn. Contains 32 lots, 20x100 or over. Also title to half of old street adjoining. One block from station 4th Avenue subway. Two trolley lines. Well located. Will be sold at very attractive price.

BROKERS PROTECTED

## ESTATE OF ELLEN CARROLL

STEWART & SHEARER  
Attorneys for Owner  
45 Wall Street, Manhattan

# REAL ESTATE STATISTICS

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

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

### MANHATTAN.

| Conveyances.            |              | 1918         |              |
|-------------------------|--------------|--------------|--------------|
|                         | 1919         | Mar. 7 to 12 | Mar. 8 to 14 |
| Total No.               | 155          | 155          | 95           |
| Assessed Value.         | \$12,907,000 | \$12,907,000 | \$3,561,400  |
| No. with consideration. | 13           | 13           | 11           |
| Consideration.          | \$815,500    | \$815,500    | \$215,796    |
| Assessed Value.         | \$924,000    | \$924,000    | \$214,100    |

| Mortgages.              |               | 1918              |                   |
|-------------------------|---------------|-------------------|-------------------|
|                         | 1919          | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| Total No.               | 1,420         | 1,420             | 1,190             |
| Assessed Value.         | \$104,447,000 | \$104,447,000     | \$64,487,280      |
| No. with consideration. | 183           | 183               | 198               |
| Consideration.          | \$7,007,122   | \$7,007,122       | \$9,164,406       |
| Assessed Value.         | \$7,585,900   | \$7,585,900       | \$10,016,700      |

| Mortgages.           |             | 1918         |              |
|----------------------|-------------|--------------|--------------|
|                      | 1919        | Mar. 6 to 12 | Mar. 8 to 14 |
| Total No.            | 53          | 53           | 41           |
| Amount.              | \$3,580,850 | \$3,580,850  | \$725,757    |
| To Banks & Ins. Cos. | 12          | 12           | 7            |
| Amount.              | \$976,000   | \$976,000    | \$157,500    |
| No. at 6%            | 30          | 30           | 16           |
| Amount.              | \$1,943,100 | \$1,943,100  | \$215,257    |
| No. at 5 1/2%        | 8           | 8            | 3            |
| Amount.              | \$653,500   | \$653,500    | \$40,000     |
| No. at 5%            | 13          | 13           | 7            |
| Amount.              | \$384,250   | \$384,250    | \$150,250    |
| No. at 4 1/2%        | 1           | 1            | 1            |
| Amount.              | \$92,500    | \$92,500     | \$92,500     |
| No. at 4%            | 1           | 1            | 1            |
| Amount.              | 2           | 2            | 2            |
| Unusual Rates.       | 2           | 2            | 2            |
| Amount.              | \$92,500    | \$92,500     | \$92,500     |
| Interest not given.  | 12          | 12           | 14           |
| Amount.              | \$507,500   | \$507,500    | \$227,750    |

| Mortgage Extensions. |              | 1918              |                   |
|----------------------|--------------|-------------------|-------------------|
|                      | 1919         | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| Total No.            | 636          | 636               | 479               |
| Amount.              | \$15,691,291 | \$15,691,291      | \$14,591,222      |
| To Banks & Ins. Cos. | 127          | 127               | 90                |
| Amount.              | \$6,171,350  | \$6,171,350       | \$8,056,993       |

| Building Permits. |           | 1918         |              |
|-------------------|-----------|--------------|--------------|
|                   | 1919      | Mar. 7 to 13 | Mar. 9 to 15 |
| New Buildings.    | 6         | 6            | 6            |
| Cost.             | \$264,500 | \$264,500    | \$416,000    |
| Alterations.      | \$565,900 | \$565,900    | \$223,775    |

| Mortgages.     |             | 1918              |                   |
|----------------|-------------|-------------------|-------------------|
|                | 1919        | Jan. 1 to Mar. 13 | Jan. 1 to Mar. 15 |
| New Buildings. | 38          | 38                | 39                |
| Cost.          | \$5,501,750 | \$5,501,750       | \$3,803,500       |
| Alterations.   | \$2,389,295 | \$2,389,295       | \$1,673,400       |

### BROXN.

| Conveyances.            |          | 1918         |              |
|-------------------------|----------|--------------|--------------|
|                         | 1919     | Mar. 6 to 12 | Mar. 8 to 14 |
| Total No.               | 115      | 115          | 68           |
| No. with consideration. | 12       | 12           | 10           |
| Consideration.          | \$71,975 | \$71,975     | \$91,650     |

| Mortgages.              |             | 1918              |                   |
|-------------------------|-------------|-------------------|-------------------|
|                         | 1919        | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| Total No.               | 1,010       | 1,010             | 888               |
| No. with consideration. | 102         | 102               | 156               |
| Consideration.          | \$1,082,862 | \$1,082,862       | \$1,650,883       |

| Mortgages.           |           | 1918         |              |
|----------------------|-----------|--------------|--------------|
|                      | 1919      | Mar. 6 to 12 | Mar. 8 to 14 |
| Total No.            | 51        | 51           | 26           |
| Amount.              | \$229,219 | \$229,219    | \$218,425    |
| To Banks & Ins. Cos. | 2         | 2            | 3            |
| Amount.              | \$5,000   | \$5,000      | \$78,000     |
| No. at 6%            | 29        | 29           | 18           |
| Amount.              | \$134,319 | \$134,319    | \$181,425    |
| No. at 5 1/2%        | 5         | 5            | 1            |
| Amount.              | \$22,075  | \$22,075     | \$1,250      |
| No. at 5%            | 6         | 6            | 4            |
| Amount.              | \$20,000  | \$20,000     | \$8,500      |
| No. at 4 1/2%        | 1         | 1            | 1            |
| Amount.              | 1         | 1            | 1            |
| Unusual rates.       | 1         | 1            | 1            |
| Amount.              | 825       | 825          | 825          |
| Interest not given.  | 10        | 10           | 3            |
| Amount.              | \$52,000  | \$52,000     | \$27,250     |

| Conveyances.         |             | 1918              |                   |
|----------------------|-------------|-------------------|-------------------|
|                      | 1919        | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| Total No.            | 468         | 468               | 417               |
| Amount.              | \$2,641,825 | \$2,641,825       | \$2,172,151       |
| To Banks & Ins. Cos. | 35          | 35                | 13                |
| Amount.              | \$487,482   | \$487,482         | \$286,000         |

| Mortgage Extensions. |           | 1918         |              |
|----------------------|-----------|--------------|--------------|
|                      | 1919      | Mar. 6 to 12 | Mar. 8 to 14 |
| Total No.            | 17        | 17           | 6            |
| Amount.              | \$331,200 | \$331,200    | \$278,500    |
| To Banks & Ins. Cos. | 6         | 6            | 2            |
| Amount.              | \$169,000 | \$169,000    | \$47,000     |

| Mortgages.           |             | 1918              |                   |
|----------------------|-------------|-------------------|-------------------|
|                      | 1919        | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| Total No.            | 126         | 126               | 70                |
| Amount.              | \$3,120,900 | \$3,120,900       | \$1,656,387       |
| To Banks & Ins. Cos. | 48          | 48                | 19                |
| Amount.              | \$1,564,500 | \$1,564,500       | \$485,750         |

| Building Permits. |         | 1918         |              |
|-------------------|---------|--------------|--------------|
|                   | 1919    | Mar. 6 to 12 | Mar. 8 to 14 |
| New Buildings.    | 2       | 2            | 6            |
| Cost.             | \$4,500 | \$4,500      | \$250,000    |
| Alterations.      | \$7,950 | \$7,950      | \$17,200     |

| Mortgages.    |           | 1918              |                   |
|---------------|-----------|-------------------|-------------------|
|               | 1919      | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| New Building. | 32        | 32                | 40                |
| Cost.         | \$539,890 | \$539,890         | \$1,583,150       |
| Alterations.  | \$98,950  | \$98,950          | \$65,825          |

| BROOKLYN. <th colspan="2">1918</th> |           | 1918         |              |
|-------------------------------------|-----------|--------------|--------------|
| Conveyances.                        |           | 1919         | Mar. 7 to 13 |
|                                     | 1919      | Mar. 5 to 11 | Mar. 7 to 13 |
| Total No.                           | 693       | 693          | 284          |
| No. with consideration.             | 31        | 31           | 25           |
| Consideration.                      | \$706,190 | \$706,190    | \$143,300    |

| Mortgages.              |             | 1918              |                   |
|-------------------------|-------------|-------------------|-------------------|
|                         | 1919        | Jan. 1 to Mar. 11 | Jan. 1 to Mar. 13 |
| Total No.               | 5,119       | 5,119             | 3,399             |
| No. with consideration. | 271         | 271               | 297               |
| Consideration.          | \$2,853,229 | \$2,853,229       | \$2,185,205       |

| Building Permits.    |             | 1918         |              |
|----------------------|-------------|--------------|--------------|
|                      | 1919        | Mar. 5 to 11 | Mar. 7 to 13 |
| Total No.            | 423         | 423          | 167          |
| Amount.              | \$1,721,713 | \$1,721,713  | \$549,004    |
| To Banks & Ins. Cos. | 24          | 24           | 25           |
| Amount.              | \$129,950   | \$129,950    | \$71,650     |
| No. at 6%            | 286         | 286          | 95           |
| Amount.              | \$846,533   | \$846,533    | \$246,490    |
| No. at 5 1/2%        | 82          | 82           | 43           |
| Amount.              | \$465,825   | \$465,825    | \$210,339    |
| No. at 5%            | 23          | 23           | 14           |
| Amount.              | \$227,600   | \$227,600    | \$37,300     |
| Unusual rates.       | 2           | 2            | 2            |
| Amount.              | \$1,500     | \$1,500      | \$1,500      |
| Interest not given.  | 30          | 30           | 15           |
| Amount.              | \$180,255   | \$180,255    | \$54,875     |

| Mortgages.           |              | 1918              |                   |
|----------------------|--------------|-------------------|-------------------|
|                      | 1919         | Jan. 1 to Mar. 11 | Jan. 1 to Mar. 13 |
| Total No.            | 3,121        | 3,121             | 1,795             |
| Amount.              | \$11,661,583 | \$11,661,583      | \$6,688,694       |
| To Banks & Ins. Cos. | 240          | 240               | 254               |
| Amount.              | \$1,408,035  | \$1,408,035       | \$1,388,725       |

| Building Permits. |           | 1918         |              |
|-------------------|-----------|--------------|--------------|
|                   | 1919      | Mar. 6 to 12 | Mar. 8 to 14 |
| New Buildings.    | 97        | 97           | 52           |
| Cost.             | \$652,055 | \$652,055    | \$364,150    |
| Alterations.      | \$91,075  | \$91,075     | \$34,500     |

| Mortgages.     |             | 1918              |                   |
|----------------|-------------|-------------------|-------------------|
|                | 1919        | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| New Buildings. | 970         | 970               | 261               |
| Cost.          | \$4,994,645 | \$4,994,645       | \$2,989,780       |
| Alterations.   | \$946,335   | \$946,335         | \$611,686         |

| QUEENS. <th colspan="2">1918</th> |           | 1918         |              |
|-----------------------------------|-----------|--------------|--------------|
| Building Permits.                 |           | 1919         | Mar. 6 to 12 |
|                                   | 1919      | Mar. 6 to 12 | Mar. 8 to 14 |
| New Buildings.                    | 61        | 61           | 72           |
| Cost.                             | \$529,725 | \$529,725    | \$219,025    |
| Alterations.                      | \$1,375   | \$1,375      | \$21,287     |

| Mortgages.     |             | 1918              |                   |
|----------------|-------------|-------------------|-------------------|
|                | 1919        | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| New Buildings. | 605         | 605               | 265               |
| Cost.          | \$2,089,395 | \$2,089,395       | \$985,983         |
| Alterations.   | \$268,675   | \$268,675         | \$167,682         |

| RICHMOND. <th colspan="2">1918</th> |          | 1918         |              |
|-------------------------------------|----------|--------------|--------------|
| Building Permits.                   |          | 1919         | Mar. 6 to 12 |
|                                     | 1919     | Mar. 6 to 12 | Mar. 8 to 14 |
| New Buildings.                      | 13       | 13           | 10           |
| Cost.                               | \$17,560 | \$17,560     | \$8,840      |
| Alterations.                        | \$4,710  | \$4,710      | \$4,260      |

| Mortgages.     |           | 1918              |                   |
|----------------|-----------|-------------------|-------------------|
|                | 1919      | Jan. 1 to Mar. 12 | Jan. 1 to Mar. 14 |
| New Buildings. | 140       | 140               | 54                |
| Cost.          | \$297,388 | \$297,388         | \$196,560         |
| Alterations.   | \$28,846  | \$28,846          | \$68,076          |



# BUILDING SECTION

## Labor Situation Throughout Country Slightly Better

Surplus Decreases Nearly 9,000 from Previous Week—Analysis of Building Conditions—Expert Says High Prices Here to Stay

Washington, March 13.

ACCORDING to reports received by the United States Employment Service on conditions of employment and unemployment throughout the United States, the situation for last week shows some slight improvement over the week before. The percentage of cities reporting a heavy surplus of labor over demand decreased from 66 per cent. to 63 per cent. The percentage of cities reporting an approximate equality of labor demand and supply increased from 21 per cent. to 28 per cent. Only 9 per cent. of the reporting cities reported a shortage of labor, which is 4 per cent. lower than last week. \*

The total number of unemployed is estimated at 356,566, which is 8,834 less than last week. This numerical reduction is largely due to the fact that Cleveland, Ohio, which has been reporting a surplus of labor of 75,000, is now reporting a

Seventy-four cities have returned to the U. S. Department of Labor questionnaires on building needs and obstacles in getting building under way. Fifty-seven of these cities show a pressing demand for building and most of these emphasize the shortage of dwellings and apartment houses.

Typical of the representations in this particular are the following: Portland, Maine, reports a shortage in dwelling and tenement houses; Haverhill, Lawrence and Salem, Mass., report a demand for dwellings and tenements; Albany, N. Y., needs flats; Manhattan needs office, dwelling and storage buildings; Rochester needs dwellings and mercantile buildings; Atlantic City, East Orange and Elizabeth, New Jersey, are short in dwellings and apartments and almost all the towns in Pennsylvania reporting show a deficiency in residences.

The questionnaires, which were sent out by the Division of Public Works and Construction Developments of the U. S. Department of Labor, were calculated to verify the results of other investigations into the building shortage of the country and to develop what, if any, obstacles were being encountered by building interests. Specific information was asked on the influence of wages, material prices, interest rates and available investment capital. Several cities reported that it was none of these which was delaying building, but rather the uncertainty of the future labor and material market. A majority of the cities assert that high wages are a factor in holding back building; there is almost unanimous concurrence in the opinion that high prices of materials are determined obstacles. There is not much complaint about interest rates, but 14 cities report builders are having difficulty in obtaining capital to finance projects.

This latter obstacle appears not to be a sectional matter, but rather one growing out of local conditions in widely separated territory. Cambridge, Mass.; New Haven, Conn.; Albany, N. Y.; Philadelphia, Pa.; Terre Haute, Ind.; Wheeling, W. Va.; Aurora, Ill., are among the cities reporting difficulty in borrowing capital for building work.

Wherever building industry organizations have gone into the subject, the conclusion has prevailed that no decrease in labor wages may be expected for some time to come—not until the general price level on living necessities drops. The investigations of the economists in the Department of Labor, supported by no less an authority than Prof. Irving Fisher, of Yale University, assert no marked reduction may

be expected in building material prices. Prof. Fisher asserts we are on a new and higher price level from which, in the main, we shall not recede. "We are on a permanently higher price level," says Prof. Fisher, "and the sooner the business men of the country take this view and adjust themselves to it, the sooner will they save themselves and the nation from the misfortune which will come if we persist in our present false hope."

After setting out the circumstances and developments on which this conclusion is based, Prof. Fisher concludes his study of the situation with this: "Business men should face the facts. To talk reverently of 1913-14 prices is to speak a dead language today. The buyers of the country, since the armistice, have made an unexampled attack upon prices through their waiting attitude, and yet price recessions have been insignificant. The reason is that we are on a new high price level, which will be found a stubborn reality. Business men are going to find out that the clever man is not the man who waits, but the man who finds out the new price facts, and acts accordingly."

The War Department authorizes the following statement from the office of the Director of Sales:

A great proportion (probably 90 per cent.) of all building materials owned by the War Department is held by the Construction Division of the Army. An inventory of surplus building materials held by this Division was taken as of December 31 and compiled into the following main groups:

Lumber, plumbing and heating, electrical material and equipment, cement, wall board, millwork, roofing, screening, etc., miscellaneous building material, steel, nails, bolts, nuts and washers, building hardware, paints and oils, railroad material, paving material, piling and poles, raw materials, fencing, belting, cable, etc., chain, dynamite, caps, etc., fuel, hose, harness, etc., lanterns, flashlights, etc., rope and miscellaneous.

The total cost to the Government of the above materials in this original inventory was approximately \$12,000,000. In addition there were surplus office equipment, small tools and construction equipment amounting to approximately \$3,500,000. Large quantities of the above material have been consumed inside the War Department, the Construction Division having made, since January 1, approximately 2,000 transfers of materials, which were declared surplus at one project or another, to some project where work was being completed. It has also been necessary to retain some of this material for maintenance and repair.

As a result of these transfers and several hundred thousand dollars in sales, the inventory of building materials held by the Construction Division as of March 1 amounts to a little over \$7,500,000 and the surplus stock of construction equipment, small tools, office equipment and commissary supplies has shrunk to approximately \$2,000,000. The transfers to going jobs are continuing at such a rate that sales have been discontinued at many projects and the amount of building materials that will actually be sold will run to a very small amount. A contract for disposing of any considerable quantities of lumber held by the War Department has been made, which will take care of the largest items in the building material classification. Those who are interested in obtaining building materials should take up the question with the Constructing Quartermaster.



# State Proposes Large Amount of Construction Work

## Bills Contain Six Millions of New Work and Six Millions of New Authorizations With More Contemplated

[Special to the Record and Guide.]

Albany, N. Y., March 14.

**I**N the annual appropriation bill reported to the Legislature this week are items providing direct appropriations for new construction aggregating \$6,550,930.30. This total is part of the twenty million dollars which the Legislature plans to appropriate this year for construction work at the state institutions, for highway maintenance, etc. In addition to this \$6,550,000 of direct appropriation the bill carries new authorizations aggregating \$6,089,000.

The major part of both the authorizations and appropriations are the direct result of the scientific study which has been made by the Hospital Development Commission, the Commission for the Feeble Minded and the Commission on New Prisons to solve the problem of the overcrowded conditions of the hospitals and the feeble-minded institutions and to take care of the prison problem. The Hospital Development Commission has worked out a plan which, if carried out, at the end of ten years will both relieve the present overcrowded conditions of these hospitals and provide sufficient accommodations to take care of the anticipated population of these institutions at that time.

The solution of this problem was a direct result of the Law of 1917, creating the Hospital Development Commission.

Of the total amount of six and a half million dollars appropriated for new construction in the appropriation bill introduced this week \$4,400,000 is to be expended within a radius of one hundred miles of the city of New York. It was early realized by the Hospital Development Commission that the greatest problem of overcrowding was in the metropolitan district, and for the two years of its existence the commission has devoted practically all of its efforts to the solution of that problem, with the result that increased accommodations are to be provided at the Brooklyn State Hospital, and in addition to increasing these accommodations at the present site plans have been prepared for the development of the site at Creedmore. Extensive additions are also to be made to the State Hospital at Central Islip and at Kings Park, and the Manhattan State Hospital on Ward's Island is to be materially improved.

To relieve the situation in the metropolitan district the so-called Marcy site, in connection with the Utica State Hospital, is to be developed, and it is expected that work will be pushed there this summer. When accommodations are provided at Utica a change will be made in the hospital districts of the state so that some counties now sending patients to the Hudson River State Hospital at Poughkeepsie will send them to Utica, thus releasing beds at Poughkeepsie, to which patients from the metropolitan district may be sent. In carrying out this program the appropriation bill carries for the Brooklyn State Hospital a new authorization for construction of \$300,000, with a new appropriation of \$175,000, and, in addition, \$132,000 for accessories, etc., necessary for the enlargement of the plan. For the Creedmore site of the Brooklyn State Hospital the bill carries an authorization of \$2,500,000, with an appropriation of \$600,000. For the Central Islip State Hospital the bill carries a new authorization of \$250,000, with an appropriation against the new authorization and authorizations previously made of \$252,000. For Kings Park an authorization of \$350,000, with an appropriation of \$219,750; Manhattan State Hospital, new authorization, \$125,000, with an appropriation aggregating \$243,500. For the Utica State Hospital, Marcy Division, new authorization of \$750,000, with an appropriation of \$400,000. This makes a total authorization for the Utica State Hospital of \$2,000,000. In addition to the \$400,000, which the bill carries as against authorizations, appropriations aggregating \$138,800 are made

in the bill for accessories, etc., incidental to the proposed development.

For the development at Sing Sing Prison there is a new authorization of \$500,000, with an appropriation of \$350,000; and for the new farm prison at the Wingdale site there is a new appropriation of \$750,000. There has already been authorized for this site \$1,750,000, against which an appropriation of \$550,000 has previously been made. The bill also contains an additional appropriation of \$200,000 for the removal of grade crossings by the Public Service Commission of the First District.

To relieve the situation as to the feeble minded a new authorization of \$620,000 is made for Letchworth Village at Thiells, with appropriations totaling \$822,600.

### Meeting of Building Managers

**T**HE regular monthly informal dinner meeting of the New York Building Managers' Association was held at the Park Avenue Hotel last Tuesday evening. Approximately one hundred guests and members of the organization were present. Charles B. Best, president of the association, occupied the chair and introduced the speakers of the evening.

Willis O. Robb, manager of the New York Fire Insurance Exchange, spoke on insurance and the phases of this business of direct interest to building managers. An interesting address was made by William M. Lighthipe, of the Otis Elevator Co., on the subject of the equipment and maintenance of passenger elevators, illustrated by lantern slides.

The regular meeting of the New York Building Superintendents' Association was held at the Cafe Laloy last Wednesday evening and was preceded by an informal dinner. Frank C. Peterson, of the Bishop & Babcock Co., was present and talked on the most efficient methods of heating large structures.

This association recently took up at its regular meeting the discussion of "What Is Economy in Consumption of Electric Current and Coal?" The discussion brought out the fact that by changing the lamp wattage, there was a decided drop in current consumption, naturally reducing the consumption of fuel. It was shown that in buildings where lamp wattage had been reduced by taking a fixture of four or more lamps of 100 watts each, and exchanging for lamps of 60 watts, or 60 watt lamps for 40 watt lamps, the tenants would invariably burn three to four lamps as against one of the former wattage, and would also burn lamps on fixtures in close proximity to windows, with the shades drawn, to prevent the sunlight from entering. This procedure naturally increased the consumption of current and also of fuel. This tendency was noticeable in instances where tenants were not paying directly for current consumption. There was a marked difference in the consumption of current when the same tenants were compelled to pay for the current used, as per reading of meters that were later installed, which showed that the current was more likely to be used with discretion when the tenant had to pay for it than when it was provided without a direct charge.

The New York Building Superintendents' Association recently went on record as being opposed to the bills introduced in the Legislature at Albany intended to provide license fees for elevators and elevator operators. One bill would impose a tax of \$5 on each freight elevator and passenger elevator except in such structures as are exempt from taxation, and the other bill is designed to impose on every elevator in any building open to the public a license fee of \$3.



# New Building Projects in the Metropolitan District

## Many General Contracts Awarded Since the Armistice and Work Actually Started on Some Construction Work

**I**N order that the building trades might obtain an idea of the large volume of prospective building already planned the Record and Guide herewith prints, in condensed form, a partial list of the more important of the new structural projects in the Metropolitan district. The list is not complete. It only concludes those operations that stand out as being of importance to the industry in the matter of location and expense involved, and for which there is a reasonable expectancy that construction will be started within a short time.

For a number of the projects in the list general contracts have already been awarded and in a few instances work actually started. Others have been estimated upon and contracts are pending, with quite a number now in the hands of the building trades for figures. The balance are operations for which working plans have been completed or are in

progress and unless some unforeseen circumstances arise will be given out for estimate within a short time.

It will be noticed that the major portion of the jobs are for buildings for which there has been a decided increase in the demand during the past year or so. Apartments, schools, factories and warehouses and buildings of like nature predominate and it is for just projects of these types the demand has been strong. There is little doubt about an early start of a large percentage of this work despite the high cost of construction and other hindering factors. The buildings are needed and have been planned to provide the required space to offset the scarcity and will be erected just as soon as proper building arrangements can be made. It will be noticed that New Jersey cities are taking a lead in the increase of school facilities and other projects for the public welfare.

### PRINCIPAL BUILDINGS TO BE ERECTED DURING 1919

| Project.           | Location.                         | Owner.  | Architects.                     | Height. | Cost.         | Contractor.             |
|--------------------|-----------------------------------|---|---------------------------------|---------|---------------|-------------------------|
| Apartment.....     | 5th av, sec 66th st.....          | J. E. R. Carpenter.....                       | Carpenter & Cross & Cross.....  | 11      | \$1,500,000.. | Owner builds.           |
| Apartment.....     | 5th av, nec 72d st.....           | Hudson Invest. Co.....                        | F. F. French.....               | 12      | 1,500,000..   | F. F. French Co.        |
| Apartment.....     | Riverside dr & 158th st.....      | A. W. Hay.....                                | F. F. French.....               | 8       | 1,500,000..   | F. F. French Co.        |
| Apartment.....     | Merriam av & 171st st.....        | Laukau Realty Co.....                         | Springsteen & Goldhammer.....   | 5       | 110,000..     | Harlem Constn Co.       |
| Apartment.....     | 43d st, 261 W.....                | H. L. Claman.....                             | Gronenberg & Leuchttag.....     | 6       | 200,000..     | Owner builds.           |
| Apartment.....     | McCombs rd.....                   | McCombs-Nelson Co.....                        | F. F. French.....               | 5       | 200,000..     | F. F. French Co.        |
| Apartment.....     | Bayonne, N. J.....                | Bayonne Housing Comm.G. Atterbury.....        |                                 | 4       | 200,000..     | Not let.                |
| Apartment.....     | Newark, N. J.....                 | Harry Krivant.....                            | E. V. Warren.....               | 5       | 300,000..     | Owner builds.           |
| Apartment.....     | Bronxville, N. Y.....             | Village Investing Co.....                     | Bates & How.....                | 3       | 150,000..     | John Borup.             |
| Bank.....          | Spring st, 60-62.....             | Italian Savings Bank.....                     | C. P. H. Gilbert.....           | 10      | 250,000..     | Not let.                |
| Bank.....          | Broad st, 74.....                 | Seaboard Nat'l Bank.....                      | A. C. Bossom.....               | —       | .....         | Not let.                |
| Bank.....          | Beaver st, 81-83.....             | Brown Bros.....                               | Delano & Aldrich.....           | 4       | 150,000..     | Marc Eidlitz & Son.     |
| Clubhouse.....     | Lloyds Neck, L I.....             | Lloyds Neck Club.....                         | Not selected.....               | 2½      | 250,000..     | Not let.                |
| Clubhouse.....     | Bayonne, N J.....                 | Y. M. C. A.....                               | Shattuck & Hussey.....          | 3       | 350,000..     | Figuring.               |
| Dwelling.....      | 81st st, 15 E.....                | G. L. Winthrop.....                           | J. F. Gayler.....               | 6       | 150,000..     | Not let.                |
| Dwelling.....      | Madison, N J.....                 | Leland H. Ross.....                           | Smith & Behr.....               | 2½      | 125,000..     | Bids in; not let.       |
| Dwelling.....      | Mill Neck, L I.....               | Robert J. Caldwell.....                       | A. C. Bossom.....               | 2½      | 150,000..     | Not let.                |
| Dwelling.....      | Locust Valley, L I.....           | Myron C. Taylor.....                          | Richardson, Barott & R.....     | 2½      | 100,000..     | Not let.                |
| Dwelling.....      | Great Neck, L I.....              | R. D. Wyckoff.....                            | C. A. Patterson.....            | 2½      | 100,000..     | Not let.                |
| Factory.....       | New Brunswick, N J.....           | Eastern Potash Co.....                        | E. B. Miller.....               | 1 & 2   | 2,000,000..   | Owner builds.           |
| Factory.....       | Long Island City, L I.....        | S. Karpen & Bro.....                          | Ballinger & Perrot.....         | 6       | 725,000..     | Not let.                |
| Factory.....       | Brooklyn, N Y.....                | Englander Spring Bed Co.....                  | Buchman & Kahn.....             | 2       | 150,000..     | Rosenthal Eng. Co.      |
| Factory.....       | Brooklyn, N Y.....                | Cushman Baking Co.....                        | Slee & Bryson.....              | 3       | 125,000..     | Not let.                |
| Factory.....       | Brooklyn, N Y.....                | Lehn & Fink.....                              | Bucaman & Kahn.....             | 8       | 200,000..     | Not let.                |
| Factory.....       | Long Island City, L I.....        | Factory Const. Co.....                        | M. A. Cantor.....               | 4       | 350,000..     | Owner builds.           |
| Garage.....        | 54th st w of 8th av.....          | Buick Auto Repair Co.....                     | Thomas J. Bird.....             | 9       | 400,000..     | Not let.                |
| Garage.....        | Lenox av, 110th to 111th sts..... | Stalwart Realty Co.....                       | B. W. Levitan.....              | 2       | 100,000..     | Not let.                |
| Garage.....        | Long Island City, L I.....        | The White Auto Co.....                        | Watson Eng. Co.....             | 1½      | 500,000—      | Not let.                |
| Hospital.....      | Livingston pl & E 16th st.....    | Beth Israel Hospital.....                     | L. A. Abramson.....             | 12      | 1,000,000..   | G. Richard Davis & Co.  |
| Hospital.....      | Brooklyn, N Y.....                | Beth Moses Hospital.....                      | H. J. Nurick.....               | 5       | 350,000..     | Not let.                |
| Hospital.....      | Brooklyn, N Y.....                | U. S. Govt., Navy Dept.....                   | Private plans.....              | 4       | 450,000..     | Not let.                |
| Hospital.....      | Verona, N J.....                  | Essex Co. Freeholders.....                    | Jordan Green.....               | 2       | 120,000..     | Not let.                |
| Hospital.....      | Elizabeth, N J.....               | Elizabeth Gen. Hospital.....                  | Crow, Lewis & Wick'hoefler..... | 6       | 500,000..     | Not let.                |
| Home.....          | Findlay av & 167th st.....        | Daughters of Jacob.....                       | L. A. Abramson.....             | 4       | 400,000..     | G. Richard Davis & Co.  |
| Hotel.....         | Park av, swc 40th st.....         | Murray Hill Hotel.....                        | Warren & Wetmore.....           | 34      | 10,000,000..  | Not let.                |
| Hotel.....         | Kew Gardens, L I.....             | Kew Garden Corp.....                          | F. F. French.....               | 5       | 300,000..     | F. F. French Co.        |
| Market.....        | Newark, N J.....                  | Co-Operative Market Co.....                   | W. E. Lehman.....               | 1       | 300,000..     | Owner builds.           |
| Museum.....        | Huntington, L I.....              | A. Heckscher.....                             | Maynicke & Franke.....          | 1       | 100,000..     | Not let.                |
| Offices.....       | 7th av cor 39th st.....           | Pictorial Review.....                         | Renwick, Aspin'l & Tucker.....  | 10      | 1,000,000—    | Geo. B. Beaumont Co.    |
| Offices.....       | Trinity pl, 78-86.....            | Am. Bank Note Co.....                         | I. N. Phelps Stokes.....        | 28      | .....         | Not let.                |
| Offices.....       | Broadway, 13-27.....              | Seaboard Realty Co.....                       | B. W. Morris & Car. & Hast..... | 12      | .....         | Owner builds.           |
| Offices.....       | Wall st, 8-12.....                | John Jacob Astor.....                         | Chas. E. Birge.....             | 31      | 1,500,000..   | Not let.                |
| Offices.....       | 44th st, 6-8 E.....               | Company forming.....                          | C. P. H. Gilbert.....           | 12      | 300,000..     | Not let.                |
| Offices.....       | 35th st, 214-216 W.....           | National Bible Institute.....                 | McK., Voorhees & Gmellin.....   | 15      | 1,000,000..   | Not let.                |
| Power House.....   | Brooklyn, N Y.....                | Julius Kayser & Co.....                       | Wm. Higginson.....              | 1       | 100,000..     | Caye Const. Co.         |
| Restaurant.....    | Fulton st, 147, N Y C.....        | L. C. Mouquin.....                            | W. C. Bloodgood.....            | 5       | 100,000..     | Not let.                |
| Stores.....        | Newark, N J.....                  | L. Bamberger & Co.....                        | Jarvis & Hunt.....              | 14      | 3,000,000..   | Not let.                |
| School.....        | Belmont av & 180th st.....        | Board of Education.....                       | C. B. J. Snyder.....            | 5       | 500,000..     | Not let.                |
| School.....        | Tremont av & Vyse av.....         | Board of Education.....                       | C. B. J. Snyder.....            | 5       | 200,000..     | Not let.                |
| School.....        | Brooklyn, N Y.....                | Board of Education.....                       | C. B. J. Snyder.....            | 3       | 310,000..     | Not let.                |
| School.....        | Brooklyn, N Y.....                | Board of Education.....                       | C. B. J. Snyder.....            | 5       | 500,000..     | Not let.                |
| School.....        | Brooklyn, N Y.....                | Board of Education.....                       | C. B. J. Snyder.....            | 5       | 500,000..     | Not let.                |
| School.....        | Brooklyn, N Y.....                | Ch. of Sts. Cyryl & Meth.G. E. Steinback..... |                                 | 5       | 150,000..     | Not let.                |
| School.....        | Elmhurst, L I.....                | Board of Education.....                       | C. B. J. Snyder.....            | 4       | 250,000..     | Not let.                |
| School.....        | Paterson, N J.....                | Board of Education.....                       | Chas. E. Sleight & Son.....     | 3       | 125,000..     | Not let.                |
| School.....        | Harrison, N J.....                | Board of Education.....                       | Kennedy & Baker.....            | 2       | 200,000..     | Not let.                |
| School.....        | West New York, N J.....           | Board of Education.....                       | Mayer & Manahan.....            | 3       | 250,000..     | Not let.                |
| School.....        | New Brunswick, N J.....           | Board of Education.....                       | Alex Merchant.....              | 3       | 400,000..     | Not let.                |
| School.....        | Newark, N J.....                  | Board of Education.....                       | J. H. & W. C. Ely.....          | 4       | 500,000..     | Not let.                |
| School.....        | Paterson, N J.....                | Board of Education.....                       | H. B. Crosby.....               | 3       | 375,000..     | Not let.                |
| School.....        | Pelham, N Y.....                  | Board of Education.....                       | Not selected.....               | 2       | 115,000..     | Not let.                |
| Swimming Pool..... | Glen Cove, L I.....               | F. W. Woolworth.....                          | C. P. H. Gilbert.....           | 1       | 100,000..     | Not let.                |
| Theatre.....       | Fordham rd & Valentine av.....    | B. F. Keith's N. Y. Thea.....                 | W. H. McElpatrick.....          | 4       | 400,000..     | Not let.                |
| Theatre.....       | Broadway & 160th st.....          | Max Kramer.....                               | Herbert J. Krapp.....           | 2       | 100,000..     | Not let.                |
| Theatre.....       | Broadway & 181st st.....          | Benj. S. Moss.....                            | DeRosa & Pereira.....           | 3       | 500,000..     | Not let.                |
| Theatre.....       | Brooklyn, N Y.....                | Kingsway Realty Corp.....                     | Not selected.....               | 2       | 200,000..     | Louis Gold.             |
| Theatre.....       | Brooklyn, N Y.....                | Joseph Kelly.....                             | Not selected.....               | 2       | 140,000..     | Not let.                |
| Theatre.....       | Far Rockaway, L I.....            | Sol Brill et al.....                          | Thos. W. Lamb.....              | 2       | 100,000..     | M. Shapiro & Son.       |
| Theatre.....       | Newark, N J.....                  | Jacob Sabian.....                             | F. W. Wentworth.....            | 2       | 100,000..     | Not let.                |
| Warehouse.....     | 39th st, 549 W.....               | John F. Murray.....                           | Rouse & Goldstone.....          | 8       | 150,000..     | Harby, Alrous & Mellus. |



# CURRENT BUILDING OPERATIONS

**A**LTHOUGH a recent announcement from the Department of Labor stated that the high labor and material prices were likely to halt a nation-wide building movement there is a steadily growing volume of prospective construction being brought out in the Metropolitan district. According to present indications the next four or five months will undoubtedly witness the awarding of contracts for a large percentage of the work now being planned, and the building industry will have all of the work it can comfortably handle until it is readjusted to the new conditions.

During the past week there have been many important projects brought out, and contracts were let for operations that have recently been on the figuring list. These contracts are being placed despite the high construction costs and because owners and architects are now generally of the opinion that years must elapse before material prices and wage scales will be reduced to an extent that would lower the cost of building. The demand for rentable space is insistent, and the high rentals will be maintained for a long time to come, hence the willingness of owners to proceed with their proposed structures.

The building material markets are reflecting the changed outlook in the building business, and orders are now more frequent and of better size than they have been for many months past. New inquiry is developing in all lines, and the dealers are optimistic rather than pessimistic about the future. Material prices are well sustained, and no reports of a decline have been current. Brick is firm at the figure that has maintained for many weeks, and cement, lime, plaster, stone, lumber and practically all other structural essentials are holding to their past levels. Among the manufacturers and dealers there is a consensus of opinion that, while labor holds to its existing high scale of wages, there can be no reduction in the prices of building materials.

**Common Brick**—The wholesale market for Hudson River common brick is practically without feature. Some in-

quiry has been current, but actual sales have been negligible. Dealers are confident, however, that the condition will be changed before long, as there is a large amount of new planning in architects' offices, and it is certain that a fair percentage of this work will go ahead in the near future. Common brick prices are firmly held at the \$15 a thousand level.

**SUMMARY**.—Transactions in the North River Brick market for the week ending Friday, March 14, 1919. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 2. Distribution: Brooklyn, 2.

**Masons' Materials**.—Dealers are growing more optimistic as the orders increase and new inquiry develops. A good part of the construction that was recently reported as being planned has now reached the figuring stage, and in some instances contracts have been awarded. Prices are very firm, and there is not likely to be any reduction from the present levels for some time to come.

**Lumber**.—Yards about the city and all through the metropolitan district have noticed a slight increase in the demand for building purposes, and from all

## BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades...\$15.00 to —  
Hudson River, "off loads".... — to —  
Raritan.....No quotation

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

**Face Brick**—Delivered on job in New York:

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

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

**Gravel**—Delivered at job site in Manhattan and Bronx:

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

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

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

**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.

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# MATERIALS AND SUPPLIES

accounts the situation as it applies to lumber is steadily improving. Prices are firm for all kinds and grades, and in spite of recent rumors that lumber prices were due for a decline wholesale quotations in certain lines have been advanced. The nation-wide campaign of education in urging prospective builders to start immediately with their contemplated work is bearing tangible results in the volume of new construction being brought out, and as the spring approaches the demand will increase.

**Window Glass.**—Trade is exceptionally dull, and both manufacturers

and dealers report almost no buying activity. According to trade reports nothing but a marked improvement in the building situation, amounting to a boom of national proportions, will be able to change the present market condition. The reports of a large amount of projected building, to be started during the next few months, is viewed hopefully by both glass manufacturers and dealers. Prices are firm and unchanged.

**Structural Steel.**—Many building operations have been planned and are ready to proceed, but owners are hesi-

tating about a start in the hope of obtaining price concessions in various important structural elements. A reduction of \$5 a ton in steel prices would no doubt have a marked effect on the building situation generally, and more particularly in the large centers where steel frame structures are planned. What little buying of fabricated steel is prevalent is going mainly into Government construction or being bought to satisfy urgent requirements. The large private projects are being held up for whatever price advantage is to be obtained in the near future.

**Cast-Iron Pipe.**—With the exception of the relatively small amount of municipal business that has lately been figured there is but little activity in this line. The prospects for future activity are good, but buyers are not likely to come into the market while there is a possibility of lower prices to be obtained by waiting a short time. It is known that plans have been completed for a vast amount of state, county and municipal improvement, and there is no reason to believe that this will be held up indefinitely. At the present writing cast-iron prices are firm at the levels that have maintained during the past month or more. Quotations are: 6-inch and heavier, \$62.70, New York; 4-inch, \$65.70, and 3-inch, \$72.70 a ton.

**Wire Nails.**—The demand for nails is growing to some extent as a result of the large amount of frame construction being undertaken in Brooklyn and Queens. The erection of one- and two-family dwellings will be an important phase of construction in these boroughs, and the material demands are already becoming manifest. Prices are firm. Current quotations are as follows: Wire nails, in store, \$4.75; carted by the jobber, \$4.85 per keg.

**Cut Nails.**—There is still a scarcity in cut nails, and the available supply is steadily shrinking on account of the strike at two of the leading mills. The demand is increasing to some extent, and new inquiry is developing, but producers are unable to make definite promises of deliveries until the strike has been settled.

## IN THE METROPOLITAN MARKETS

**Plaster Blocks**—  
2 in. (solid) per sq. ft. .... \$0.11  
3 in. (hollow) per sq. ft. .... 0.11

**Plaster Board**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
27x28x1 in. .... \$0.35 each  
27x48x ¼ in. .... 0.32 each  
32x36x ¼ in. .... 0.21 each  
32x36x ⅜ in. .... 0.21 each  
32x36x ½ in. .... 0.23½ each

**Sand**—  
Delivered at job in Man-  
hattan ..... \$2.25 per cu. yd.  
Delivered at job in Bronx.. 2.50 per cu. yd.

**Broken Stone**—  
1½ in., Manhattan delivery. \$3.25 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.  
¾ in., Manhattan delivery.. 3.25 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.

**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 car-  
goes, 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

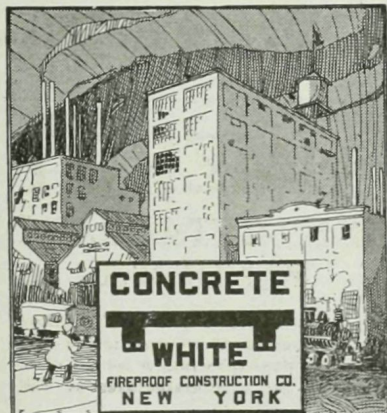
**Flooring:**  
White oak, quartered, select ..... to 67.00  
Red oak, quartered, select. .... to 67.00  
Maple No. 1. .... 57.50 to —  
Yellow pine, No. 1, common  
flat ..... 43.00 to —  
N. C. Pine, flooring, Nor-  
folk ..... 43.00 to —

**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. \$1.53 to —  
Less than 5 bbls. .... 1.55 to —

**Turpentine**—  
Spot in yard, N. Y., per gal. \$0.69 to \$0.69½

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**THIRD AV.**—Charles B. Meyer, 1 Union sq, has plans in progress for alterations to the 4-sty brick tenement, 40x88 ft, at the northwest corner of 3d av and 85th st, into small apartments for Geo. W. Welsh's Son, 213 Broadway, owner. Cost, about \$8,000. Architect will take bids on general contract.

**BROADWAY.**—M. Jos. Harrison, 63 Park Row, has finished plans for alterations to the 4-sty brick and stone apartment at 2536 Broadway for Elkon Realty Corporation, C. A. Connell, president, owner, on premises. Owner takes bids.

**RIVERSIDE DR.**—J. M. Felson, 1123 Broadway, has been selected to prepare plans for a 5-sty brick and limestone apartment, on plot 58x102 ft, at the southeast corner of Riverside dr and 146th st, for the Lucania Realty Co., Anthony Campagna, president, 2875 Broadway, owner and builder. Details will be available later.

**FIFTH AV.**—F. F. French, 299 Madison av, has plans in progress for a 12-sty brick and limestone apartment, 62x162 ft, at the northeast corner of 5th av and 72d st, for the Hudson Investing Co., 299 Madison av, owner. Architect builds and will be ready for bids on some contracts, and materials about April 1. Cost, \$1,500,000.

#### DWELLINGS.

**56TH ST.**—Charles E. Birge, 29 West 34th st, has completed plans for alterations and additions to the 4-sty brick and stone residence, 25x100 ft, at 15 East 56th st, for Burton S. Castles, 43 West 38th st, owner. Cost, about \$65,000. Architect will soon call for estimates on general contract.

**SIST ST.**—J. F. Gayler, 15 East 40th st, has about finished plans for a 6-sty brick and marble residence, 59x80 ft, at 15 East 81st st, for Grenville L. Winthrop, 40 Wall st, owner. Cost, about \$150,000.

#### FACTORIES AND WAREHOUSES.

**EAST ST.**—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 2-sty brick refrigerating plant, 120x120 ft, at 7-15 East st and 8-16 Tompkins st for the National Ice & Coal Co., owner, on premises. Cost, about \$75,000.

**3D ST.**—Jacob Fisher, 25 Av A, has plans in progress for a 2-sty brick and concrete storage building, 70x154 ft, in East 3d st, 170 ft west of Tompkins st, for Joseph Goldstein, owner, care of architect. Cost, about \$75,000. Plans will soon be ready for bids.

#### STABLES AND GARAGES.

**AMSTERDAM AV.**—Morris P. Jacobs, 42 Broadway, has finished plans for a 1-sty brick garage, 75x100 ft, at the northwest corner of Amsterdam av and 184th st for Max Marx, 128 Broadway, owner. Cost, about \$6,000.

**HOUSTON ST.**—George W. Conable, 46 West 24th st, has completed plans for a 1-sty brick garage, 54x75 ft, at 179-183 Houston st, for the Congress Warehouse & Forwarding Co., 474 West Broadway, owner. Cost, about \$5,000.

#### STORES, OFFICES AND LOFTS.

**HUDSON ST.**—Schwartz & Gross, 347 5th av, have been retained to prepare plans for the 4-sty brick and limestone store and loft building, 20x50 ft, to be erected at 81 Hudson st for Henry M. Day, Inc., 89 Hudson st, owners. Edgar A. Levy Construction Co., 505 5th av, has the general contract.

**FOURTH AV.**—Herbert J. Krapp, 114 East 16th st, has plans in progress for alterations to the store at the northeast corner of 4th av and 26th st into a restaurant for owner, to be announced later. Cost, about \$15,000. Architect will take estimates on general contract.

#### THEATRES.

**BROADWAY.**—DeRosa & Pereira, 110 West 40th st, have revised plans in progress for a 3-sty brick and terra cotta theatre building, 150x200 ft, containing stores and apartments, at the northwest corner of Broadway and 181st st for the 181st Street Construction Co., Benjamin S. Moss, president, 729 7th av, president, owner. Figures will be taken on revised plans about March 20. Cost, approximately, \$500,000.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

**CRESCENT AV.**—The Barnett Realty Co., H. Adelstein, president, 160th st and St. Nicholas av, contemplates the erection of three 5-sty brick and stone apartment houses, on a plot 250x100 ft, at the southeast corner of Crescent av and 193d st, for which name of architect will be announced later.

#### STABLES AND GARAGES.

**INTERVALE AV.**—John J. Dunnigan, 391 East 149th st, has completed plans for a 2-sty brick garage, 70x100 ft, on the west side of Intervale av, 162 ft south of 163d st, for Wm. F. Conneally, 1001 Intervale av, owner. Cost, about \$30,000.

**LONGWOOD AV.**—Jacob Sanders, care of Benjamin Englander, 10 West 23d st, has bought property at the southwest corner of Longwood and Whitlock avs, and contemplates the erection of a 1-sty brick garage. Name of architect and details of construction will be available later.

#### THEATRES.

**FORDHAM RD.**—Wm. H. McElpatrick, 701 7th av, has completed plans for a 4-sty brick and concrete theatre, 100x200 ft, with stores, at the northwest corner of Fordham rd and Valentine av, for the B. F. Keith's New York Theatre Co., Inc., 1564 Broadway, owner. Cost, about \$400,000. Architect will soon call for bids on foundations. Bids on superstructure will be taken later.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**WEST 30TH ST.**—Morris Perlstien, 49 Fulton av, Middle Village, L. I., has plans in progress for two 4-sty brick tenements, 30x71 ft, in West 30th st, near Surf av, for owner, to be announced later. Cost, about \$20,000 each.

**SURF AV.**—Morris Perlstien, 49 Fulton av, Middle Village, L. I., has plans in progress for a 4-sty brick and limestone apartment, 50x82 ft, on Surf av, near West 30th st, for owner and builder, to be announced later. Cost, about \$50,000.

**WEST 27TH ST.**—B. W. Dorfman, 26 Court st, has completed plans for two 3-sty brick tenements, 20x76 ft, in west side of West 27th st, 120 ft south of Mermaid av, for the A. Fogel Building Co., 58 Middleland st, owner and builder. Total cost, \$20,000.

**FT. GREENE PL.**—W. T. McCarthy, 16 Court st, has finished plans for extensive alterations to the 4-sty apartment in the west side of Ft. Greene pl, 85 ft south of Lafayette ave, for the Land Tax Realty Co., 105 East 15th st, Manhattan, owner. Cost, about \$16,000.

**101ST ST.**—P. Tillion & Son, 103 Park av, Manhattan, have plans in progress for a 4-sty brick apartment house, 40x90 ft, at 101st st and 4th av for Lionel J. Solomon, 269 Norman av, owner. Architect will take bids on general contract from a selected list of bidders. Cost, about \$40,000.

**UNION ST.**—M. Weinstein, 32 Court st, has in progress for a 4-sty brick and terra cotta apartment, 50x90 ft, in Union st, between Utica and Rochester avs, for owner and builder, to be announced later. Cost, about \$75,000.

#### BANKS.

**FLATBUSH AV.**—Ludlow & Peabody, 101 Park av, Manhattan, have plans in progress for alterations to the 4-sty brick and stone buildings on plot 40x100 ft at 230-232 Flatbush av, into banking quarters and offices for the Peoples Trust Co., 181 Montague st, owner. Cost, about \$75,000. Architects will probably take bids on general contract about March 25.

#### DWELLINGS.

**OCEAN PARKWAY.**—H. M. Entlich, 432 S. 5th st, has completed plans for alterations to the 3-sty frame residence at 2763 Ocean Parkway for Israel Schulmar, 44 Mermaid av, owner, who will take bids on general contract. Cost, about \$5,000.

**WEST 24TH ST.**—George H. Suess, 2920 Railroad av, has completed plans for a 2-sty brick dwelling, 15x50 ft, in the east side of West 24th st, 220 ft south of Neptune av, for Mrs. McKinney, 2827 West 24th st, owner and builder. Cost, \$3,500.

**NEWPORT AV.**—E. M. Adelson, 1778 Pitkin av, has completed plans for three 2-sty brick dwellings, 20x55 ft, on the south side of Newport av, 92 ft west of Snediker av, for Samuel Lapidus, 84 Newport av, owner and builder. Total cost, \$24,000.

**HERZL ST.**—Cohn Brothers, 361 Stone av, have completed plans for six 2-sty brick dwellings, 19x55 ft, in the west side of Herzl st, 100 ft south of Blake av, for Simon Halperin, 1408 Lincoln pl, owner and builder. Total cost, \$60,000.

**EAST 3D ST.**—F. V. Laspia, 525 Grand st, has finished plans for a 2-sty brick dwelling, 25x50 ft, in the west side of East 3d st, 140 ft south of Av P, for Francesco Fennella, 516 Sackett st, owner and builder. Cost, \$7,000.

**AV P.**—F. V. Laspia, 525 Grand st, has plans in progress for a 2½-sty frame dwelling, 25x50 ft, at Av P and East 13th st, for owner and builder to be announced later. Cost, \$8,500.

**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. Total cost, \$24,000.

**AV I.**—A. Farber, 1746 Pitkin av, has completed plans for four 2-sty brick dwellings, 24x62 ft, at 1211 Av I, for the I Realty Co., P. Cooperman, secretary, 249 Chester av, owner and builder. Cost, \$4,000 each.

**47TH ST.**—S. Gardstein, 4820 14th av, has prepared plans for three 2½-sty frame dwellings, 26x55 ft, at 1429 47th st, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$12,000 each.

**46TH ST.**—S. Gardstein, 4820 14th av, has completed plans for a 2½-sty frame dwelling,



26x55 ft, in the south side of 46th st, 240 ft east of 14th av, for Morris Kornblum, 1323 46th st, owner and builder. Cost, about \$12,000.

CLARA ST.—S. Millman & Son, 26 Court st, have completed plans for seven 2-sty brick dwellings, 20x55 ft, in the north side of Clara st, 100 ft west of Chester av, for the N. R. Realty Co., 1422 46th st, owner and builder. Total cost, \$45,500.

84TH ST.—C. A. Olsen, 1220 54th st, has completed plans for two 2-sty frame dwellings, 20x60 ft, in the south side of 84th st, 76 ft west of 5th av, for the Moreland Building Co., 924 54th st, owner and builder. Total cost, \$10,000.

STILLWELL AV.—C. A. Olsen, 1220 54th st, has finished plans for twelve 2½-sty frame dwellings 18x43 and 20x45 ft, on Stillwell av, between 79th and 80th sts, for the Roth-Morgan Co., 1665 76th st, owner and builder. Cost, about \$6,000 each.

WILLOW ST.—Charles Gastmeyer, 1652 Myrtle av, has completed plans for interior alterations to the 3-sty brick residence in the east side of Willow st, 255 ft south of Clark st, for James A. Cameron, 61 Poplar st, owner. Cost, about \$4,000.

CHESTER ST.—S. Millman & Son, 26 Court st, have prepared plans for seven 2-sty brick dwellings, 20x55 ft, in the north side of Chester st, 100 ft west of Clara st, for the N. R. Realty Co., 1422 46th st, owner and builder. Cost, \$6,500 each.

58TH ST.—A. J. McManus, 817 41st st, has completed plans for five 2-sty brick dwellings, 16x30 ft, at 1983 58th st, for Adeline Murray, 1750 76th st, owner and builder. Total cost, \$20,000.

MERMAID AV.—George H. Suess, 2920 Railroad av, has finished plans for two 3-sty brick dwellings, 22x55 ft, with stores on the south side of Mermaid av, 40 ft east of West 37th st, for H. Schefferman & M. Peckman, 146 Chester st, owners and builders. Total cost, \$14,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x38 ft, at the northwest corner of East 7th st and Cortelyou road, for George Morris, 366 East 25th st, owner and builder. Total cost, \$16,000.

WEST 36TH ST.—George H. Suess, 2920 Railroad av, has completed plans for two 2-sty brick dwellings, 20x62 ft, in the west side of West 36th st, 370 ft north of Mermaid av, for Hanna Kelly, 2854 West 25th st, owner and builder. Total cost, \$14,000.

82D ST.—C. A. Olsen, 1224-54th st, has prepared plans for a 2½-sty frame and stucco dwelling, 18x40 ft, in the south side of 82d st, 228 ft west of 20th av, for J. R. Pinover, 7420 New Utrecht av, owner and builder. Cost, about \$6,500.

SURF AV.—George H. Suess, 2920 Railroad av, has completed plans for a 2-sty frame dwelling, 16x38 ft, on the south side of Surf av, 53 ft west of West 35th st, for Wm. Stevenson, 3005 Surf av, owner and builder. Cost, \$4,000.

EAST 9TH ST.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for five 2-sty frame dwellings, 10x43 ft, in the west side of East 9th st, 100 ft north of av H, for the Hanson Construction Co., 563 Belmont av, owner and builder. Total cost, \$17,500.

**FACTORIES AND WAREHOUSES.**

DITMAS AV.—Wm. Whitehill, 32 Union sq., Manhattan, has prepared plans for a 1-sty brick and concrete utility building, 45x84 ft, at Ditmas av and 90th st, for the National Aniline & Chemical Co., owner, on premises. Architect will take bids on general contract.

JOHNSON AV.—B. W. Dorfman, 26 Court st, has completed plans for a 3-sty brick factory building, 90x68 ft, at 566 Johnson av, for the Belgian Fur Dying Co., 321 Manhattan av, owner who will soon be ready for bids on general contract. Cost, \$35,000.

CARLTON AV.—Martin & Freehoff, 405 Lexington av, have finished plans for a 1-sty brick factory, 99x95 ft, on the north side of Carlton av, 138 ft south of Fulton st, for John Bebe & Sons, 641 Dean st, owners. Cost, about \$20,000. Architect will take bids on general contract.

**HOSPITALS AND ASYLUMS.**

HART ST.—H. J. Nurick, 957 Broadway, has plans in progress for a 5-sty brick and stone addition, 90x100, to the hospital at the southwest corner of Hart st and Stuyvesant av, for the Beth Moses Hospital, Isaac Levine, president, owner. Cost, about \$350,000. Architect will be ready for estimates on general contract about April 1.

**SCHOOLS AND COLLEGES.**

ASHFORD ST.—E. M. Adelson, 1778 Pitkin av, has plans in progress for a 3-sty brick and stone school and synagogue, 46x70 ft, in the east side of Ashford st, 110 ft south of Sutter av, for the New Hebrew School, 479 Ashford st, owner. Cost, about \$60,000. Bids will be taken during the coming spring.

**STABLES AND GARAGES.**

OCEAN AV.—Slee & Bryson, 154 Montague st, have completed plans for a 1-sty brick

garage, 122x131 ft, on the west side of Ocean av, 120 ft south of Av H, for A. J. W. Pohl, 200 Montague st, owner and builder. Cost, about \$25,000.

HERZL ST.—Cohn Brothers, 361 Stone av, have prepared plans for six 1-sty brick garages, 16x18 ft, in the west side of Herzl st, 100 ft south of Blake av, for Simon Halperin, 1408 Lincoln pl, owner and builder. Total cost, \$6,000.

NEWKIRK AV.—H. J. Nurick, 957 Broadway, has completed plans for a 1-sty brick and concrete garage, 60x105 ft, at 1402 Newkirk av, for the Saba Construction Co., 301 East 16th st, owner and builder. Cost, about \$20,000.

NOSTRAND AV.—Slee & Bryson, 154 Montague st, have prepared plans for a 1-sty brick garage, 122x131 ft, at 1316 Nostrand av, for A. W. J. Pohl, 200 Montague st, owner and builder. Cost, about \$25,000.

NORTH 1ST ST.—Shampan & Shampan, 772 Broadway, have completed plans for a 1-sty brick garage, 93x200 ft, in the north side of North 1st st, 55 ft west of Driggs av, for the Lurwall Realty Co., owner.

**THEATRES.**

SARATOGA AV.—De Rosa & Pereira, 110 West 40th st, Manhattan, have finished plans for a 1-sty brick moving picture theatre, 100x100 ft, at the corner of Saratoga av and Macon st, for the estate of Chauncey Marshall, 177 Montague st, owner. Architects will take bids

when the plans are approved. Cost, about \$60,000.

FLATBUSH AV.—R. Thomas Short, 399 Macon st, has completed plans for a 1- and 2-sty brick and limestone moving picture theatre, 80x180 ft, on the west side of Flatbush av, about 125 ft north of Farragut road, for A. H. Schwartz, 815 Flatbush av, owner. Cost, about \$60,000. Architect will soon call for estimates on general contract.

**Queens.**

**DWELLINGS.**

CORONA, L. I.—R. W. Johnson, Corona, L. I., has completed plans for five 2-sty frame dwellings, 16x38 ft, in the east side of Casper pl, 97 ft north of Corona av, for T. Dalt, Elmhurst, L. I., owner and builder. Total cost, \$30,000.

EDGEMERE, L. I.—Plans have been prepared privately for ten 1-sty frame bungalows, 17x30 ft, in the east side of Beach 58th st, 100 ft south of the Boulevard, for Frank Bedell, Edgemere, L. I., owner and builder. Total cost, \$10,000.

FLUSHING, L. I.—Plans have been prepared privately for two 2-sty brick dwellings, 19x52 ft, in the east side of 25th st, 460 ft south of Cypress av, for George Rogers, Depot Lane, Flushing, L. I., owner and builder. Cost, \$3,500 each.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for a

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2½-sty frame dwelling, 18x40 ft, at the southwest corner of Hillside av and Hollis av, for R. Cooperstein, 294 Milford st, Brooklyn, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for a 3-sty brick dwelling, 40x45 ft, with stores on the north side of Hillside av, 165 ft west of Victoria st, for Jacob and Isadore Besserman, 222 Liberty av, owners and builders. Cost, \$8,000.

JAMAICA, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 10x40 ft, on the east side of Warwick av, 35 ft south of Islington pl, for the Warwick Developing Co., 44 King st, Jamaica, owner and builder. Total cost, \$13,500.

JAMAICA, L. I.—Plans have been prepared privately for four 2½-sty frame dwellings, 16x38 ft, at the southeast corner of King st and Madison av, for Arthur Short, King st, Jamaica, owner and builder. Total cost, \$8,000.

JAMAICA, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have finished plans for two 2-sty frame dwellings, 18x35 ft, on the east side of Lincoln av, 125 ft north of Osceola av, for David Lipsitz, 344 Powell st, Brooklyn, owner and builder. Total cost, \$6,000.

JAMAICA, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have prepared plans for five 2-sty frame dwellings, 20x30 ft, on the south side of Hillside av, southeast corner of Yale av, for John Becker, 1234 Putnam av, Brooklyn, owner and builder. Total cost, \$17,000.

OZONE PARK, L. I.—Oakland Builders, Inc., Woodhaven, L. I., have completed plans for a 2-sty frame dwelling, 20x44 ft, on the east side of 103d st, 152 ft south of Rockaway road, for A. Schrempf, Rockaway Road, Ozone Park, L. I., owner and builder. Cost, \$4,000.

QUEENS, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x37 ft, in the southside of Langdon st, 160 ft west of Lincoln av, for the Dickel Construction Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$6,000.

RICHMOND HILL, L. I.—Plans were prepared privately for four 2-sty frame dwellings, 32x35 ft on the east side of Lefferts av, 355 ft east of Metropolitan av, for the T. le Beau Realty Co., 1416 Sherman st, Richmond Hill, owner and builder. Total cost, \$12,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x39 ft, in the east side of Walnut st, 190 ft north of Kimball av, for the T. le Beau Realty Co., 1416 Sherman st, Richmond Hill, owner and builder. Total cost, \$7,000.

RICHMOND HILL, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have completed plans for twenty-one 2-sty frame dwellings, 20x52 ft, in the west side of Edisto st, southwest corner of Roanoke st, for the W. R. Gibson Co., 766 Fresh Pond Road, Ridgewood, L. I., owner and builder. Total cost, \$65,500.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, in the west side of Birch st, 50 ft south of Ridgewood av, for L. B. Jordan, 617 Lefferts av, Richmond Hill, owner and builder. Total cost, \$6,000.

WOODHAVEN, L. I.—James D. Geddes, 4481 Fulton st, Richmond Hill, has finished plans for a 2-sty frame dwelling, 20x55 ft, in the south side of Ashland st, 182 ft east of Manor av, for Michael Zummo, Russell st, Woodhaven, L. I., owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—C. P. Cannella, 1163 Herkimer st, Brooklyn, has finished plans for ten 2-sty frame dwellings, 20x36 ft, in the east side of Emerald st, 264 ft south of Chichester av, for Charles Lerner, 3,698 Chichester av, Woodhaven, L. I., owner and builder. Cost, \$23,400.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr. Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 16x36 ft, in the east side of Vandever pl, 178 ft south of Atlantic av, for Wm. Sim, Second st, Union Course, owner and builder. Cost, \$5,000.

FAR ROCKAWAY, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 25x59 ft, at the southeast corner of Beach 13th st and Haven av, for Max Morlis, 12 Mott av, Far Rockaway, owner and builder. Total cost, \$21,000.

ST. ALBANS, L. I.—K. Jacobson, Herriot av, St. Albans, has completed plans for a 2-sty frame dwelling, 20x26 ft, in the west side of Clove st, 100 ft south of Central av, for Nellie Carberry, 1610 Bushwick av, Brooklyn, owner and builder. Cost, about \$3,000.

DUNTON, L. I.—P. J. Doherty, 1226 Frost av, has completed plans for a 2-sty frame dwelling, 16x40 ft, on the east side of Frost av, 200 ft east of Jerome av, for George Cummings, owner, care of architect. Cost, \$4,000.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 26x31 ft, on the west side of Clinton av, 260 ft north of Glenn av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$10,000.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 26x31 ft, on the north side of Glenn av, 200 ft east of Clinton av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$10,000.

#### Richmond. DWELLINGS.

PORT RICHMOND, S. I.—B. W. Dorfman, 26 Court st, Brooklyn, has completed plans for five 2-sty brick dwellings, 16x55 ft, on the south side of Richardson av, 45 ft west of Bennett st, for Max Helman, 1223 46th st, Brooklyn, owner and builder. Cost, \$8,000 each.

PORT RICHMOND, S. I.—B. W. Dorfman, 26 Court st, Brooklyn, has finished plans for a 2-sty brick dwelling, 25x85 ft, with stores on the south side of Richardson av, 20 ft west of Bennett st, for Max Helman, 1223 46th st, Brooklyn, owner and builder. Cost, \$12,000.

#### Nassau. DWELLINGS.

LONG BEACH, L. I.—Morris Perlstein, 149 Fulton av, Middle Village, L. I., has completed plans for twenty 1-sty frame bungalows, 16x42 ft, at Long Beach, for S. Smith, Middle Village, L. I., owner and builder. Cost, \$1,000 each.

GARDEN CITY, L. I.—D. W. Terwilliger, 1 West 34th st, Manhattan, has plans finished and is ready for bids on general contract for a 2½-sty terra cotta block and stucco residence, 48x52 ft, at Garden City, L. I., for owner to be announced later.

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

#### Suffolk.

##### STABLES AND GARAGES.

PATCHOGUE, L. I.—Claude Conklin, Main st, Patchogue, has plans in progress for a 1½-sty reinforced concrete garage, 75x75 ft, in East Main st and Railroad av, for Joseph E. Gerard, Rider av, Patchogue, owner. Cost, about \$10,000. Architect will soon call for bids on general contract.

#### Westchester.

APARTMENTS, FLATS AND TENEMENTS.  
YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne st, has finished plans for a 5-sty brick and stone apartment, 42x78 ft, at Hawthorne av and Valentine lane, for Van Ness Brothers, 506 South Broadway, owners and builders. Cost, about \$60,000.



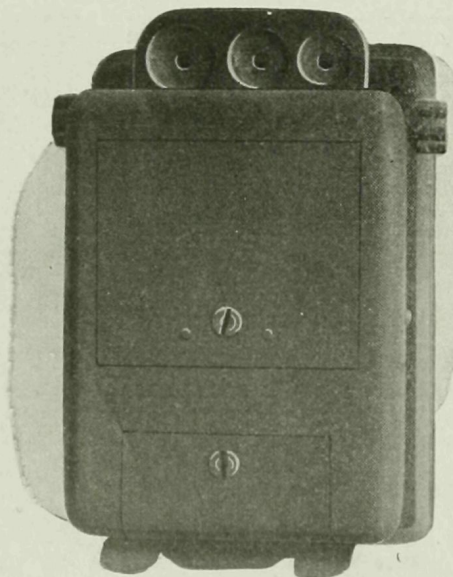
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YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne st, has finished plans for a 4-sty brick and limestone apartment house, 55x115 ft, at the northwest corner of St. Andrews pl and Radford pl, for the Riverview Building Co., J. L. Fry, president, 2 Palisade av, owner and builder. Cost, about \$70,000.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne st, has prepared plans for a 4-sty brick and terra cotta apartment, 70x90 ft, at the northeast corner of Riverdale av and St. Andrews pl, for Dr. H. B. Watson, 214 Jessamine av, owner and builder. Cost, about \$60,000.

**DWELLINGS.**

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x26 ft, at the southeast corner of Lorraine and Lafayette sts, for Brogan & Olsen, 13 South 3d av, Mt. Vernon, owners and builders. Cost, \$5,500.

**STORES, OFFICES AND LOFTS.**

WHITE PLAINS, N. Y.—John C. Moore, 185 Main st, has completed plans for a 2-sty brick store and office building, 46x75 ft, on Main st, opposite Court st, for Stanley F. Newell, owner, care of architect. Architect will soon call for bids on general contract.

**New Jersey.**

**APARTMENTS, FLATS AND TENEMENTS.**

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, has plans in progress for a 2-sty frame flat, 22x60 ft, at 716 Trenton av, for Frank Stankus, 714 Trenton av, owner and builder. Cost, about \$8,000.

PATERSON, N. J.—A. Ginsburg, 1 Bloomfield av, Passaic, has completed plans for two 4-sty brick and limestone apartments, 115x125 and 85x125 ft, at the southwest corner of Broadway and East 24th st, for the Valley Realty Co., P. Simon, president, 585 Main av, Passaic, owner and builder. Total cost, about \$100,000.

WEST NEW YORK, N. J.—Mayer & Manahan, 711 Bergenline av, have plans in progress for two 5-sty brick and stone apartments, 50x90 ft, at Palisade av and 9th st, for Nathan Weiss, 543 13th st, West New York, owner and builder.

WEST NEW YORK, N. J.—Philip Diemer, 128 Humboldt st, Union Hill, N. J., is preparing preliminary sketches for a 4-sty brick apartment, 25x90 ft. Exact location and name of owner will be announced later. Cost, about \$35,000.

**BANKS.**

RAHWAY, N. J.—The Rahway Trust Co., 40 Cherry st, D. S. Joseph, president, contemplates the erection of a 1-sty brick and marble banking building in Irving st. Cost, about \$75,000. Name of architect and details of construction will be available later.

**CHURCHES.**

CLIFTON, N. J.—John F. Jackson, 1328 Broadway, Manhattan, has plans in progress for a 1-sty brick and stone church on Lexington av, for the Calvary Baptist Church, Rev. L. J. Beynon, Clifton, owner. Cost, about \$40,000. Architect will soon be ready for estimates on general contract.

RAHWAY, N. J.—W. Frank Bowers, 44 Harrison st, East Orange, N. J., will prepare plans for a 1-sty brick and limestone church seating about 450, in Main st, for the Second Presbyterian Church, Rev. Wallace H. Carver, pastor, corner Main st and Brunswick av, owner. Cost, about \$70,000.

**DWELLINGS.**

ELIZABETH, N. J.—Plans have been prepared privately for a 1½-sty frame dwelling, 20x38 ft, in Fernwood Terrace, for John Lauri, Vestra av, owner and builder. Cost, \$4,000.

MORRISTOWN, N. J.—Neil J. Convery, 86 Montrose st, Newark, has plans in progress for four 2½-sty frame dwellings, at Morristown, for the Georgian Gardens Corp., F. M. Kellog, president, Madison, N. J., owner and builder. Cost, \$10,000 each.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 1½-sty frame dwelling, 22x26 ft, at 156 Columbia av, for E. M. Handy, 34 Ward st, Orange, N. J., owner and builder. Cost, \$4,000.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, have started revised plans for a 2½-sty frame residence, 26x52 ft, in Broad st, for Paul Hingemann, 342 West Jersey st, owner. Cost, about \$10,000.

NEWARK, N. J.—W. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 24x20 ft, at 158 Columbia av, for E. M. Handy, 34 Ward st, Orange, N. J., owner and builder. Cost, \$4,500.

BLOOMFIELD, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 22x24 ft, in Montgomery st, for John Young, 75 Florence av, owner and builder. Total cost, \$8,000.

MONTCLAIR, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x52 ft, at 271 Park st, for Howard Gies, 555 Park st, owner and builder. Cost, \$9,000.

ELIZABETH, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 22 x38 ft, on 4th av, for Philip Stasi, 708 4th av, owner and builder. Cost, about \$4,000.



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| Government, State, County and Municipal Bonds..... | 3,518,626.00   |
| Railroad and Other Bonds and Stocks.....           | 5,932,844.76   |
| Cash in Banks and Offices.....                     | 2,091,157.66   |
| All Other Assets.....                              | 3,378,518.96   |

|  |                 |
|--|-----------------|
| Total Admitted Assets.....                       | \$17,084,397.38 |
| Unearned Premiums and All Other Liabilities..... | 12,203,190.21   |
| Surplus .....                                    | \$4,881,207.17  |

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MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 32x24 ft. in Oxford st. for A. Pierson, 157 Chestnut st, owner and builder. Cost, about \$8,000.

### CONTRACTS AWARDED.

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

#### 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., 529 West 50th st, Manhattan, owner. Plans were prepared privately. Lessee, Multiple Storage Battery Co., 427 West 50th st, Manhattan. Cost, about \$18,000.

ELIZABETH, N. J.—M. Byrnes Building Co., 430 Westfield av, Elizabeth, N. J., has the general contract for a 3-sty brick addition, 76x120 ft, to the warehouse in the rear of 1152 East Jersey st, for McManus Brothers, owners. Plans were prepared by W. E. Lehman, 738 Broad st, Newark, N. J. Cost, about \$21,000.

#### HOTELS.

KEW GARDENS, L. I.—F. F. French Co., 299 Madison av, Manhattan, has the general contract and is taking estimates on subs and materials for the 5-sty brick and concrete hotel, 50x125 ft, on Queens boulevard for the Kew Garden Corporation, care of general contractor. Plans were prepared by F. F. French.

#### STABLES AND GARAGES.

NEWARK, N. J.—George Compton, 1439 Broad st, Lyons Farms, N. J., has the general contract for a 1-sty brick and concrete garage, 122x110x56x110 ft, at the corner of Frelinghuysen av and Dayton st, for Johnson Brothers, 15 Evergreen av, Newark, owners, from plans by E. V. Warren, 31 Clinton st, architect. Cost, about \$15,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Thomas O'Reilly & Son, 30 East 42d st, have the general contract for alterations to the 7-sty brick and stone office building, 57x81 ft, at 133-137 Front st for Joseph F. Cullman, 161 Front st, owner, from plans by Dodge & Morrison, 135 Front st, architects. Cost, about \$50,000.

LONG ISLAND CITY, L. I.—Ledy & Moore, 105 West 40th st, Manhattan, have the general contract for a 2-sty brick office building, 41x116 ft, in Halle st and Washington av for the General Chemical Co., 25 Broad st, Manhattan, owner, from plans by Fritz Huberti, 116 Hauzburst st, Weehawken, N. J., architect. Cost, about \$20,000.

#### THEATRES.

FAR ROCKAWAY, L. I.—M. Shapiro & Son, 52 Vanderbilt av, Manhattan, have the general contract for a 2-sty brick and terra cotta theatre, 25x44 ft, on the east side of Central av, 56 ft north of Cornaga av, for the Far Rockaway Strand Theatre Corporation, care of Sol. Brill, 1579 Broadway, Manhattan, owner, from

plans by Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about \$100,000.

#### MISCELLANEOUS.

WOODLAWN, N. Y.—The Traitel Marble Co., Webster av, Astoria, L. I., has the general contract for a 1-sty marble mausoleum in Woodlawn Cemetery for J. Harper Poor, 33 Thomas st, Manhattan, owner, from plans by John Mead Howells, 367 Lexington av, architect.

### 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.

AMERICAN WATER WORKS ASSOCIATION will hold its twenty-first 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, Tuesdays, 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Special meetings as listed in this Calendar.

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

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

#### BOARD OF STANDARDS AND APPEALS.

Tuesday, March 18, 1919, at 10 a. m.

#### Petitions for Variations.

96-19-S—256 West 28th st and 257 West 27th st, Manhattan.

113-19-S—24 West 17th st, Manhattan.

115-19-S—353 East 20th st, Manhattan.

116-19-S—144-148 11th av and 551 West 21st st (northeast corner), Manhattan.

118-19-S—81-85 Sunswick st, Queens.

120-19-S—327-329 East 40th st, Manhattan.

122-19-S—1137 Fulton st, Brooklyn.

127-19-S—237-237A Schenectady av, Brooklyn.

136-19-S—622-640 West 57th st, Manhattan.

142-19-S—122-124 5th av, Manhattan.

#### BOARD OF APPEALS.

Tuesday, March 18, 1919, at 1.30 p. m.

#### Appeals from Administrative Orders.

95-19-A—620-622 Grand st, Manhattan.

45-19-A—24 Clarke st, Manhattan.

1700-18-A—132 West 49th st, Manhattan.

107-19-A—100-102 West 21st st, 321-337 6th av, and 101-121 West 20th st, Manhattan.

109-19-A—44 Vesey st, Manhattan.

105-19-A—454 East 181st st, The Bronx.

111-19-A—59-61 Jackson st, Brooklyn.

112-19-A—740 Southern blvd, The Bronx.

114-19-A—1060 Carroll st, Brooklyn.

124-19-A—756-770 6th av, Manhattan.

126-19-A—166 Union av, Brooklyn.

131-19-A—2330 Pitkin av, Brooklyn.

134-19-A—296 Sutter av, Brooklyn.

139-19-A—248 West 80th st, Manhattan.

#### Under Building Zone Resolution.

92-19-BZ—82 Stanhope st, Brooklyn.

5-19-BZ—14 West 181st st, The Bronx.

125-19-BZ—267-269 Bay Ridge av, Brooklyn.

#### BOARD OF APPEALS.

#### SPECIAL MEETING.

Friday, March 21, 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.

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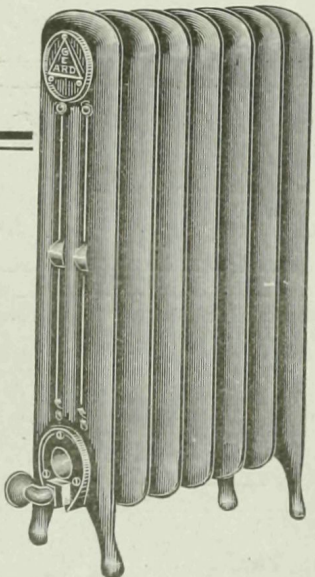
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(Continued from page 344)

PEASE & ELLIMAN leased for Col. J. Jeremiah Slocum to Frank B. Porter the 4-sty dwelling at 35 East 65th st; for the Metropolis Silk Co. the building at 118 Madison av, a 5-sty structure, at the northwest corner of 30th st, to D. A. Hay; and furnished apartments as follows: in 11 East 68th st, the northwest corner of Madison av, for Mrs. Crimmins Jennings to Stephan B. Fleming; in 338 Madison av for Miss Gladys Merrick to J. P. Oakley; and for Mrs. Martha Dean Hallam in 1 West 67th st to B. A. Linderman.

PEASE & ELLIMAN leased apartments as follows: one of 14 rooms and 5 baths in 12 East 87th st to J. B. Linderd; in 101 East 74th st for Charles Mayer to Frank Davis; in 122 West 47th st to Miss Harriet Burt; and in 152 West 58th st for Mrs. M. T. Chipman to Raymond Bayliss; furnished for Mrs. Norman E. Titus her apartment in 417 Park av to Martin V. Kelley; and offices in 42 West 39th st to Joseph Sitage and to H. F. Hymer.

PEASE & ELLIMAN leased an apartment in 875 Park av to John Lee Mahin; one in 11 East 41st st to Miss Nellie M. Vernon; one, furnished, in 27 East 62d st, for Mrs. David M. Bigelow, to Mrs. M. E. Bacon; and one, furnished, in 105 West 72d st, for Mrs. M. B. Logan, to J. Early Wood.

JOHN PETERS leased for the Fabyan Realty Corporation to the Crystal Bottling Co. the 1st loft and basement in 283 Madison st.

JOHN PETERS rented for the Lockwood Construction Co. to the Advance Addressing Co. the 3d loft in 241 East 14th st; also leased office space to B. Schaeffer on 2d floor.

L. J. PHILLIPS & CO. leased to Misses Rosenblum & Bergman the store 3813 Broadway, to which they will remove on completion of alterations from the smaller one which they now occupy in the same building; also leased to Greenfeld & Jacobson the store 3 Audubon pl as a laundry office.

L. J. PHILLIPS & CO. leased for Frank N. Hoffstot, through the Charles F. Noyes Co., the basement floor and part of the sub-basement at 350-352 Broadway to the U. S. Office Equipment Export Association. The Globe-Wernicke Co. is one of the companies comprising the association. This space was formerly occupied by the Tower Manufacturing Co. L. J. Phillips & Co. also leased for U. S. Senator L. C. Phipps the store 2741 Broadway to the Madeira Shop; the store 2743 Broadway to R. Tulchiner; the double store 2745 Broadway to the Gem Cloak & Suit House; 2745A Broadway to J. Goldman, for a photo studio; and the store 2747 Broadway to Jacobsen Brothers; also apartments at 924 West End av to Cuthbert S. Powell and Marie H. Kelly, of Milwaukee.

GEO. R. READ & CO. leased for D. K. & E. S. De Beixodon the 1-sty building 625 West 24th st, containing about 16,500 sq. ft. of floor space, to Empire Carting Co., who will use and occupy it as a garage; also for Josiah H. De Witt the 6-sty building 448 Greenwich st, to the Independent Starch Co. for a long term of years with an option to purchase the property; for B. Crystal & Son the 7th floor in 47-9 West st to the American Exchange National Bank, who will use it as a record and mailing room; for the same owners the 5th floor in the building 74-80 Washington st to K. Katen & Co.; subleased for Butler Bros. the ground floor and basement in 9-13 Desbrosses st to Baldwin-Universal Consolidated Co., Freight Forwarders; and for S. M. Robins Co. the 2d floor in 86 Broad st to the Misses Balfour & Wilson, for five years, for a tea room.

DOUGLAS ROBINSON, CHARLES S. BROWN rented 11 West 52d st to Mrs. Amelia Keith Williams for John D. Locke.

DOUGLAS ROBINSON, CHARLES S. BROWN leased the store and basement at 791 Broadway to Long's Hat Stores. After extensive alterations they will open their eleventh branch in New York City at this location.

ROY SCHERICK leased at 234 5th av the 1st floor for F. & G. Pfomm to Walters Weismann Co., Hydegrade Fabrics; the 4th floor at 44-46 East 25 st to H. S. Wolff & Co., exporters; the 6th floor at 141-7 5th av to Friedman & Rubinowitz, embroideries; and space in 30-2 West 36th st to S. & J. Grinoch, novelties.

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

E. A. TURNER (INC.) has leased for Hester A. Booth the old Pringle residence at 36 East 29th st for a term of 21 years. It had been in the Pringle family since 1871, and consists of a 4-sty and basement house, on lot 20.10x100, near Madison av. It has been leased by a client of Mr. Turner's for immediated remodeling into stores and apartments. This is the fifth house in this block disposed of and improved by Mr. Turner in the past year.

WM. A. WHITE & SONS leased in 44 West 10th st an apartment to Edmund L. Pearson and one to Charles H. Paine; in 19 West 54th st an apartment to Herbert R. Lawrence, and in 581 West 161st st an apartment to Bernard R. Gleason; also at 43-49 Exchange pl offices to Samuel G. Currie and William Wallace Mein.

WILLIAM A. WHITE & SONS leased offices in the Franklin-Hudson Building, 100 Hudson st, to Max Rosenberg, Harris, Wheeler & Co., Elmer Hogan and Dennis A. Hurley; at 43-49 Exchange pl offices to John H. Minge; at 198 Broadway to Franco Tosi Co.; also the building at 344 Amsterdam av to Charles Michaels; and at 174 West 72d st apartments to William E. Perrin, Catherine Halstone and Marian Goldie Scheffler.

**REAL ESTATE NOTES.**

OTTO LACKMAN has moved his office to 2514 Grand Concourse, corner Fordham rd.

BASTINE & CO. and Howard Mosher were the brokers in the recently reported sale of 28-30 Waverly pl to the Cosul Realty Corpn.

McDOWELL & McMAHON have been appointed agents for 2240 Grand av, 643-5 West 172d st and the southeast corner of Buchanan pl and Grand av.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 23 East 81st st, a 6-sty residence, on a lot 26x100, by Mrs. Kennett Cowan. The same firm announces that Alfred E. Taylor has been appointed manager of its private house department.

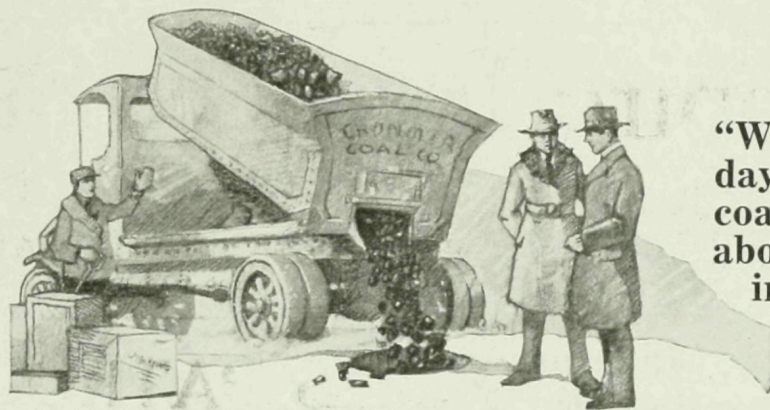
BARRETT P. SMITH, formerly with the Douglas Robinson, Charles S. Brown Co. and Douglas L. Elliman & Co., and more recently a captain in the 11th Division, American Expedi-

tionary Force, has decided to enter the realty field for himself. His offices will be at 103 Park av.

CHARLES F. NOYES CO. has been appointed managing agent of 368 Bleecker st and 91 Charles st, owned by Charles C. Sloane, and the loft buildings 236 Water st, owned by Max. B. Kaesche; 81 Greene st, owned by Lorenzo I. Jones; 184 South st, owned by William J. Matheson, and 97 Maiden lane, just purchased by Sigsbee Graham.

PEASE & ELLIMAN announce that Charles Pfizer has been appointed their representative for property at Bernardsville, Far Hills, Glad-have his headquarters in their country property department at 340 Madison av; and that Mrs. Cortlandt Richardson has become a member stone, New Jersey and the vicinity, and will of the staff of their apartment and private house department.

THE STATEMENT of the United States Branch of The Liverpool and London and Globe Insurance Co., Ltd., a stock company that has been doing business in the United States for 71 years, as of December 31, 1918, shows total assets of \$17,084,397.38, with unearned premiums and other liabilities of \$12,203,190.21, leaving a surplus of \$4,881,207.17. The assets include \$1,194,000 in real estate, \$969,250 in first mortgages on real estate, \$3,518,626 in Government, State, county and municipal bonds, \$5,932,844.76 in railroad and other bonds and stock, besides \$2,091,167.66 in cash in banks and offices.



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