

# Real Estate Record and Builders Guide

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

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

## Advertising Index.

	Page
American Elevator and Machine Corp.	392
American Gas Appliance Co.	420
Ames & Co.	Second Cover
Anderson & Co., James S.	392
Armstrong, John	Second Cover
Aspromonte & Son, L. S.	423
Automatic Fire Alarm Co.	418
Bechman, A. G.	Second Cover
Betz Bros., Inc.	421
Boylan, John J.	Second Cover
Brett & Goode Co.	392
Brooklyn Metal Ceiling Co.	421
Brown, Frederick	400
Brown Co., J. Romaine	Front Cover
Burns Wall Paper Co., The	407
Cammann, Voorhees & Floyd,	Second Cover
Carpenter, Leonard J.	Second Cover
Chauncey Real Estate Co., The	402
Chesley Co., Inc., A. C.	423
City Investing Co.	392
City and State Supervision Co.	408
Clark, Noah, Inc.	404
Classified Advertisements	407
Coin Device & Signal Co., Inc.	420
Corning Co., Edward	Fourth Cover
Corwith Bros.	402
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.,	Second Cover
Cushman & Wakefield	Front Cover
Davies, J. Clarence	404
Davenport Realty Co.	408
Day, Joseph P.	Second Cover
Day, Joseph P.	405
De Waitears, S.	Second Cover
Dike, O. D. & H. V.	Second Cover
Dowd, James A.	Second Cover
Doyle, John F.	402
Duffy Co., J. P.	421
Electrical & Engineering Corp.	410
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	Fourth Cover
English, J. B.	Second Cover
Finegan, Austin	Second Cover
Finch & Co., Chas. H.	423
Fischer, J. Arthur	Second Cover
Fischer Realty Co.	Second Cover
Fox & Co., Fredk.	400
Fuller Co., Geo. A.	418
Gescheidt & Co., Jacob	Title Page
Gilbert, Chas. L.	402
Gillies, Campbell Co.	423
Goodwin & Goodwin	Second Cover
Halback & Co., C. E.	423
Hecla Iron Works	416
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective Co.,	Fourth Cover
Jackson, Daniel H.	410
Kane Co., John P.	Fourth Cover
Kennelly, Bryan L., Inc.	Second Cover
Kewanee Boiler Co.	414-415

## NEW YORK, MARCH 29, 1919.

### SECTION I.

Editorials	393
Cannot Agree on Municipal Ownership and Tax Bills	395
Riverside Drive Tenants Want Landlords' Acts Probed	396
In Ten Years Municipal Budget Increased 65 Per Cent.	397
Plan Housing for Workmen in Metropolitan District	398
Business Men on 42d Street Form Organization	398
Real Estate Review for the Current Week	399
Private Sales of the Week	399
Leases	406
Real Estate Notes	423
Statistical Table of the Week	410
Effect of Reduced Steel Prices on Building Materials	411
World Shortage of Lumber Revealed by Investigation	412
March Building Figures Show Increasing Activities	413
Material Losses in France Must Be Replaced	413
Current Building Operations	416
Building Material Market	416
Personal and Trade Notes	418
Trade and Technical Society Events	422
Standard and Appeals Calendar	422

### SECTION II.

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

## Advertising Index.

	Page
Kloes, F. J.	Title Page
Kohler, Chas. S., Inc.	392
Lawrence Cement Co., The	Fourth Cover
Lawyers' Mortgage Co.	400
Lawyers' Title & Trust Co.	Second Cover
Leaycraft & Co., J. Edgar	Front Cover
Lewine, Fisher & Irwine I.	Second Cover
Manning & Trunk	Second Cover
Markham Realty Corp.	392
Maurer & Son, Henry	416
McMahon, Joseph T.	410
McLaughlin, Thos. F.	Second Cover
McLaury Tile Co., Inc., D. H.,	Fourth Cover
Mississippi Wire Glass Co.	422
Nail & Parker	392
Nason Realty Co.	392
Nehring Bros., Inc.	392
New York Edison Co., The	419
New York Title & Mortgage Co.	392
New York Telephone Co.	403
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson	Second Cover
O'Reilly, Thomas J.	Front Cover
Orr Co., John C., The	416
Pease & Elliman	Front Cover
Phomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	416
Porter, David, Inc.	402
Porter & Co.	Front Cover
Queensboro Corporation, The	Title Page
Rafalsky & Co., Mark	Front Cover
Read, George R.	Front Cover
Realty Associates	404
Realty Company of America, The	392
Re-Be Soap Co., Inc.	400
Reis Co., Andrew	404
Ritch, Inc., Wm. T.	418
Ruland & Whiting-Benjamin Co.,	Front Cover
Ryan, Geo. J.	Second Cover
See Electric Elevator Co., A. B.,	Fourth Cover
Schindler & Liebler	Second Cover
Scobie	Second Cover
Spear & Co.	410
Staley Lumber Co., Inc.	423
The 42nd St. Commercial Studio	408
Title Guarantee & Trust Co.	392
Tucker, Speyers & Co.	Second Cover
Tyng & Co., Stephen H., Jr.	392
Ullman	Second Cover
United Electric Light & Power Company, The	401
U. S. Mortgage & Trust Co.	406
Vorndran's Sons, Christian	423
Watson Elevator Co., Inc.	Fourth Cover
Wells Architectural Iron Co.	423
Wells' Sons, James N.	Second Cover
Welsch Sons, S.	404
Western Connecticut Title & Mortgage Co., The	408
White Fireproof Constr. Co., The	417
White & Sons, Wm. A.	392
Whiting & Co., Wm. H.	Front Cover
Wood-Dolson Co.	410

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# EDITORIAL

## Marking Time at Albany

The Record and Guide's latest advices from Albany indicate that little real headway is being made in reform tax legislation. The special committee headed by Senator Davenport has now agreed on a program, but other tax measures seem to be waiting on the fate of the Davenport Committee report.

Meantime the weeks are slipping by and final adjournment of the Legislature draws near. The indications are that the Senate and Assembly will remain in session for some time yet and that final adjournment may not come until May. How long the session continues, however, seems not likely to have an important bearing on its results so far as tax legislation goes. For three months the legislators have been considering this important subject, and so many divergent views have developed as to make real progress almost impossible thus far.

But the Senate and the Assembly have no more important business before them than the adoption of sane legislation to relieve especially the owners of New York City realty from the unjust burdens they are carrying. It will be worse than unfortunate if final adjournment comes without definite action to this end.

One encouraging development stands out in the news from Albany. That is that the various schemes for municipal ownership are practically dead.

## Landlords Entitled to Fair Treatment

Landlords as well as tenants naturally learn with interest that the attention of the April Grand Jury may be directed, among other matters, to the proposed raising of rents in a well-known apartment house on Riverside Drive.

The question of increasing rents in this city is attracting wider attention all the time, due partly to the suggestion at Albany for a legislative investigation into the subject and to this latest move of bringing a particular incident of proposed rent increase before the Grand Jury.

Until human nature changes no tenant will display an ambition to pay any more rent than he finds absolutely necessary in order to have the use of the house, apartment or business place which he desires to occupy, but the talk of rent profiteering has been heard so much, especially since the United States went into the war, that all who discuss it should approach the subject with fairness. They should not lose their perspective.

Speaking generally, the landlords of the metropolis are capable, forward-looking and upright. Their business acumen and their business morals compare favorably with those of any body of men engaged in other important business enterprises. Most of them have had interests in this city for many years and most of them expect to continue in business here for many years to come. It is a safe assumption that they do not intend to adopt a policy in the matter of rents which would

prove detrimental to their future business. The nature of their business is such that they cannot wisely adopt the policy of war profiteers, and they are too shrewd to turn opportunists even if so inclined.

The Record and Guide is confident that it voices the sentiments of this great body of reputable men when it declares, as it has done on several previous occasions, that if a legislative investigation or a Grand Jury investigation will reveal individual instances of rent profiteering it is heartily in favor of such investigations. If there are here and there some landlords guilty of profiteering they should be exposed and punished. But the great mass of landlords, who are conducting their business honestly and treating their tenants as fairly as exorbitant taxes and high wages will permit, are entitled in return to fair treatment.

The Record and Guide is convinced that in most instances the New York landlords are doing their utmost to be fair with their tenants, and it also is convinced that any impartial investigation will prove that such is the case.

## Building Getting Under Way

There are grounds for encouragement in the figures relating to building projects in the metropolitan district for the first three weeks of this month. They show progression in the essential matter of business getting under way again. In new projects not ready for estimates, in projects presented for estimates and in contracts awarded there has been a steadily-increasing rate both in number and valuation.

In the first class the number increased from 297 for the first week to 318 for the second and 401 for the third week, while the valuations ran up from less than nine millions of dollars to nearly twenty-three millions.

Similarly the projects to be estimated on more than doubled in the same period of time both in number and valuations, while contracts awarded rose from 112 to 186, with increase in valuations from \$2,984,955 to \$8,372,682.

When it is taken into consideration that while this remarkable revival of construction activity was going on the prices of building materials were still practically at the war level and that wages had not been materially reduced, it is not being over sanguine to draw the conclusion that the building industry is finding itself—getting its bearings and moving ahead.

When the reduction in steel schedules effected last week begins to show in reduced prices of materials into which this product enters there is reason to believe greater activity will prevail among the builders. While the steel reductions did not equal that asked for by several of the big construction companies on the eve of the conference between the steel manufacturers and the Industrial Board it is understood that the new figures are low enough to enable many big contracts to be carried out profitably.

Apparently there is to be no great reduction in the price of lumber. This seems to have been the conclusion reached at the conference between the lumber men and the Industrial Board, when lack of organization that could bring about cooperation in the trade for determining prices was given as the reason why there could be no action at the present time. Two significant facts show why lumber prices are likely to continue on a high plane. The investigation of the government officials and large producers, printed in this issue of the Record and Guide, shows that the United States must furnish lumber for world consumption that formerly came from Russia, Sweden and other countries, which can no longer supply it. The Department of Agriculture has announced that the forest service bureau reports on lumber production in this country in 1918 showed a decrease of more than 3,000,000,000 feet under 1917, equivalent to ten per cent. Lack of snow and consequent low water in rivers in the timber regions of this country and Canada has, it is reported, interfered with getting out the winter's cut.

All these considerations indicate that building will have to be done with material costing much more than before the war. The country must have new quarters to live in and to do business in. The higher rents make it possible for their construction even if prices do not materially recede. The figures for the first three weeks of the month indicate that builders, having conservatively weighed the possibilities and probabilities, are coming to the conclusion that they will be better off by proceeding under existing conditions than by waiting for a scaling down of prices which may never take place.

### Realty's Low Level in 1918

The legal records concerning real estate for 1918, as printed in the annual number of the Record and Guide Quarterly recently issued, show what a disastrous year it was for realty interests, as it was for many other lines of business. The current number of the Quarterly has 356 pages of records of conveyances, leases, mortgages, assignments of mortgages, satisfied mortgages, auction sales, projected buildings, alterations, wills and real estate appraisals for the period from January to December, 1918, or 29,904 separate items. For the same period in 1917 there were 468 pages, with 39,312 items.

This shows a falling off in one year of about 25 per cent. in the number of transactions of the kind indicated above, and is a certain indication of the moribund condition of the real estate market during 1918.

This deplorable state of affairs is hardly worth recalling except for the purpose of contrasting it with the activity that has taken place since the beginning of this year. Although the records published weekly by the Record and Guide do not correspond exactly as to their classification with those printed in the Quarterly they show a gain of almost ten per cent. over the corresponding period of the previous year. That there has been a complete reversal from the stagnation of war times is generally recognized. Sometimes it takes cold figures to make the more or less skeptical ones believe in what is actually going on about them. It is for this purpose that attention is directed to the records as collected

and presented in the Quarterly, in the form most convenient for ready reference by those who must keep posted on the technical details of the real estate business. The annual number of the Quarterly is especially valuable. It contains information not available for publication in the regular weekly edition of the Record and Guide and should be in the office of every real estate dealer and operator for ready reference.

**E**VERY town and city in the country is being encouraged to observe a clean-up and paint-up week this spring as part of the general reconstruction program. In the own-your-own-home campaign which is being conducted by the United States Department of Labor, stress is laid on the importance of repairs as a factor in preserving property, and it is taken for granted that every possessor of a roof-tree naturally will be vigilant in keeping all the surroundings of his dwelling in the best condition.

The clean-up and paint-up campaign this year has a special significance, since it is a preparation for the right sort of welcome to the tens of thousands of brave young soldiers who are returning from service in Europe. To every one of these the United States has become sacred ground, since all have offered their lives for the protection of their country. They will behold their native places with a new vision, and it is imperative that for them there shall be presented clean streets, freshly painted houses, and well-kept lawns, which present the idea of national thrift and civic progress.

"Make your town a better place to live in" is the slogan sounded by the projectors of a movement that has already enlisted 7,000 communities. Each town selects the week in May most convenient for active work and thoroughly organizes for its campaign. It is pointed out that this year, of all years, is a time when thorough cleaning up is imperative.

In the stressful period of the war neglect was widespread and in many cases unavoidable. Public buildings as well as private dwellings have been permitted to run down, while an unusual amount of rubbish has accumulated in alleys and vacant lots. This neglect has produced unsightly spots everywhere, but the fact that they spoil the beauty of a town or city is not the chief reason why there should be a removal of all waste material and a draining of all mud holes. Dirt and rubbish menace the health of communities and increase the danger of fires. In view of the return of our armies from abroad, every possible precaution should be taken to insure sanitary conditions.

The United States Department of Labor urges prompt action. Every man, woman and child in a community can aid in this clean-up and paint-up campaign, and there should be definite organization for the utmost achievement during the week of civic house cleaning. But it is not necessary to wait a day to begin individual effort. A start can be made now, and when work is once begun continued effort is obligatory. Clean-up and paint-up week should be merely the beginning of a year of "keep it up."

**B**OND issues for highway improvements reaching the enormous total of \$765,000,000 have been authorized or are now in process of authorization, according to a compilation of estimates made by the United States Department of Labor through its Division of Public Works and Construction Development, Information, and Education Service.

Eighteen States, some of which hitherto have given little attention to the development of adequate roads, are now interested in starting extensive work. The contemplated bond issues are distributed as follows: Arkansas, \$15,000,000; Colorado, \$20,000,000; Georgia, \$40,000,000; Illinois, \$60,000,000; Kansas, \$60,000,000; Michigan, \$60,000,000; Minnesota, \$100,000,000; Missouri, \$60,000,000; Montana, \$15,000,000; North Carolina, \$25,000,000; Oklahoma, \$50,000,000; South Carolina, \$25,000,000; Tennessee, \$40,000,000; Texas, \$75,000,000; Washington, \$30,000,000; West Virginia, \$50,000,000.

# REAL ESTATE SECTION

## Cannot Agree On Municipal Ownership and Tax Bills

Legislative Leaders Find Difficulty in Framing Measures to Please Conflicting Interests—Session May Last Into May

[Special to the Record and Guide.]

Albany, N. Y., March 28.

**A**FTER several weeks of negotiation designed to bring into agreement the several factions in the Legislature which have been agitating various brands of municipal ownership it became apparent this week that the possibility of anything like agreement upon this legislation is more remote than ever.

While the forces following Senator George F. Thompson, who wants municipal ownership of a type which would permit municipalities to own and operate everything from local traction lines to local milk stations, were warring upon the Mayors' Conference Municipal Ownership bill, declaring that it was drawn by corporation attorneys in the interest of the corporations and for the purpose of enlarging the powers of the Public Service Commissions, the Democratic leaders dug up the so-called Hylan Municipal Ownership bill and began an active propaganda for its enactment. Although this measure never had any chance of passage through either house, its reintroduction this year served the purpose of diverting the attention of the Thompson and Mayors' Conference factions from the war they were carrying on.

Suddenly the Mayors' Conference bill was revised in several important respects in an effort to quiet the criticism that it was a corporation measure, but these amendments did not meet with the favor of Senator Thompson or his followers. Another attempt was made to amend it and deprive the Public Service Commissions of the broad jurisdiction over acquisition the original bill vested in them, but then it was found that without these provisions it would be possible to unload defunct corporations upon some cities where the corporation interests and the political administrations are closely allied.

At this point the warring factions attempted to get together and frame a bill which would be satisfactory to both sides, but after weeks of negotiation and deliberation it was found that the views of the leaders of these factions—Senator Thompson on the one hand and Senator Fowler on the other; Senator Fowler has fathered the Mayors' Conference bill—were so at variance that little could be accomplished.

The situation as to municipal ownership at this time is simply this: Even if the factions should succeed in agreeing upon a municipal ownership measure and force it out on the floor it would go on the general orders calendar, which at this stage of the session is "No Man's Land." Conceded that it should cross "No Man's Land" and be passed by the Senate it would be forced into the Rules Committee in the Assembly, where the opposition to municipal ownership is much stronger than it was at the beginning of the session. The general opinion in the best informed circles in the Legislature is that municipal ownership, for this session at least, is dead.

The Joint Legislative Committee on Taxation headed by Senator Frederick M. Davenport and Assemblyman Franklin M. Judson, has agreed on the following program:

1. An income tax at the rate of 2 per cent. on individual incomes in excess of \$1,000 for single persons and \$2,000 for married persons.
2. A tax on tangible personal property in excess of \$3,000 at the rate of one-half of 1 per cent.

3. Increase from 3 per cent. to 4½ per cent. on the net income of mercantile and manufacturing corporations.

The proceeds of the personal income tax would be shared equally by the State and localities where the tax is collected. In addition to the \$2,000 exemption for married men, the bill will provide, as does the Federal income tax act, for an exemption of \$200 for each child or other dependent. The measure is drafted very much along the lines of the Federal income tax act. State employes who are exempt under the Federal act, however, are taxed under the proposed State income tax law, which, on the other hand, exempts Federal officials and employes from any levy against the salaries they obtain from the Federal Government.

Incomes from dividends on stocks of corporations, from estates and trust funds will be taxed, as will be incomes from State and municipal bonds of future issues. Incomes from such bonds of older issues are exempt.

Business men and professional men who do business or practice in New York, but reside in some adjoining State will be taxed on salaries or incomes made within this State. Non-resident will not be taxed on their income from stocks and bonds of New York corporations.

While it was a practical certainty that the Davenport Tax Committee will recommend legislation imposing an income tax, the belief is growing that the Legislature will move carefully before adopting the suggestion. In the past week influence has been brought to bear upon the leaders to kill legislation of this character in its infancy. It has been predicted that the imposition of a state income tax will mean the ruin of the Republican Party in the state; that the operation of the federal tax upon incomes and business has surfeited New York State with taxes, and that the people have reached a point where they will strongly resent a further income levy. In well informed circles the belief prevails that the income tax, even though it may be the easiest way of raising money to meet deficiencies in revenues, excise and others, will be avoided if possible.

The possibility of the session running into the month of May looms up strongly, with the delay of the report of the Davenport committee to the Legislature. For weeks this report has been expected, but up to the present time nothing has been done to indicate that it will be forthcoming before April. The committee has been in session very frequently, but apparently has been unable to agree upon some of the more important features of the tax program.

The Bloch bill, limiting the realty tax rate in New York City to \$1.75 per hundred dollars of assessed valuation, was given a brief hearing this week. The Assembly Cities Committee took no further action upon the Seesselberg bill, limiting this rate to \$2.

A hearing was also given the Dowling bill, providing that the county clerk of New York County, on receipt of orders for searches, shall certify to the correctness of his return within five days instead of ten days, as at present, and making New York County, instead of the county clerk, liable for damages or injuries resulting from errors or mistakes in his return. The measure has passed the Senate and is now before

(Continued on page 398)

# Riverside Drive Tenants Want Landlord's Acts Probed

## Foreclosure of Mortgage on Building, Demand for Higher Rentals and Threats of Dispossess and Grand Jury Proceedings Figure in Case

PROPERTY owners and tenants on the upper west side are greatly interested in recent developments in the Langhorne apartment house, at 860 Riverside Drive, where a committee of tenants has been organized to protest against rent increases and threatened ejectment proceedings. The property is owned by the Bergmill Holding Company, which took title on Monday, March 17. On the following day McDowell & McMahan, who were appointed agents for the property on March 15, served notice on the forty-eight tenants in the building that the rents would be advanced from the prevailing schedule of \$12 a room to about \$19.50 a room.

L. B. Willis, who is chairman of the Tenants' Committee of the Langhorne, gave the following history of the case to a Record and Guide representative yesterday:

"This property, which houses forty-eight tenants, was built by the Langhorne Construction Company, and the apartments leased out for various terms, some expiring in 1920. It was later resold to the Winter Realities, Inc. It then passed back into the hands of a company called the Langhorne Holding Corporation. In February the property was sold at foreclosure and knocked down to the Bergmill Holding Company. All but six of the tenants had been served as party defendants in this action. On Tuesday, March 18, the tenants were notified that all the leases had been annulled as a result of the foreclosure action. They were requested to sign within six days new leases, calling for increases in rents ranging from 45 per cent. to 69 per cent. The notice also stated that if these leases were not signed within the stipulated time that the apartments must be vacated by April 1.

"The same night thirty-six of the tenants met and organized the committee of protest. At another meeting held soon after a plan of action was determined upon. I was made chairman of the committee, other members being Theodore P. Kiendle, of the law firm of Stetson, Jennings & Russell; Samuel W. Tanenbaum, Henry S. Miller and Samuel Newmark, all lawyers, who live in the house, and also Assemblyman Earl A. Smith, who lives in the district. Since that time there have been other meetings of the tenants, and three distinct lines of action have been determined upon.

"First. A request has been made to District Attorney Swann, calling for an investigation to determine whether or not a criminal offense has been committed, and John T. Dooling and J. H. Banton, assistant district attorneys, have been placed in charge of the investigation, which will be held before the April Grand Jury.

"Second. An order to show cause has been granted by Supreme Court Justice Cohalan, which acts as a stay against the owners' endeavor to increase the rents.

"Third. The tenants' committee has decided to appeal to the Board of Aldermen and the State Legislature for protection not only on their own account, but for the benefit of all rent-payers in the city. We are seeking a thorough official investigation.

"We hope to make this a test case. Upon the outcome rests the question of whether landlords will be allowed, by transferring their apartment house property, to repudiate all leases and increase the rent to any extent that they may see fit."

Frank J. McMahan, of the firm of McDowell & McMahan, agents for the property, in discussing the case, said:

"My firm was appointed agent for this property March 15, and we are, of course, not familiar with anything that happened before that time. We were retained as agents, and were instructed to serve the notice on the tenants calling for the increase in the aggregate rental of the property from \$48,000 a year to \$60,000 a year. The increased cost of operating expenses and the advanced prices of all materials and labor that enter into the maintenance of apartment houses

has been largely responsible for the advanced rentals in apartment houses generally in practically all parts of the city. This situation probably was responsible for the increase in the rentals of the Langhorne. In this connection I might say that the prevailing rent schedule in the Langhorne is far below those now obtained in surrounding property. Apartment houses on Riverside Drive and the adjacent streets are now returning from \$20 to \$22 a room to the owners, whereas in the Langhorne rents are averaging about \$12 a room. Under the schedule which we submitted to the tenants last week the rents are raised to about \$19.50 a room. The house was built about a year and a half ago, and this is the first instance where it has been sought to advance rents, so far as we know."

Assistant District Attorney John T. Dooling, when asked on what basis a criminal charge could be brought against an owner, said:

"Section 580 of the Penal Law, sub-division No. 6, says: 'If two or more persons conspire to commit any act for the perversion or obstruction of justice or of the due administration of the law they are guilty of a misdemeanor under this section.' In this case we find that, according to the records on file in the county clerk's office, an action was started to foreclose a mortgage for the non-payment of taxes. In that action a receiver was appointed for the collection of the rents of the premises. The receiver thereupon appointed the president of the plaintiff mortgage company as his agent to collect the rents and manage the property. Shortly thereafter the receiver was discharged, but the same president of the plaintiff mortgage company continued to collect the rents.

"We are informed that the tenants in the house were told that the foreclosure action would in no way affect their leases and that they would be permitted to remain undisturbed until the termination of the leases. Moreover, some of them claimed that they were not properly served with the notice of the foreclosure suit, although one of the tenants appeared in the action, represented by a relative, who was a lawyer.

"Then the judgment of foreclosure and sale was entered. It provided that the property should be sold and bids received subject to the leases and existing tenancies. The notice of sale was published in two newspapers, and provided that the property was to be sold subject to leases and existing tenancies. The terms of sale read by the auctioneer on the day of sale were to the same effect, and people bid on the strength of this statement.

"After the property had been knocked down an affidavit was presented to the court, claiming that the judgment originally entered had inadvertently provided that the property should be sold subject to leases, and the court was asked to amend the judgment nunc pro tunc. That order was consented to by the attorneys who had appeared in the action, and the judgment was amended accordingly, although the property had been sold subject to the leases. The tenants claim that these acts were for the perversion and obstruction of justice and of the due administration of the law. They claim that they were not consulted in the matter and they were lulled into a state of security under the belief that their leases would in no way be affected by the suit. The district attorney's office is still investigating the case, but has not yet completed its inquiry."

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Keep times good by building NOW.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

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He that murders a pound destroys all that it might have produced, even scores of pounds.—Buy War Savings Stamps.

# In Ten Years Municipal Budget Increased 65 Per Cent.

Assessed Valuations Have Been Raised 35 Per Cent. and the Tax Rate Boosted 47 Per Cent. in Consequence

**T**HE rapidly increasing costs of state and city government as compared with population and taxation is graphically shown by the following data prepared by the Advisory Council of Real Estate Interests:

"Where are we going?" This is the inevitable question of any thoughtful person who studies the tables on this page.

Why should not this force down equities and force up rents? It has. But also, it will force down building activities and force down the quality of housing. Lower rents can only come with competition among landlords instead of the present competition among tenants!

Compare the year 1918 with 1908, and we find that the appropriations of New York City have increased 66 per cent., although population increased but 35 per cent; and although assessed values have been boosted to the utmost in order to increase them 28 per cent. the tax rate has increased 47 per cent.

**Total Budget Appropriations.**

1903	\$ 97,000,000
1908	143,000,000
1912	181,000,000
1916	212,000,000
1918	238,000,000

**Total Assessments, Ordinary Realty.**

1903	\$4,500,000,000
1908	6,000,000,000
1912	7,280,000,000
1916	7,568,000,000
1918	7,672,000,000

**Tax Rate, Borough of Manhattan.**

1903	1.41
1908	1.61
1912	1.83
1916	2.04
1918	2.36

**Population of the City.**

1908	4,300,000
1912	5,000,000
1918	5,800,000

To compare New York City with other large cities is but to furnish additional reasons for retrenchment and for tax limitations in our Metropolis. Data is for 1917.

**Property (Realty) Taxes Per Capita.**

New York	\$30
Chicago	20
Philadelphia	16
St. Louis	19
Baltimore	19

**Percentage of Total Revenue Levied on**

**Property (and so increasing rents.)**

New York	71
Chicago	56
Baltimore	61
St. Louis	56
Ten largest cities	66

The cost of New York State government increased 128 per cent. from 1908 to 1918, while the population increased only 25 per cent.

This statement should arouse inquiry by every taxpayer—or shall the same ratio be permitted to continue?

The state is the victim of certain tendencies which of late have been especially marked at Washington, which we have not the time here to particularize. But we will mention the following:

Unprofitable facilities, convenience sand developments. Performance of work by political appointees rather than by contract.

Regulatory measures for the presumed advancement of humanistic rather than of sound economic welfare.

Bureaucratic dominance in matters previously within the discretion of the Legislature.

Furthermore, the borrowing power of the cities is now inadequate to establish new plant, and all revenues are already spoken for.

The population of the state has increased as follows:

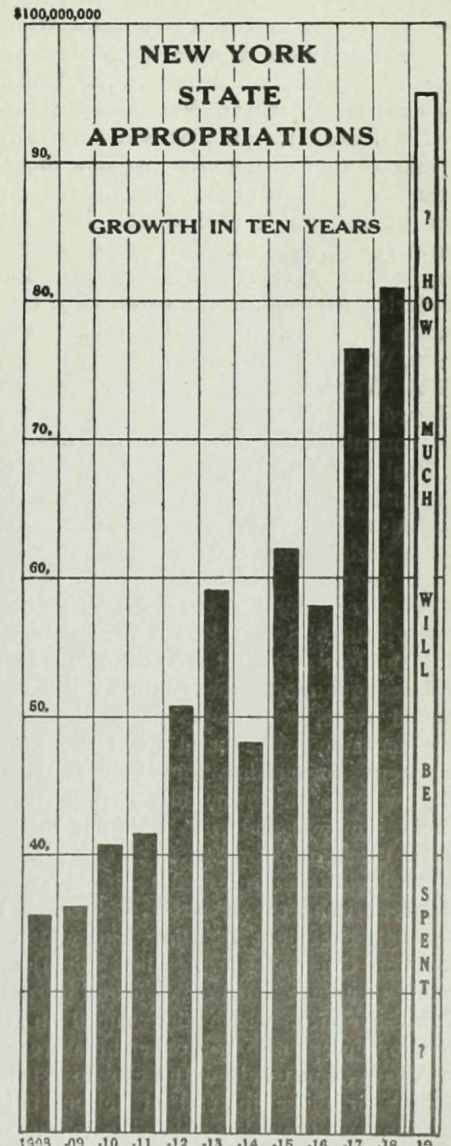
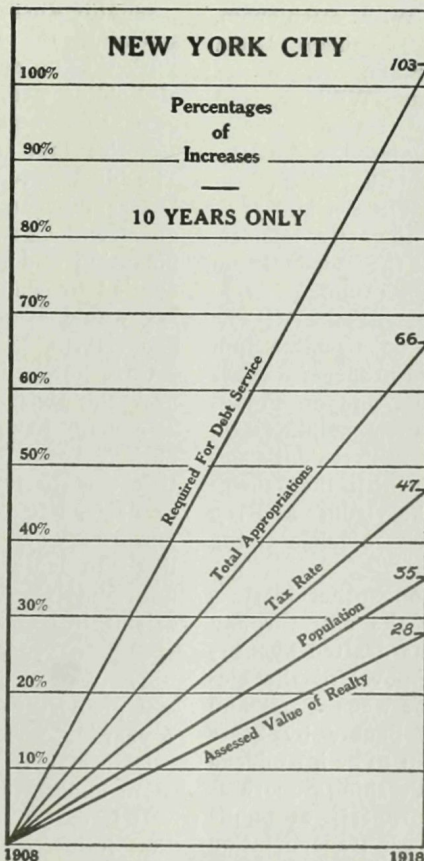
1908	8,700,000
1912	9,000,000
1916	10,200,000
1918	10,700,000

The appropriations have been as follows:

1908	\$36,000,000
1912	52,000,000
1916	75,000,000
1918	82,000,000

The tax-spending ability of the Legislature is also manifested by mandatory charges (usually for salaries) which it places upon municipalities, and which removes from local control the expenses of an ever increasing number of public employes.

Diagram showing Increases in Taxes Compared with Population and Appropriations



# Plan Housing for Workmen in Metropolitan District

## Large Corporation Buys Land on Jersey Meadows and Will Develop and Sell to Employees at Cost

**I**N order to partly solve the difficulties of properly housing its employes in modern and sanitary dwellings the Standard Oil Company, of New Jersey, has worked out a tentative plan to provide homes for the workmen engaged in the big refining plant on the meadows, near Elizabeth, N. J. The company is prepared to make an initial expenditure of approximately \$500,000 to put its plan into effect as early as possible.

The Standard Oil Company, following a conference between its committee and a committee of employes, has secured an option on a tract comprising approximately thirty-five acres on both sides of Bay Way, Elizabeth, which is directly accessible by trolley to the refinery. The employes of the plant were so enthusiastic about the proposition to erect a number of modern dwellings that the company has decided to exercise its option for the purchase of the land, and will proceed without delay with the development of the tract, laying out streets, installing sewers, gas and electricity and erecting houses. The dwellings will be of various types and sizes, and will range in cost from \$3,000 upward. No definite arrangement has yet been made in regard to the selection of

the architects and engineers for this project.

It is the plan of the Standard Oil Company to build the houses and sell them to the employes on a monthly payment basis. The property is to be managed jointly by a committee of employes and the company, which is to finance the operation on a 5 per cent. return for the capital invested. No profit will be sought.

This is the first venture of the Standard Oil Company in planning modern housing accommodations for its employes, but it has for some time been interested with a number of other large industrial concerns in a mutual development of housing facilities at Bayonne, where, under the name of the Bayonne Housing Corporation, a large apartment house project, providing housing for a number of families, with playground, roof garden, and other welfare and community features, is soon to be erected from plans by Grosvenor Atterbury, a noted New York architect. The new Y. M. C. A. building soon to be started at Bayonne was also made possible through the co-operation and interest of the Standard Oil Company and other industrial firms with plants located in or near Bayonne and Elizabeth.

## Business Men on 42d Street Form Organization

**P**ERMANENT organization will be effected on Wednesday, April 2nd, of a new association of property owners and business men on 42nd street and its environs. The new association, of which A. E. Thorne has been elected chairman and Bernard Wakefield treasurer, intends to represent and work for all that will help toward the development of that section of the city. Among those who have promised their support and active participation in the work are William H. Barnum, Paul B. Baden, John McE. Browman, Irving Bush, J. C. Cushman, Marshall Clark, O. D. Dike, A. E. Erlanger, W. F. Fairchild, Joseph Gordon, J. E. Harrington, Frederick Johnson, S. E. Lester, H. J. Luce, W. A. Michleham, Adolph S. Ochs, Walter C. Reid, Walter J. Salmon, Louis Stern, W. V. Swords, Alexander Taylor, A. E. Thorne, Charles Elliot Warren, Bernard Wakefield, Arthur Williams and Edward A. Wise.

A committee on legislation has been appointed, consisting of Paul B. Boden, Walter C. Reid and Kenneth Jeffrey, also a committee comprising A. E. Thorne, Louis Stern and J. C. Cushman was appointed to join with the city officials in a celebration at the opening of the viaduct on Park avenue, which has been officially announced to take place during the week beginning April 14. The Thirty-fourth Street Board of Trade will be asked to join with the Forty-second street committee, and property owners and tenants along the route of the viaduct and on Forty-second street will be asked to decorate their buildings on this occasion. The band from the Borough President's department, comprising forty pieces, will furnish the music; there will be an automobile parade over the viaduct and the celebration will end with a dinner to the city officials at the Hotel Commodore.

The legislation referred to includes, among other matters of great importance, a bill presented by the city through Borough President Dowling, and which was drafted by Corporation Counsel Burr, calling for the removal of the elevated structure on Forty-second street between Park and Third avenues, which introduced in the Senate by State Senator Foley; also two other bills are about to be introduced in Albany, one to allow the city to retain Pershing Square as a park or plaza instead of selling this property at public auction, and the other referring to surface car transportation

on Forty-second street, the passage of which will allow the Public Service Commission to reduce the surface cars running through Forty-second street by nearly 50 per cent.

Organization headquarters have been opened through the courtesy of Mr. Thorne in the Astor Trust Building. Edward W. Forrest is the organizing secretary of the association.

## Municipal Ownership and Tax Bills

(Continued from page 395)

the Assembly Cities Committee.

Senator Russell this week introduced in the Senate the bill amending the Real Property Law, providing that in New York City no monthly tenant shall be removed on the ground of holding over his term unless, within thirty days before expiration thereof, the landlord shall serve upon the tenant a notice that the landlord elects to terminate the tenancy. The bill was referred to the Judiciary Committee.

Assemblyman Bloch has a bill which imposes a tax of one-quarter of 1 per cent. upon the gross receipts of every transportation and public utility corporation, such revenue to be applied to county and local purposes. The payment of this tax would exempt the corporation from a tax on personal property.

Governor Smith has signed the Lockwood bill, adding three new sub-divisions—4, 5 and 6—to Section 113 of the Real Property Law, and empowering the Supreme Court to authorize the trustees of persons or corporations holding title thereto to sell or mortgage any real property granted or devised to religious, educational, charitable or benevolent purposes when it appears that the value of such property is likely to depreciate or the property itself is likely to become unproductive. The law is said to cover several situations arising in New York City.

The way to wealth is as short as the way to market  
A penny saved is a twopence clear. A pin a day is a great  
a year.

Gain may be temporary and uncertain; but expense is constant and certain.

It is easier to suppress the first desire than to satisfy all that follow it.—Buy War Savings Stamps.



# Real Estate Review for the Current Week

## Holiday Does Not Affect Volume of Business—Strong Demand for Apartment and Private Houses

**C**ELEBRATION of the holiday did not materially affect the business of the week; and although one whole day was taken out of the market there was no appreciable decline in the volume of sales. The outstanding feature of the market was the strong demand for well-located apartment houses, many well-known multi-family structures being involved in ownership changes. Among the better known properties which figured in important transactions were the costly apartment house at 969 Park avenue, the Spencer Arms, Lasanno Court, St. Valier, Lido Hall, the Rhinelander, the Newington and the Irving Arms.

Market observers have noted that the demand for properties, originally concentrating on apartment houses, has been broadening to include a growing interest in private houses. Brokers report that there have been more sales of private houses in the last few months than at any other time within the last ten years. As one broker has pointed out, this is due to certain fundamental conditions, the first being the upward movement in the rentals of apartments, which have placed them on the highest income-producing plane in their history. The lack of building operation, as has been so often pointed out, has resulted in the shortage of apartment space, and

many New Yorkers have been compelled to go back to the private house. Moreover, during the last six or seven years, as the result of the well-defined trend on the part of many New York residents to get away from the dwelling to the apartment house, there has been a decline in the value of private houses, largely traceable to this situation. Another reason advanced in explanation of the present excellent demand for private houses is the fact that many of them can be obtained at comparatively cheap prices.

With the building movement still in abeyance it is felt that there will be no diminution in the demand for both apartment houses and private dwellings, and there is a strong prevailing belief that the present heavy buying campaign will be a sustained one in spite of the fact that operators are taking a leading part.

There was the usual array of small deals this week, concerning themselves with moderate-priced holdings of a miscellaneous character, which further reflected the expanding demand. From the suburban brokers and owners come cheering reports of an unprecedented call for country properties in the commuting zone, a situation which illustrates perhaps most graphically the housing shortage in the city and the need for providing homes for growing New York.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 102 as against 103 last week and 27 a year ago.

The number of sales south of 59th street was 28 as compared with 29 last week and 12 a year ago.

The number of sales north of 59th street was 74 as compared with 74 last week and 15 a year ago.

From the Bronx 81 sales at private contract were reported as against 61 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 410 of this issue.

#### Park Avenue Apartment Resold.

Mayer & Mayer, Inc., have resold to Max N. Natanson the twelve-story apartment house at 969 Park avenue, at the northeast corner of 82d street, showing a gross annual return of about \$125,000. It fronts 140 feet on Park avenue and 100 feet on the street and was built in 1911 by William J. Taylor, replacing the old Winona, the pioneer of apartment house construction on Park avenue. The sellers acquired the house about three weeks ago from the Bankers' Trust Company and are understood to have realized a substantial cash profit in the resale, which was negotiated by William S. Baker.

#### Lehn & Fink Move Uptown.

One of the oldest drug firms in New York will leave the downtown district to a new home in the Greenwich Village section. Lehn & Fink bought from Trinity Church Corporation the group of old dwellings at the northeast corner of Greenwich and Morton streets, on a plot 100x172, and the abutting property, 50x100, on Barrow street, comprising a combined parcel of about 22,000 square feet, and valued by Trinity's trustees at \$225,000. The buyers plan to start work immediately upon the erection of an eight-story building for their exclusive use, which will cost about \$250,000.

Elias A. Cohen's Broadway-John Street Corporation has bought from Lehn & Fink, who have been on William street for over twenty-five years, their property at 118-120 William street and 79 John street, surrounding the northeast corner of those thoroughfares. It consists of two eight-story buildings and one of six stories, measuring 50x155 on William street and 25x125 on John street. The property was sold for about \$625,000. W. J. Russell was the broker in both deals.

#### \$700,000 Maiden Lane Transfer.

Jewelers Court, a twelve-story office building at 51-53 Maiden Lane, just west of William street, facing the site of the Federal Reserve Bank, has been sold by Charles B. Van Valen, Inc., to Harry Lamont Blanchard for the 51-

53 Maiden Lane, Inc., Reuben B. Smith, president, at a price said to approximate \$700,000. The property, covering a plot 40x130, and renting for about \$100,000, was acquired by the sellers in 1918 from Duke Moro de Moro of England through the same brokers. The new owner was interested as owner in the accumulation of the site of the two-story building at the northeast corner of John and William streets, which subsequently was sold by Mr. Blanchard to the 110 William street Company, the present owners, who are contemplating completing the original plan for a tall building owing to the demand for office accommodations in the fire-insurance district.

#### Borchard Buys Spencer Arms.

The Spencer Arms, at the southeast corner of Broadway and 60th street, held in the market at \$1,100,000, was bought by Samuel Borchard from the 140 West 60th Street Co. (Udo Fleischmann). The house is twelve stories high and covers a site of six lots fronting 112 feet on Broadway and 162 feet on 60th street. There are 100 non-housekeeping apartments of two, three, and four rooms in the house, renting for a total of \$140,000 a year. Mr. Borchard is a large holder of apartment property, his last purchase being the 13-story building at 525 West End avenue. F. A. Wyckoff, vice-president of the Wood Dolson Company, negotiated the present sale.

#### Fur Exchange Deals Approved.

George Delacy and E. Brighton Wilson, receivers for M. Groh's Sons, have sold the fur storage plant at 238 to 250 West 28th street and 251 West 27th street to the International Fur Exchange, of St. Louis, Philip B. Fouke, president, for \$440,000, subject to a mortgage of \$120,000. M. Groh's Sons recently bought three flats at 245 to 249 West 27th street for \$72,000 and have contracted for adjoining properties at 237 to 243 West 27th street for \$86,000. Under the order of sale signed by Judge Knox in the Federal District Court yesterday the fur exchange has the privilege of buying these properties at the prices set forth.

#### Manhattan-Long Island Trade.

Frederick Brown, who recently purchased through the Charles F. Noyes Company from the Adams Land and Building Company the eleven-story loft building at 474½ to 476 Broadway, has resold the property through the same brokers to Frank J. Heaney, Malcolm R. Lawrence and Silas K. Everett. The building, which runs through to 38 Crosby street, covers 7,500 square feet, is equipped with four elevators and other modern improvements and originally cost \$600,000.

The purchasers, who were represented by Lewis H. May & Co., gave in exchange for the loft building, in addition to a large amount of cash, three colonial residences, 100x100, on the east side of Ocean avenue, Edgemere, L. I., valued at \$60,000; a block of forty-five lots valued at \$50,000, facing Jamaica Bay, Far

Rockaway boulevard and Grand View avenue, and two blocks of lots fronting on the same boulevard between Ocean, Neptune and Beach avenues, valued at \$25,000. Active negotiations for the resale of the Edgemere properties are now being conducted for Mr. Brown by Lewis H. May.

#### Lasanno Court Resold.

Max N. Natanson resold to B. Rush Stoddard Lasanno Court, 307-313 West 79th street, a ten-story fireproof apartment house, 100x100. The house contains forty suites of six and eight-room apartments and two baths, renting for \$55,000, and was held for \$475,000. The property was purchased about ten days ago from the Elsee Court Corporation, and is now being resold at a substantial profit through D. Sylvan Crakow.

#### Hudson Garage for Cadillac.

The three-story garage of the Hudson Motor Car Company, covering a plot of eighteen lots at 67th and 68th streets, overlooking the tracks of the New York Central Railroad along the Hudson, has been purchased by the Cadillac Motor Car Company for a price said to be in the neighborhood of \$850,000. It is one of the largest garages in the city, and was erected two years ago for the Hudson company from plans by E. H. Jones, architect, on land formerly owned by Frank Bradley. The structure has a frontage of 239.8 feet on 67th street, 172 feet on 68th street, and it measures 203 feet along the westerly line, with an irregular easterly dimension.

In part payment, the purchaser gave the two-story department store building on plot 100x100, at the southeast corner of Amsterdam avenue and 62d street. The Cross & Brown Company negotiated the transaction.

#### Lido Hall Resold.

Re-sale of Lido Hall, a ten-story fireproof apartment house at the northwest corner of Cathedral Parkway and Seventh avenue, has been made by Frederick Brown, who bought the property recently from Kuhn, Loeb & Co. Mr. Brown has sold the structure to the Leah Realty Company for investment through Max Rosenfeld as broker. In part payment the buyer gave the six five-story apartment houses at 1297, 1301, 1367, 1371 and 1373 Atlantic avenue, Brooklyn. The transaction involved about \$450,000.

#### Buyer for the "St. Valier."

The St. Valier, a seven-story apartment occupying the block front on the west side of Morningside Drive West, between 119th and 120th streets, has been sold by Loron P. Bradley and others to Daniel H. Jackson, operator. The structure, which covers a plot 163.5 by 150, was erected about five years ago by Jacob Axelrod and was held at \$700,000. It is fully leased and shows a gross annual rental of \$77,000. In addition to cash the buyer gave the block front on the westerly side of Audubon avenue, including the southwest corner of 186th

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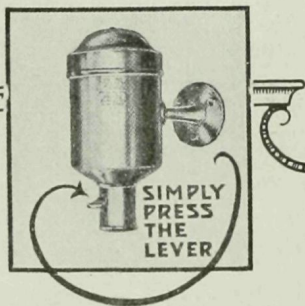
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## LEGISLATIVE BILLS AFFECTING REALTY

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 Legislature bills:

*Senate Int. 805, Pr. 903, Foley, (Same as Assembly Int. 1103, Pr. 1230, Donohue). General City Law, municipal ownership.*

This bill proposes to incorporate in the General City Law provisions authorizing every city in the State to acquire, construct, own, operate and lease plants for furnishing light, heat, power, telephone communication and transportation for public and private use.

There is a referendum proposition which has been skillfully worked out. It is, however, open to the fundamental objection that municipal ownership of public utilities is prone to be wasteful of public funds, while municipal operation of such agencies opens wide the door to extravagance. The bill is disapproved.

*Senate Int. 806, Pr. 904, Foley, (Same as Assembly Int. 1102, Pr. 1229, Donohue) General City Law, municipal ownership.*

This bill is disapproved. It would add a new subdivision to section 20 of the General City Law, to authorize the cities of the State to acquire and to operate any public utility determined by the local authority to be necessary, expedient or for the general welfare. This bill is much broader than Senate Int. 806 and contains no provision for a referendum. It is an exceedingly dangerous proposition, but probably one which will receive but scant consideration by the present Legislature.

*Assembly Int. 896, Pr. 986, Seesselberg, To amend the Labor Law, in relation to definition of owner of tenant-factories.*

This measure would relieve agents of buildings of legal responsibility for failure of the owners of such property to comply with provisions of the Labor Law. This bill was introduced at the suggestion of the Real Estate Board and its enactment should be vigorously advocated.

*Assembly Int. 619, Pr. 816, Adler, (Same as Senate Int. 462, Pr. 545, Walters) Vehicular tunnel between New York and New Jersey.*

This measure makes provision for the construction, by the joint action of the States of

New York and New Jersey, of a tunnel for vehicular and pedestrian travel under the Hudson River. The New York terminus of said tunnel to be in the vicinity of Canal street. The tunnel is to be constructed at the joint expense of the States joined by it, and is to be operated on their joint account by the Joint Bridge and Tunnel Commission of the States of New York and New Jersey. The project which is the subject of this bill, will prove of inestimable benefit to the taxpayers of New York City and should be actively supported.

*Assembly Int. 703, Pr. 749, Dickstein, Greater New York Charter, kitchens and lunch-rooms in public schools.*

This bill is disapproved on the ground that no discrimination should be made as to certain classes of children being fed in the public schools.

*Senate Int. 508, Pr. 537, Cotillo, Greater New York Charter, increasing salaries of school teachers.*

This bill is disapproved. It would add \$10,000,000 yearly to the City Budget. The Real Estate Board has always opposed mandatory legislation of this kind.

*Assembly Int. 714, Pr. 772, Flanagan, To amend the Workmen's Compensation Law, in relation to increasing the rates of compensation.*

This bill is disapproved. If the proposed amendment were enacted, it would practically disorganize the whole system of the Workmen's Compensation.

*Assembly Int. 477, Pr. 489, McCue, To abolish the Board of Water Supply of the City of New York, and to transfer its powers and duties to the Department of Water Supply, Gas and Electricity of such City.*

This bill is disapproved. Upon the statement of the Commissioner of the Board of Water Supply, supported by the representatives of the Merchant's Association and the Chamber of Commerce, that twenty per cent of the work of completing the Catskill Water Supply System still remains to be done and that a change of control at present would mean confusion and consequent demoralization of the existing thoroughly equipped engineering force, the Real Estate Board decided to disapprove the bill abolishing the Board.

street, known as 404 to 412 Audubon avenue, three five-story new apartments that Mr. Jackson recently bought from the builders. The Audubon avenue property figured in the deal at \$300,000. Slawson & Hobbs were the brokers in the transaction.

#### Lower Fifth Avenue Deal.

The nine-story apartment house known as The Rineland at 12 Fifth avenue, adjoining the north corner of 8th street, has been sold by the Metropolitan Life Insurance Company to an investor. It occupies a lot fronting 26.3 feet and having a depth of 100 feet, opposite the Hotel Brevoort. The new owner is reported to be Sheriff David H. Knott. Slawson & Hobbs were the brokers in the sale.

#### Third Sale in Month.

The Newington apartment house, a seven-story structure at \$30 West 95th street, was sold for the third time within the last month. It passed from the ownership of Max N. Natanson to an investor, who is said to have paid a price for the property that gave Mr. Natanson a substantial profit. The Newington covers a plot 100x100, rents for a total of about \$37,000 and has been valued at \$300,000. Mr. Natanson bought it on March 6 from John A. Goodwin, who had acquired it only a few days before from the estate of William Buhler.

#### Investor Buys Irving Arms.

Irving Arms, a seven-story elevator apartment at 222 Riverside Drive, has been sold by the Albany Savings Bank to an investing client of W. J. Huston & Son. The structure occupies a plot of about five lots on the north corner of 94th street and yields an annual rental of about \$50,000. As plaintiff in foreclosure proceedings the bank acquired the property at auction last October for \$200,000, the incumbents at the time totaling \$313,623. It has been held at \$350,000.

#### Estate Sells Apartments.

John Finck has sold for the estate of Isaac V. Brokaw, 375 Central Park West, a seven-story elevator apartment house, on plot 50x100, having a yearly rental of \$16,000. Mr. Finck was also the broker in the sale of the three six-story elevator apartments at 4-12 West 92d street, 138x100, with an aggregate yearly rental of \$41,000, for the same estate. Mr. Finck also sold for Francis K. Pendleton and William C. Bowers, trustees, 64 West 93d street, 37.6x100, a five-story apartment, with a yearly rental

of \$16,000; also the vacant plot 83x80 on the east side of Bathgate avenue, 133 feet north of 179th street, for Edward D. Loughman, attorney. He was the broker in the recent sale for the Jules Realty Company of the six-story apartment at 522-524 West 112th street.

#### Another Drive Corner for Brown.

The Stratford-Avon is the latest West Side apartment house to pass into the ownership of Frederick Brown. It is a twelve-story elevator structure at 210 Riverside Drive, north corner of 93d street, renting for \$100,000 and held at \$825,000. The purchase was made from the 93d Street and Riverside Drive Company, J. J. Steindler, president, through Byrne & Bowman.

#### Plan Brooklyn Development.

John Gerken sold to the G. and M. Development Company the former estate of the late E. Ridley, a New York dry goods merchant, twenty-two acres in the Gravesend section of Brooklyn, south of Kings Highway and between Ocean Parkway and Coney Island avenue. The property is bisected by 7th, 8th and 9th streets, which are to be parked, and which will be improved by the development company with the erection of 150 modern, detached cottages. The development will be known as Parkway Gardens, and will include a number of store and apartment buildings to be built on the avenue. Judson H. Paige and John H. Henry, Jr., negotiated the sale.

#### Electrical Industry Purchase.

Roman-Callman Company sold for the Claremont Holding Company, a solid block on Harris avenue, close to the Queensboro Bridge Plaza in Long Island City. This property, containing 50,000 square feet, and bounded by four streets, will be improved with a three-story reinforced concrete factory building for the manufacture of electric and X-Ray apparatus, by the purchaser, the Wappler Electric Company, whose several plants, scattered in Manhattan, will be consolidated in this Long Island City factory.

#### \$400,000 North Shore Sale.

Worthington Whitehouse, Inc., sold for Stanley Mortimer, a large English house, stable and outbuildings, on a 100-acre estate at Wheatley Hills, L. I., which the seller bought about twenty years ago. The house is at the top of a high hill and commands a view of Long Island Sound and the Atlantic Ocean. The property was held at \$400,000. It is surrounded by the estates of Alfred I. du Pont, Harry Payne Whitney, Thomas Hastings and Henry Carnegie Phipps.

**Manhattan.**

**South of 59th Street.**

**DIVISION ST.**—The Metropolitan Savings Bank sold to a Dr. Siegel 261-263 Division st, 41x92, near Montgomery st, which the bank acquired in foreclosure in July, 1915.

**MADISON ST.**—Roth & Solomon sold for the Citizens Savings Bank to Harry Abramowitz the 5-sty tenement 340 Madison st, on lot 25x97. The buyer recently purchased 338, adjoining, through the same brokers. Beall & Rogers acted as attorneys for the seller and Samuel Solomon for the purchaser.

**NORTH MOORE ST.**—Markham Realty Corporation, Clarence W. Eckhardt, bought 19 North Moore st, adjoining the corner of Varick st, from the estate of Thomas Martin. E. H. Schuber was the broker.

**PIKE ST.**—Samuel I. Gordon, through Abram S. Jaffer, attorney, bought the 6-sty tenement, 26.10x85 ft, at 50 Pike st.

**10TH ST.**—Marlborough Arms, a 7-sty fireproof apartment house at 57 West 10th st, on lot 21.9x94, has been bought by A. A. Hageman through Horace S. Ely & Co.

**10TH ST.**—Mrs. Mariana G. Van Rensselaer, tenant at 9 West 10th st for a great many years, has purchased from Joseph S. Auerbach this residence, a 3-sty and basement dwelling, 25x94.10.

**11TH ST.**—J. Irving Walsh sold for George J. and William L. O'Neill the 4-sty dwelling, 21.8x100, at 145 West 11th st, to St. Vincent's Hospital, which owns the adjoining property.

**17TH ST.**—I. B. Wakeman sold for the Franklin Savings Bank the 8-sty fireproof loft building at 16 East 17th st, on a lot 25x92, located between Broadway and 5th av. The property has been held by the bank at \$90,000.

**26TH ST.**—A quick profit was realized in the Vesey st auction room last week, when Loretta M. Higgins, who had just purchased the 6-sty loft building at 343 to 347 West 26th st, at the stand of Henry Brady, for \$61,000, turned her contract over to Francis B. Robert, for a client, at an advance of \$6,000. The building in question was one of the first of its type to be erected in the Chelsea district. It was offered at auction as the result of an action brought by the Union Dime Savings Bank against the estate of Thomas L. Hamilton, former Police Commissioner and County Clerk, to protect liens amounting to about \$57,000.

**36TH ST.**—Byrne & Bowman sold for Joseph T. Ryan to a client for investment 226-228 East 36th st, two 5-sty apartments, 50x100.

**36TH ST.**—Frederick Fox & Co. sold for Miss Laura Hoe, sister of the late Robert Hoe, to Edward Raymond, 17 East 36th st, a 5-sty building, 25x100, altered for business purposes.

**37TH ST.**—Bernard Karsch, vice-president of the Franklin Savings Bank, resold the 5-sty tenement, 25x98.9, at 348 West 37th st, which he took in part payment on March 4 from Harris and Maurice Mandelbaum for the loft building at 302 and 306 West 43d st. The new owner plans to alter the property for investment. John J. Hoeckh was the broker.

**37TH ST.**—Michael Furst sold the 4-sty dwelling, 14x55x98.9, at 145 East 37th st, through Pease & Elliman.

**39TH ST.**—Henry Hof sold in conjunction with William A. White and Sons, the 4-sty flat at 216 East 39th st to N. Halperin.

**39TH ST.**—Paul D. Cravath sold the 5-sty dwelling, 25x100, at 107 East 39th st, near Park av.

**41ST ST.**—Justice Cohalan, of the Supreme Court, has granted permission to the American Female Guardian Society and Home for the Friendless, to sell 418 and 420 West 41st st, 50x98.9, to the Listowel Realty Co., for \$22,000. The property was purchased in 1868 and is occupied as an industrial school.

**54TH ST.**—The Douglas Robinson, Charles S. Brown Co. sold to Dr. C. D. Meding the dwelling he occupies at 113 East 54th st for Harry P. Robbins. It is a 5-sty American basement house, on lot 17.3x100.5, near Park av.

**56TH ST.**—Douglas L. Elliman & Co. sold for Carl Vietor, of F. Vietor & Achelis, the former Vietor residence at 56 East 56th st, a 4-sty house on lot 22x100, to a client for occupancy. The house is assessed by the city at \$68,000 and will be modernized by the purchaser.

**LEXINGTON AV.**—Clara Bernhart bought from E. Sharum the 3-sty business building, 190 Lexington av, on lot 22x80.

**WEST BROADWAY.**—Norman S. Riesenfeld bought from the Mitchell-Woodbury Company, of Boston, the 5-sty business building at 28-30 West Broadway and 88 Park pl, which is assessed by the city at \$90,000. The property measures 46.11x87.6 ft on the West Broadway side and 23x60 on Park pl, forming an "L" around the southwest corner of these thoroughfares. William H. Whiting & Co. were the brokers in the transaction.

**6TH AV.**—I. B. Wakeman has sold for the Land Map Corporation, Max. N. Natanson, president, the 6-sty store and loft building at the southwest corner of 6th av and 11th st. It has a frontage of 60 ft. on 11th st and beginning at the immediate intersection of 6th av it runs

southwesterly for a distance of 161.6 ft. The property was held at \$155,000 and returns an annual rental of \$21,200.

**9TH AV.**—The Durock Co. sold to Elder & Wells three more parcels on 9th av, north of 15th st, and the buyers now control six 3-sty houses, measuring 118 ft. on 9th av and 100 ft. on 15th st. The buyers will improve the 9th av front with stores and apartments and erect a garage for their own use on 15th st from plans by James S. Maher.

**11TH AV.**—John J. Hoeckh sold for Julius Miller the property at 671 11th av, on a lot 16x100, to William Schwiars & Son, who now controls a plot with a frontage of 80 ft.

**North of 59th Street.**

**ARDEN ST.**—Joseph Shenk bought from the Kingdale Holding Co., through Charles E. Hutchinson, the 6-sty apartment at 20 Arden st.

**HAMILTON TER.**—W. J. Huston & Son sold for the Barney estate 25 Hamilton ter, a 3-sty dwelling, on lot 16.8x78.

**HAMILTON PL.**—Charles Galewski purchased from S. Morrill Banner the Eufaula, at 51 Hamilton pl, northeast corner of 139th st, a 6-sty elevator apartment house, on plot 100x100. The property was held at \$150,000 and rents for \$25,000 per annum. William S. Sussman negotiated the sale.

**61ST ST.**—Douglas L. Elliman & Co. have sold for Howland Pell, represented by the

Cruikshank Co., the 5-sty house at 51 East 61st st, on a lot 20.2x100.5. The purchaser is the 47 East Sixty-first Co., Inc., which will alter the houses into small apartments. The house, together with 49, adjoining, sold last week by the same brokers, is occupied by the old Cutler School, which Theodore Roosevelt attended as a boy.

**61ST ST.**—Estate of Henry A. O. Schwarz is reported to have sold the 4-sty dwelling at 20 East 61st st, on lot 25x100.5.

**62D ST.**—Joseph H. Sears is reported to have sold the 4-sty dwelling at 113 East 62d st, on a lot 16x66.

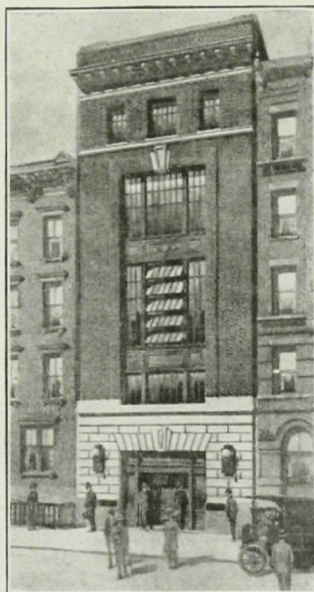
**62D ST.**—August Milius sold the 4-sty residence, 20.6x100.5, at 132 East 62d st.

**64TH ST.**—The Douglas Robinson, Charles S. Brown Co. sold for the Kernochan estate a private garage at 182 East 64th st, on lot 25x100. The purchaser will convert the property into an American basement dwelling for his own occupancy.

**69TH ST.**—The dwelling, 22x100.5, at 127 East 69th st, purchased recently by Foot - Martin, Inc., from Mrs. William H. Woodin, has been resold to a client of Ruland, Whiting & Benjamin.

**69TH ST.**—William M. Isaacs sold the 4-sty dwelling at 29 East 69th st, on lot 22x100.5, opposite the plot at 42-44 recently bought by Arthur Sachs.

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**BROOKLYN  
NEW YORK**

70TH ST.—Land Estates (Inc.), associated with New York Title & Mortgage Co., sold to an investor the two 4-sty tenements on a plot 56x100, at 220-222 East 70th st.

70TH ST.—E. K. Van Winkle has sold for the estate of Ellen Louise Paddock the 4-sty dwelling at 141 West 70th st, on a lot 17.11x100.5, near Broadway.

71ST ST.—E. V. R. Thayer bought for his home the 4-sty and basement residence at 132 East 71st st. This house, on lot 22x100.5, just west of Lexington av, was sold by the Patrick Donohue estate.

79TH ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Theodora Levy, to a client for occupancy, 62 East 79th st, a 4-sty dwelling on lot 16.6x102.2. The property was held at \$60,000.

79TH ST.—Douglas L. Elliman & Co., in conjunction with Theodore Kavanagh, of John J. Kavanagh's office, sold for Milton Newitter 78 East 79th st, a 4-sty house, on a lot 16x102.2, to a client for occupancy. It was held at \$45,000.

81ST ST.—Douglas Elliman & Co. sold for Marie E. Cowan 23 East 81st st, a 6-sty dwelling, 20.6x102.2, to a client, who will present it to his son. The building was erected ten years ago by W. W. and T. M. Hall and sold to the late Harry H. Harkness. It was held at \$100,000.

83D ST.—Douglas Robinson, Charles S. Brown Co. sold the 5-sty American-basement dwelling, 20x100, at 18 East 83d st, for Helen Squires.

88TH ST.—The 3-sty dwelling at 112 West 88th st, on a lot 15.6x100.8, near Columbus av, has been sold by Margaret Smith.

92D ST.—The three 6-sty elevator apartment houses at 4 to 12 West 92d st are reported to have been sold by the Brokaw estate. They adjoin Ardsley Hall, at the south corner of Central Park West, purchased last week by Michael Kaufman and others, and occupy a combined site 138.2x100.

100TH ST.—James J. Donovan sold for L. Laiken 224 East 100th st, a 5-sty flat, 25x100, held at \$17,000.

107TH ST.—Harris and Maurice Mandelbaum have purchased from the New York Life Insurance Co. the 5-sty American basement dwelling at 316 West 107th st, on a lot 20x100.11. Thomas J. O'Reilly was the broker in the deal. The house contains 18 rooms and four baths and is to be altered into small suites by the new owners, marking the first break in this block now given over entirely to private homes.

109TH ST.—Harry Sugarman sold to James H. Cruikshank for Walter H. Liebmann 305 East 109th st, a 6½-st tenement, with stores, on plot 28.6x100.11.

111TH ST.—E. Sharum bought from the Union Chemical Glassware Co., through R. L. Kearney and William J. Fleming, the 6-sty apartment house, 253 West 111th st, 36x100.11.

112TH ST.—The Nehring Co., Jules Nehring, president, has resold for the Union Chemical Glassware Co. the 6-sty elevator apartment house at 213 West 112th st to Marie Kahrs.

113TH ST.—Charles Galewski has resold to Frank Borco the four 5-sty flats at 215-221 East 113th st on plot 100x100, renting for \$15,000, and held at \$90,000. The property was purchased about two weeks ago from Orlander A. Jones and Alfred Stokes, and has been resold at a profit. Harry Sugarman and William Dickson were the brokers.

114TH ST.—The Book Construction Co. has resold 606 West 114th st, a 4-sty American basement dwelling, on lot 14x100.11, purchased by the company last week. Slawson & Hobbs were the brokers.

117TH ST.—Harry Sugarman has sold for a client of Frederic de Peyster Foster the 5-sty flat at 5 East 117th st on a lot 25x100. The purchaser is Julius Ridle, an attorney, who will hold it as an investment.

123D ST.—Benjamin Wolfson sold for the Mc-Morrow Co. to Vogel & Schultz the 9-sty elevator apartment house at 118 to 122 West 123d st between Lenox and 7th avs. It stands on a plot 60x100. The sellers put it up four years ago, replacing a group of dwellings. The house was held at \$225,000. It returns an annual rental of \$34,000.

123D ST.—Goodwin & Goodwin sold for F. L. Van Zant to Dr. E. S. Jackson the 3-sty dwelling at 9 West 123d st.

123D ST.—The Norwegian Lutheran Church, at 237 and 239 East 123d st, has bought the adjoining property at 241 East 123d st, a 4-sty dwelling, on a lot 21x100.11, owned by Wilhelm Kearns. The church now has a plot 71x100.11.

126TH ST.—James H. Cruikshank resold to Annie Sanford the 3-sty dwelling, 20.10x100, at 43 West 126th st. Goodwin & Goodwin were the brokers.

130TH ST.—B. W. Smith sold for Jacob C. Rosenblum 100 West 130th st, a 3-sty dwelling, on lot 18.9x100, to Morris Drenshon.

144TH ST.—Duff & Brown Co. sold for the estate of George R. Sheldon 467 West 144th st, a 4-sty dwelling, 21x100.

153D ST.—Ennis & Sinnott sold 538 West 153d st, a 5-sty flat, 25x100, to Thomas C. Bevin through A. Kroenengold.

167TH ST.—Norman Denzor sold for Mary S. Gilbert to Citron Bros. the 2-sty building at 502 West 157th st, 25x100. It will be used for the hardware business.

171ST ST.—James E. Barry, of the Knap & Wasson Co., sold for Emily M. Wheeler 633 West 171st st, near Broadway, a 5-sty apartment house, on plot 77x100. The property was held at \$115,000.

171ST ST.—Frederick Brown has sold to August Eimer through Irving H. Wolfe 650 West 171st st, a 5-sty apartment house, on plot 71x 95. In part payment the buyer gave a 4-sty triple flat at the corner of Washington av and Walnut st, New Rochelle, rented for about \$5,000; also a private residence at Malverne, near Lynbrook, L. I. The transaction involved about \$175,000.

175TH ST.—Price & Hamel bought the three 5-sty apartment houses on plot 120x100 at 502 and 511-517 West 175th st, held at \$150,000 and renting for \$25,000, through J. Gelot.

177TH ST.—James E. Barry, of the Knap & Wasson Co., sold for Nicholas F. Walsh to the Temple Gate of Hope the vacant plot, 50x100, in the south side of 177th st, 106 ft east of Broadway. The buyers anticipate erecting a building costing about \$40,000, work to be started on May 1.

180TH ST.—The Nehring Co. sold to the Union Chemical Glassware Co. for Vinnie S. Batavia 525 West 180th st, a 5-sty new-law apartment house, on a plot 48x100.

AMSTERDAM AV.—Frederick Brown sold to the Vartan Holding Co. 2388 Amsterdam av, near 179th st, a 6-sty elevator apartment house. It has a rental of about \$16,000.

AUDUBON AV.—Frederick Brown resold to a client of Byrne & Bowman the Rockville at the northeast corner of Audubon av and 117th st, a 6-sty elevator apartment house, on plot 107x 100. It has an annual rental of \$25,000.

BROADWAY.—Byrne & Bowman sold for Joseph Shenk to the Realty Managers, Inc., Frank Begrish, Jr., president, the Haven Court apartments at the northwest corner of Broadway and 180th st, which Mr. Suenk bought last week. It is a 6-sty elevator apartment structure on a plot of six lots, 100x150, and held at \$325,000.

BROADWAY.—The Evangelical Lutheran Church of St. Matthew sold to Saul Mandelbaum, the tenant, 3476 Broadway, a 4-sty building, with store. London & Davis represented the purchaser.

CENTRAL PARK WEST.—I. B. Wakeman resold for the Landbro Realty Co. the 9-sty elevator apartment house at 385 to 389 Central Park West, known as Elberon Hall. The structure occupies a site 55.6x100. It has been held at \$170,000 by the owners, who bought it last month through the same broker from the Union Dime Savings Bank.

EDGEcombe AV.—Isear Realty Corp. bought 335 and 337 Edgecombe av, a 6-sty apartment house, 80x100 ft, held at \$135,000, from a client of Reeves & Todd. Louis Wertzner and Henry Schumacher were the brokers and Morrison & Schiff represented the buyer.

HAVEN AV.—The Nason Realty Co. sold to Joseph Shenk the two 5-sty apartment houses at 304-306 and 312-314 Haven av, held at \$250,000.

LENOX AV.—Daniel H. Jackson purchased from the Agra Holding Co., I. H. Kramer, president, the northeast corner of Lenox av and 117th st, a 5-sty flat with stores, 41x100, through Leitner, Brenner & Starr.

LENOX AV.—The Chester Court Corporation has sold to a client of Miller and Bretzfelder the Chester Court at the southeast corner of Lenox av and 119th st. The property is an 8-sty apartment house, covering a plot 85x 100.11 ft. The annual rental has been held at \$250,000. The Douglas Robinson, Charles S. Brown Company negotiated the sale.

MANHATTAN AV.—The A. Kane Co. sold to an investor the 3-sty dwelling 487 Manhattan av, on lot 15x80.

MANHATTAN AV.—E. Francis Hillenbrand has resold for the Huerta Realty Co., Louis Schlechter, president, the Rochambeau at 5.2 Manhattan av, northeast corner of 113th st, 100x 95, a 6-sty elevator apartment, built by Irons & Todd about ten years ago. The buyer is the estate of ex-Judge Loewe's heirs of London, England, who gave in part payment the vacant lot at the northwest corner of 98th st and Central Park West, 100x25, and 369 South st, 21.2x70, opposite the N. Y., N. H. and Hartford R. R. terminal, near Gouverneur st. Mr. Hillenbrand has resold to the Lon Realty Co. the Central Park West corner and also 369 South st.

RIVERSIDE DR.—The Union Chemical Glassware Co., Inc., resold the Alabama apartments at the northeast corner of Riverside dr and 127th st, which he recently acquired. It is a 6-sty elevator structure, on a plot 86.6x100x147x146.6. The new owner is Joseph G. Bender Realty Co., which gives in part payment the 6-sty tenement at 332-334 East 95th st, on a plot 45x100.

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New York City's telephone system was not designed and built for War, but by virtue of the engineering foresight that years ago visualized the increased future needs of peace, there was a reserve of equipment underneath the City's streets and in the central offices.

And it was only by bringing this reserve equipment into action, and by constructing quickly the limited amount of new equipment that war restrictions allowed, that the essential telephone needs of the City were met.

---

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SEAMAN AV.—Milton M. Dryfoos sold to Vogel & Schultz 56 to 62 Seaman av, near 207th st, two 5-sty apartment houses, 110x100x125. The houses were held at \$140,000. M. Cohn & Co. and Henry I. Cooper were the brokers in the deal.

SHERMAN AV.—Richard H. Scobie sold to a client for the Benenson Realty Co. the 5-sty apartment, 80x125, known as 10 Sherman av, corner Arden st, rented for \$20,000 and held at \$150,000.

ST. NICHOLAS AV.—The Duross Co. sold for William C. Beck, of Kansas City, Missouri, his residence at 740 St. Nicholas av, a 3-sty dwelling on lot 20x100. The purchaser, Peter Tozze, will occupy.

VERMILYEA AV.—Frederick Brown sold to Mrs. Alexander Patton, of Curvenville, Pa., through H. H. Neuberger, 59 Vermilyea av, a 5-sty apartment, on plot 50x100. In part payment the buyer gave 942 to 950 St. Marks av, Brooklyn, three 4-sty apartments, on plot 105x150. The deal involved about \$175,000.

WADSWORTH AV.—The row of four 5-sty highclass apartment houses at 354 to 360 Wadsworth av was purchased in a cash deal by the Morgenstern Brothers Syndicate from the Zagon Realty Co. The apartments house 100 families, and cover a plot 200x150. They have rentals aggregating \$50,000 and were held for \$300,000. The sale was negotiated by S. Grossman.

7TH AV.—Daniel H. Jackson has bought from the Mott I. Newhouse estate the northeast corner of 7th av and 117th st, a 5-sty apartment house with stores, on lot 41x100. The property brings in a rental of \$13,000 per annum and was held at \$190,000. Leitner, Brenner & Starr were the brokers in the transaction.

7TH AV.—Frederick Brown bought from the Manhattan Life Insurance Co. the southeast corner of 7th av and 129th st, a 6-sty elevator apartment house, 100x65, renting for \$22,000, through Julian T. Saxe and H. C. Forbes.

### Bronx.

COSTER ST.—Harry Gillman sold the 2-fam. house at 628 Coster st, 25x106, to Julius Lewine, who gave in part payment the twelve lots at the corner of Westchester av and Birch st, Mount Vernon, which will be improved with 1 and 2-fam. houses. Mr. Gillman has bought from Ellie J. Donelan a 2-sty house on the east side of Anthony av, running through to Carter av, 100 ft. north of 174th st.

FAIRMOUNT PL.—Fannie Kupler has sold to Dr. P. Marlowe the 2-sty dwelling at 804 Fairmount pl, on lot 18x80, through E. A. Polak.

FOX ST.—I. Portman resold the 5-sty apartment at 643 Fox st, 40x120, to an investing client of L. J. Greenberger, represented by Philip D. Shapiro, attorney.

HOME ST.—James J. Donovan, Inc., sold for Anna M. Doty to the Stebbins Realty and Construction Co. 1002 Home st, a 5-sty modern apartment, on plot 50x100.

HOME ST.—James J. Donovan sold 981 Home st, a 5-sty apartment, 45x100, for George J. McCaffrey, who bought it last week at an auction conducted by Mr. Donovan for \$39,250.

KELLY ST.—Richard H. Scobie sold for Frederick I. Renner, of Boston, to a client, the 4-sty apartment, 38x120, at 916 Kelly st, showing an annual rental of about \$4,000.

LYMAN PL.—Gattit Wolf sold to Joseph Perlinder the 4-sty apartment, 75x90x irregular, held at \$65,000, at 1365 Lyman pl, through J. Rubin.

SIMPSON ST.—A. H. Levy and M. Nasanowitz have resold for Samuel Barkin to Morris Insel, an investor, the two 5-sty apartment houses at 1211-1212 Simpson av, corner of Home st. The houses were recently purchased by Mr. Barkin. They carry a ten-year first mortgage, on which a small payment is to be made annually.

SIMPSON ST.—I. Portman resold to a Mr. Sonkin through A. H. Levy the 5-sty apartment on a plot 38x100 at 1098 Simpson st.

TIFFANY ST.—Benjamin Cohen bought the two 5-sty houses 908-912 Tiffany st, 100x110, held at \$120,000.

155TH ST.—The Benenson Realty Co. resold to a client of Elfers & Aberley, attorneys, the 5-sty new law apartment at 326 East 155th st, on a plot 50x100.

164TH ST.—J. Clarence Davies sold for Florence S. Unger, 866 East 164th st, 3-sty, 2-fam house on lot 22x75.

172D ST.—M. L. & C. Ernst sold to Mrs. Freda F. Schutz the apartment house, 34x100, at 891 East 172d st, near Southern Boulevard.

174TH ST.—Isaac Lowenfeld Realty Corp. purchased in a cash deal from the Benenson Realty Co. 104 West 174th st, near Nelson av, a 5-sty apartment, 50x100, rented for \$9,000 and held for \$65,000. L. J. Greenberger was the broker.

175TH ST.—S. Rosen sold 850-854 East 175th st, two 5-sty flats, and held for \$140,000 for the Tuchman Realty Co. to a client.

180TH ST.—Alexander Selkin, David Mintz and J. H. Schwarz have sold to Charles Wynne 826 East 180th st, southwest corner Southern blvd, a 5-sty apartment house, on plot 50x80, held at \$75,000.

238TH ST.—Nehring Brothers sold for Charles E. Hauselt to William Heyman, for investment, 687 East 238th st.

ANTHONY AV.—From Jacob Cohen the Stebbins Realty & Construction Co. has purchased the 5½-sty apartment house at 1642 Anthony av, on plot 50x100. It was held at \$60,000. Heller & Sussman were the brokers.

ANTHONY AV.—F. J. Wood sold the dwelling at 2054 Anthony av, 25x115, to Louis Dapper.

ARTHUR AV.—Joseph Schenck bought from the O. and H. Realty Co. 2070 and 2080 Arthur av, three 5-sty apartment houses, on plot 150x110, renting for \$27,000 and held at \$185,000.

ARTHUR AV.—Joseph Shenk re-sold three 5-sty apartment houses at 2070 to 2080 Arthur av on a plot 150x100. The new owner is a client of B. Harris.

ARTHUR AV.—Benenson Realty Co. bought from William C. Bergen the southeast corner of Arthur av and 176th st, a 6-sty and two 5-sty apartment houses on plot 120x98. They rent for \$20,000 and were held for \$140,000.

BARNES AV.—Schano & Co. sold for Paul and Mary Reiling the 2 family house at 1863 Barnes av.

BATHGATE AV.—The Bloom Realty Co., Jacob Bloom, president, sold to Aarin S. Laidhold the 6-sty apartment, with stores, at 1599 Bathgate av, on a plot 50x115, renting for \$11,000 and held at \$70,000. The same sellers have also disposed of the 6-sty apartment at 1708-1710 Bathgate av, on plot 54x150, held at \$65,000 and renting for \$10,000, to Max Mosner, through Harry H. Cohen and Aarian S. Laidhold.

BATHGATE AV.—Frederick Brown bought from John J. Fox through the Red Roof Realty Co. 1990 Bathgate av, near Tremont av, a 2-sty dwelling, 18x78, held free and clear. In exchange Mr. Brown gave a 2-sty residence on West Horton st at City Island.

BELMONT AV.—Eugene J. Busher and William H. Mehlich sold for William A. Daly 2139 and for a Mrs. Arrowsmith 2141 Belmont av, two 2-fam. dwellings, 18x85 each, to Edward J. Schick.

BOSTON RD.—The Stebbins Realty & Construction Co., J. Malino, president, has bought from the Crotona Realty Co. 1056 and 1058 Boston rd, a 5-sty apartment house, on a plot 114x irreg. Samuel Cowen was the broker. The purchasers have resold the property at a substantial profit to Caroline Freund. The resale was negotiated by Joseph Herzog as broker.

BRONX AV.—J. Clarence Davies sold for Hamel & Higgins 1303 Bronx av, a 4-sty double flat, on plot 29x90.

BRYANT AV.—Charles Siegel Levy bought 1429 Bryant av, a 5-sty apartment, 50x100, through Alexander C. Campbell.

CLINTON AV.—Joseph Levy sold to A. H. Kosener the 3-sty house at 1830 Clinton av, 30x90, through Grossman & Rouch.

COLLEGE AV.—William H. Mehlich sold for the Alotto Realities, Inc., to Ignatz Katz, the northwest corner of 168th st and College av, a 5-sty apartment, 36x85.

CRIMMINS AV.—The Stebbins Realty & Construction Co. purchased from the Wetona Realty Co. 315-317 Crimmins av, a 5-sty new-law apartment, on plot 48x90, and held at \$45,000.

CROTONA PARK NORTH.—Walter M. Wechsler sold to Sager & Shapiro and Max Monfried 797 Crotona Park North, a 5-sty apartment house, 50x97. The transaction was on a cash basis and was negotiated by Samuel Cowen as broker.

DECATUR AV.—Joseph G. Abramson purchased from George O. Marrin the southeast corner of Decatur av and 199th st, 50x115, a new law 5-sty house with an annual rental of \$10,000 and held at \$75,000. It was a cash sale negotiated by H. J. Rogers and Clifford Aaron as brokers.

FINDLEY AV.—Cohn & Pittman resold to Sussman Holding Corp. the northwest corner of 166th st and Findlay av, a 5-sty apartment, arranged for nineteen families, on lot 34x100.

FORDHAM RD.—Daniel J. Griffin resold to a syndicate controlled by Max J. Kramer 129x107, vacant, at the northeast corner of Fordham rd and Valentine av. Plans have been filed for a moving picture theatre to seat 2,200 and cost \$100,000. Strassbourger & Schallek, attorneys, represented the buyer.

FORDHAM RD.—Byrne & Bowman sold for Blanche Newkirk the 1-sty business building at 330-348 Fordham rd, southeast corner of Elm pl, on plot 159x117x irregular, held at \$116,000.

GRAND BOULEVARD.—Richard H. Scobie and Byrne & Bowman re-sold for the Aetna Mortgage Co. to the Realty Managers, Inc., the three large apartment houses 2480, 2486, and 2492 Concourse, southeast corner Fordham road, 108 ft on Fordham road and 227 ft on the Concourse. Mr. Scobie sold this property on March 1 for the Edmund Francis Realty Co. to the Aetna Mortgage Co. This property was held at \$350,000.

GRAND BOULEVARD.—Joseph Shenk purchased from the Purdy estate four houses on the Concourse at 2246-2250 and 2526-2530, each on plot 100x100, housing eighty families pay-

ing rentals of about \$43,000 per annum, and valued at \$300,000. Kaplan, Blackner & Greenberg, the brokers, resold 2246-2250 for Mr. Shenk to Lowenthal & Prager.

**GRAND BOULEVARD.**—Abraham Bricker, tailor, has bought from Frederick Brown the 5-sty apartment house at 1220 Grand Boulevard and Concourse, on a plot 77.6x105.6. The house was held at \$120,000 and rents for about \$17,000 a year.

**GRAND BOULEVARD.**—Francis Sullivan sold to a client of Richard H. Scobie the 3-sty house at 2432 Grand Boulevard.

**GRAND CONCOURSE.**—The Henlee Real Estate Corp. purchased the plot, 100x100, east side of Grand Concourse, 50 ft south of 192d st, from A. Oldrin Salter. A 5-sty apartment building will be erected this spring.

**INTERVALE AV.**—The Kano Realty Co., Inc., sold to the Sava Realty Corp. the block front on the east side of Intervale av, from Fox st to Beck st, and known as 882 Beck st and 865 Fox st, consisting of two 5-sty apartment houses. Joseph Wolkenberg was the broker.

**JACKSON AV.**—Frederick Brown sold 762 Jackson av, 200 ft north of 156th st, a 2-sty 2 family house on lot 25x90. J. Clarence Davies negotiated the sale.

**LAFONTAINE AV.**—James J. Donovan sold for Edwin B. Meeks, as executor, 2017 Lafontaine av, a 5-sty apartment, 38x100, held for \$38,000.

**MARION AV, ETC.**—Allen, Allen, Allen has sold dwellings, at 2997 Marion av for Elizabeth Cochran to Mrs. Mary Waugh; at 2755 Decatur av for Charles Barrian to Joseph Giangrande; at 2774 Bainbridge av for J. Arthur Seidman to Mrs. Elizabeth Higgins; at 2983 Perry av for Henry Agate to A. H. Bornstedt, and 2996 Perry av for Emil Winter to Charles Douglass; also for the Lindo Building Co, the plot 50x100, on the southside of Hull av, 100 ft west of 205th st to Abraham Stillman.

**MARMON AV.**—Sager & Shapiro have purchased from the Kurwin Realty Co. the 5-sty apartment house at 1876 Marmon av, 50x118, renting for \$10,000, and held at \$65,000. Harry Johnson was the broker.

**MONTEREY AV.**—F. J. Wood sold for the Monterey Construction Co. the two 4-sty apartment houses at the northwest corner of Monterey av and 178th st, on plot 105x75, held at \$90,000.

**NELSON AV.**—I. Portman bought from David Rosenfeld, through A. H. Levy and Henry Weil the 5-sty apartment house at 1707 Nelson av, 75x100.

**N. K. AV.**—Jacob Fischel and Harold Nelson have bought from the Acre Realty Co. the two 5-sty apartment houses at the northeast corner of Par. av and 185th st, on a plot 100x100. The property was held at \$120,000. Krakower & Henry were the brokers.

**PARK AV.**—Richard H. Scobie resold for cash for Mary Dwyer the two 5-sty apartment houses, 78x100, at 4722 and 4726 Park av, northeast corner 188th st, rented for about \$14,000 and held at \$95,000.

**POPHAM AV.**—H. B. Weisker sold for Martin J. Lyons to M. B. Horowitz the plot, 50x100, on the west side of Popham av, 31 ft. south of Palside pl, adjoining a recent purchase by Mr. Horowitz.

**PROSPECT AV.**—The Kalter Realty Co. sold to the Schor Contracting Co. the 5-sty flat 1057 Prospect av.

**PROSPECT AV.**—Frederick Brown sold the block front on the west side of Prospect av, 169th and Freeman sts, comprising four 5-sty apartments. The sale was made to the Joseph B. Bender Co.

**PROSPECT AV.**—Osserman & Gottlieb sold the 5-sty apartment house at 782 Prospect av to a client of A. G. Bechmann.

**PROSPECT AV.**—Louise Bross sold the 5-sty apartment with stores, 37.6x100, held at \$45,000 and renting for about \$7,000, at the southwest corner of 151st st and Prospect av, through C. E. Deppeler.

**RIDER AV.**—James Montgomery & Son sold the factory building on the west side of Rider av, opposite 129th st, running through to Canal pl, to a client for occupancy.

**SIMPSON ST.**—Samuel Barkin, operator, has bought for cash from a client of the Title Guaratee & Trust Co., the northwest corner of Simpson and Home sts, two 5-sty apartment houses, 80x100, held at \$125,000 and renting for \$15,000.

**SOUTHERN BOULEVARD.**—Charles Wynne purchased from John P. Flannery the southwest corner of Southern Boulevard and 180th st, a 5-sty apartment, with stores, on plot 80x50, rented for \$10,000, and was held at \$75,000. Alexander Selkin and David Mintz were the brokers.

**TIEBOUT AV.**—H. B. Selvin, who recently acquired the 5-sty apartment house, 51x113, at 2311 Tiebout av, held at \$65,000, resold the property to Meyer Rudin. J. Rubin negotiated the sale.

**UNIVERSITY AV.**—Dixie Securities Co. bought from Max Natanson the 5-sty apartment, 105x100, at the southwest corner of University av and 175th st, in an all cash deal. The property rents for \$24,000 and was sold at \$175,000.

**VALENTINE AV.**—Joseph P. Day with C. E. Gates sold for the Dominick estate the 2-sty house at 2226 Valentine av, 25x68x irregular.

**VALENTINE AV.**—H. B. Selbin bought the apartment house, 50x100, held at \$65,000 and renting for \$9,000, at 2355 Valentine av, from the Lanken Realty Co. through M. I. Strunsky.

**VALENTINE AV, ETC.**—The Sussbin Holding Corporation (Rubin & Sussman) sold the northwest corner of Valentine av and 181st st, a 5-sty apartment house, on plot 62x100, to the Monmouth Holding Co. The Sussbin Holding Co. also purchased from the A. J. Schwarzler Co. the northeast corner of Findlay av and 166th st, a 5-sty apartment house, on plot 40x100; also bought from a Mr. Goring the northwest corner of Findlay av and 166th st, a 5-sty apartment, 34x100. P. D. Shapiro, attorney, acted for the Sussbin Holding Co.

**WALTON AV.**—Albert D. Phelps has sold for Michael Burke to Bernard London, old-time operator, the two 5-sty apartment houses at 2332 and 2336 Walton av, on a plot 75x100. The houses were finished a couple of years ago and this is the third sale of the property by the same broker, the first deal being for the builder.

**WALTON AV.**—The Sawmill Construction Co., Samuel Williams, president, sold to Saverio Peraca the northeast corner of Walton av and 165th st, a plot 37x100, on which the purchaser will erect a 5-sty apartment house, with stores. The seller will make the building loan.

**WASHINGTON AV.**—The Meister Builders, Inc., purchased the 5-sty apartment house, on plot 50x88, at 2330 Washington av, with a rental of \$7,000 and held at \$50,000.

**WASHINGTON AV.**—Ida Zaposnick sold to the Perfect Cornice and Roofing Co. the 2-fam. house and rear building at 1185 Washington av, 40x140, held at \$15,000.

**WEBB AV.**—Cahn & Pittman purchased from Louis Eickwort the dwelling at 2448 Webb av, near 190th st, just west of University av, on lot 25x100. McLernon Bros. negotiated the sale.

**WEBSTER AV.**—The Wedgewood Co. sold through Richard H. Scobie the 1-sty taxpayer, 100x85, at 2635 to 2647 Webster av, north of Fordham road, consisting of seven stores, held at \$50,000.

**WEEKS AV.**—Joseph Shenk bought from Morris Polsky four houses, on plot 200x100, at 1764-1776 Weeks av, renting for \$40,000 and held at \$275,000. Phelps & Brady negotiated the transaction.

**WESTCHESTER AV.**—Harry H. Cohen sold for Ernst & Wattenberg the northwest corner of Westchester av and Jennings st, a 2-sty taxpayer, 25x100, to David Bennet.

**WHITLOCK AV.**—Frederick Brown bought from Edward M. Burghard, through George Lodge the twenty-one 3-sty dwellings at 833-871 and 877-883 Whitlock av, each on a lot 25x100. The houses are located between Longwood av and Tiffany st, and are arranged for three families. The houses were later resold to M. L. & C. Ernst.

**VYSE AV.**—I. Heyman sold the 5-sty apartment, 72x100, held at \$65,000 and renting for \$9,400, at 1904 Vyse av, to a client of John Strahman and Henry Brinkman.

**3D AV.**—Catherine Meighan has bought the 2-sty frame building at 3000 3d av on lot 23x

# Absolute Auction Sale

To Close Estate of James G. McLoughlin, Dec'd.

## Private Houses, Flats and Building Plots Thursday, April 10th

at noon in Salesroom, 14 Vesey St., N. Y. C.

### BOROUGH OF BRONX

**N. E. cor Willow Ave. and 137th St.**  
Vacant plot, size 100x125. Suitable for manufacturing.

**W. S. Jackson Ave., opp. 144th St.**  
Large plot, size 236x144x259. Adjoining St. Mary's Park. Sold in two parcels.

**Block front E. S. Cypress Ave., 135th, 136th Sts.**

Size 200x95. To be sold in four parcels. Excellent apartment house site. Near subway station.

### BOROUGH OF BROOKLYN

**N. E. cor. Eastern Parkway and St. Marks Ave.**  
Plot, size 153.1x116x99.10. Excellent garage site.

**7704-7710 and 7716-7724 Seventh Ave. Bet. 77th and 78th Sts.**  
Seven two-family brick dwellings. Size of each lot 21.5x depths varying from 94 to 116. Near Fourth Ave. subway station. To be sold separately.

**1947-1951 East 8th St.**

Near Avenue S

Three two-story brick one-family dwellings, containing 7 rooms and bath. Size 18x100 each. To be sold separately.

**No. 54 South 10th St.**  
Near Wythe Ave.  
Three-story brick dwelling, containing 18 rooms and bath. Size 22.1x78.

**103-105 Seeley St.**

Near 19th St.

Two two-family brick dwellings. Size 16.4x99.4 each. Sold separately.

**N. W. cor. Seeley and 18th Sts.**  
Vacant plot, size 100x100. Ready for immediate improvement.

**287 Winthrop St.**

Near Nostrand Ave.

Two-story brick dwelling, size 20.9x106.

**S. E. cor. Seeley and 18th Sts.**  
Vacant plot, size 210x160x irreg.  
**1220-1228 Nostrand Ave.**  
Near Winthrop St.  
Four three-story tenements and stores. Size 20x74 each. Adjoining subway station.

**Block front E. S. Bedford Ave., Malbone to Sullivan St.**

Excellent plot for garage or apartments. Size 100x200. Sold in separate lots.

**323 and 325 Vanderbilt St.**

Near 19th St.

Two two-story brick two-family dwellings. Size 20x64 each. To be sold separately.

**Mineola, L. I.**  
Vacant plot, comprising 15 acres, located on Jericho Turnpike, near Nassau Boulevard and Marcus Ave.

### 60 LOTS

**on Morgan Ave., Beadle St., Division Pl. and Richardson St.**

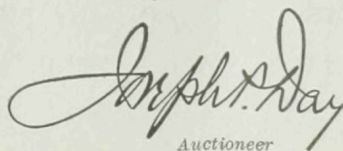
Located in Greenpoint section. Streets made and have all improvements. Size 20x100 each. To be sold separately. Surrounded by one and two-family dwellings. Good transit.

70% may remain on mortgage for 3 years at 5%.

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194.1¼ irregular, near 153d st. She is having the title registered under the Torrens system.

#### Brooklyn.

46TH ST.—I. Salzberg sold for M. Wolsk to Dr. Posner the 2-fam cottage on a plot 40x100, at 1466 46th st.

63D ST.—Realty Trust sold for the Alco Building Co. the 1 family semi-detached brick dwelling 2053 63d st, Mapleton Park, to Josephine Fienga, of the Bronx, for occupancy.

63D ST.—Realty Trust sold for Alco Building Co. the 1 family dwelling 2049 63d st, Mapleton Park, to Joseph Paulson for his occupancy.

66TH ST, ETC.—Realty Trust sold for the Lorraine Realty Co. the 1-fam. dwelling 1927 66th st to Sophie Scott for a residence; and for the Artse Realty Corporation the 1-fam. semi-detached brick dwelling 6221 20th av to Jonah Koslow for occupancy.

66TH ST.—Realty Trust sold for the Lorraine Realty Co., the two 1-fam stucco and frame dwellings, 1939 66th st, and 1919 66th st, Mapleton Park, to Israel N. Shapiro and Ethel Shapiro, respectively.

71ST ST.—B. J. Sforza has sold for Rufus T. Griggs the plot 60x100, on the north side of 71st st, 220 ft east of 13th av, to Palermo Bros., who will immediately improve with three 2 family houses.

72D T, ETC.—Frank A. Seaver & Co. sold for John Johnson the 2 family house at 321 72d st; also for Mary A. Gallagher the 2 family house at 329 76th st.

75TH ST.—Frank H. Malone as broker has sold the six lots, 120x94, on the north side of 75th st, 160 ft west of Colonial rd, for John R. Murray to the F. & H. Construction Co., which will improve at once with five 1 family semi-detached stucco dwellings with garages.

88TH ST.—Bulkley & Horton Co. sold for D. L. Blum to E. Dinari the 2-sty dwelling at 238 88th st, on lot 20x100.

BAY 25TH ST.—Meister Builders, Inc., sold 110-112 Bay 25th st, two 1 family cottages on plot 80x100; also to M. Polak, the 1 family house at 88 Bay 25th st, on lot 18x80, and re-sold to Dr. Kaufman, the 1 family house at 18x80.

EAST 13TH ST.—Samuel Galitzka sold for J. Charles Zimmerman to a client for occupancy, the 2-sty 1-fam house with garage, at 936 East 13th st, Flatbush; also sold for Sarah M. Young, the 2-sty, 2-fam house at 1040 East 12th st.

EAST 19TH ST.—Samuel Galitzka sold for Francis Opolinsky, the six 2-sty dwellings at 1293-1305 East 19th st, held at \$36,000; also for Frank H. Warder, the 3-sty building with store at 1319 Av J.

SOUTH 1ST ST.—Meister Builders, Inc., re-sold to the Nolas Realty Co. two 6-sty tenements, 266 to 272 South First st, on a plot 80x100. This property was held at \$90,000.

AV R, ETC.—R. S. Fisher (Inc.) sold 1209 Av R, a 1 family dwelling, for a client, to Emily Kloth; also 1831 East 15th st, for the Cranford Co, to Henry Feig, and 1372 East 19th st, for M. Langfur, to Mrs. Matheson.

BAY RIDGE AV, ETC.—The James F. Kerns Co. sold 129 Bay Ridge av, a 2 family dwelling, for Webster J. Caye; the store and tenement at 7219 3d av for Virginia Lowey and I. Simon; the 6 family store and tenement 409 69th st for Gus. Shallhammer; and the 1 family dwelling 23 Bay Ridge pl for M. Perlman; for the Williamsburg Savings Bank the 8 family tenement at 5608 6th av; for T. J. Byrne the tenement at 773 59th st.

#### Queens.

LONG ISLAND CITY.—Roman-Callman Co. sold for the Colonial Bank a plot 150x100 on 13th st, close to the Bridge Plaza station. The same brokers have also arranged a loan for the purchaser, who will improve the plot with a 3-sty manufacturing building.

LONG ISLAND CITY.—The Douglas Robinson, Charles S. Brown Co. sold the block front between 6th and 7th sts, adjoining the Long Island Freight Terminal, owned by the heirs of the Warren estate, size, 200x265 and extending some 350 ft to the pierhead line. This property has been in the Warren family for the past seventy years. The buyer is the General Carbonic Co., which will improve the property with a plant at an estimated cost of \$300,000.

#### RECENT LEASES.

##### UPPER BROADWAY IMPROVEMENT.

I. Randolph Jacobs and Everett Jacobs have leased through N. A. Berwein & Co. from the United States Trust Company, executors for the estate of Margaret J. Mace (Maggie Mitchell, the actress), 2721-2729 Broadway, northwest corner of 104th street, three five-story apartments, on plot approximately 104x128, for a term of twenty-one years at an aggregate rental of approximately \$400,000. The lease carries the privilege of two renewals. The Messrs. Jacobs plan to make extensive improvements to the present buildings, converting them into two, three and four room suites.

##### LONG TERM PEARL STREET LEASE.

To insure continued possession of their premises on Whitehall and Pearl streets, Jackson's

have leased through Herbert Hecht & Co. for a term of twelve years at a rental aggregating over \$150,000, the entire five-story building at 25 Pearl street, northeast corner Whitehall, on lot 27.2x82 irregular, taking in almost the entire block fronting on Whitehall street. Jackson's have been established in the premises for the past ten years. The lessor is the Schulte Realty Company, which recently leased the building through the same brokers.

##### \$1,000,000 WEST SIDE LEASE.

The City Real Estate Improvement Corporation, Paul Henry Zagat, president, has added to his holdings on West 57th street by taking a ninety-nine year lease of the five-story building 363 West 57th street, at the northeast corner of Columbus avenue, from Henry C. Cope land at an aggregate rental of about \$1,000,000. The property will probably be remodeled by the new owners.

##### LONG TERM BEAVER STREET RENTAL.

The Charles F. Noyes Company leased for Joseph F. Cullman to F. H. & C. R. Osborn, marine insurance brokers, 72 and 74 Beaver street, southeast corner of Hanover street, two four story buildings, covering 2,500 square feet, for forty-two years, at \$12,000 per annum net to the owner. The total aggregate rental, including taxes, will exceed \$600,000. The buildings will be converted into one six-story office structure. Ziesler & Kerrigan have the contract. The Noyes Company states that this lease represents an income of 300 per cent. in the income previously secured from the same property.

ALBERT B. ASHFORTH has leased the store and basement of 254 West 31st st to Ernest H. Rainbow; space in 220 Broadway to Charles A. Moran, Penton Publishing Co., Harry J. Strong, Inc., George Rosenberg; in the Brokaw Building, Broadway and 42d st, to the Bricka-Ford Co., William J. Smith; in 114 Liberty st to the Kern Commercial Co.; in 105 West 40th st to C. B. Brush, Inc., the Blackburn-Smith Corporation, Abraham H. Weiss, Harry M. Graves; in the Acker, Merrall & Condit Building, southeast corner of 35th st and 5th av, to Victor Rashkis, Jules Schwab & Co., Mrs. Mary H. Bayer, Emerson International Corporation, Saart Brothers Co., Miss Hope Fitzgerald; in the Frances Building, 665 5th av, southeast corner of 53d st and 5th av, to Waldemeyer & Betz, Nathan Brandinger, M. Sessa, C. D. Edgerton and E. Gerard, P. E. Simons, M. D'Angelo, C. D. Pease, Isadore Rosentfeld & Mayer, Cons; the entire 4th floor in 12 East 44th st to the New York Life Insurance Co.

## Real Estate Problems

Owners of real estate affected by legislative and economic developments are facing important issues. Shifting values, changing character of tenants, new industries supplanting old, and many other factors demand immediate attention.

The Appraisal Department of this Company is equipped to aid materially in solving your problems and protecting your investments. Exceptional facilities enable us to furnish authoritative appraisals based upon broad experience, technical knowledge and familiarity with the trend of real estate developments in New York and more than fifty other cities where we are represented.

*Conference with owners, executors, trustees and receivers invited*

## UNITED STATES MORTGAGE & TRUST COMPANY

Main Office: 55 Cedar St.

Broadway at 73rd St.

Madison Ave. at 75th St.

125th St. at 8th Ave.



WRIGHT BARCLAY (INC.) leased the 6th floor at 20 West 31st st to Louis Sarkady; also the 5th floor in the same building to Max Gross.

BASTINE & CO., INC., have leased store and two basements, 236-244 Eldridge st, to Morris Gruberg; 8th floor, 28-30 Waverly pl, to H. & J. Solomon; 9th floor, 112 East 19th st, to Hill & Ferguson; loft No. 2 and store No. 7, 236-244 Eldridge st, to S. Spector & Son; larger space at 112 East 19th st, to the Institution Supply Co. of America.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased apartments in 109-111 East 56th st to Miss Margaret E. Bailey, Miss Pearl S. Squire, Miss Mary D. Miller and Miss M. D. Barrow; also leased apartments in 611 West 136th st to Onius S. Humphrey, Mrs. Frances Adams Pearce, Miss A. Ross, and Miss Isabel Finch.

THE BRETT & GOODE CO. leased for Ramsey Hogue the parlor floor store at 18 West 37th st; also in West 45th st the 3d floor to Ferie Heller, Inc.; and in 30-32 West 13th st the entire 5th floor to the Accurate Stationery & Manufacturing Co.

DOUGLAS L. ELLIMAN & CO. renewed the lease of 43 East 53d st, a 5 1/2-sty American basement dwelling, on a lot 20x100.5, for a long term for W. H. Ehrhardt to J. R. Dilworth.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Margaret McCormack 148 East 74th st, a 3-sty dwelling, to Edward Sevens.

DOUGLAS L. ELLIMAN & CO. leased, furnished, a large apartment, comprising an entire floor, at 787 5th av for the Westcott estate to L. C. Graham; also a furnished apartment at 26 East 49th st to Lady Constance Stewart Richardson; an apartment at 103 East 84th st for Mrs. J. C. Work to William H. Jerome, Jr.; at 969 Park av for Mrs. John J. Phelps to Capt. Van S. Merle-Smith; at 46 West 52d st to Dr. Charles Gordon Heyd; and have made the following renewals from next October: at 969 Park av to William M. Dudgeon; at 830 Park av to Mrs. Frederick Roosevelt; at 840 Park av to F. N. Baylies; and at 330 Park av to William M. Wood, president of the American Woolen Co.

J. B. ENGLISH leased for A. M. Maclay the store and basement at 751 7th av to Richard Cohn, for a jewelry store.

J. ARTHUR FISCHER leased for Remainder Realty Co. to Victor Carlberg the two 4-sty buildings at 107-109 West 38th st for a term of years at an aggregate rental of \$90,000; for the Rigny estate to the American Hungarian Restaurant, Inc., the 4-sty building at 817 6th av for a long term of years. Extensive alterations will be made to the store and basement, to be used as a fourth branch of their business. For M. Agrest to Rumson & Alexion the store in 112 West 38th st; an apartment in 34 West 37th st to Captain Lambert, of the Lambs Club.

J. ARTHUR FISCHER leased to James Moore a loft at 666 6th av, to Mrs. L. Fitzpatrick the 4-sty dwelling 203 West 41st st.

M. FORMAN & CO. subleased for the Lorillard Refrigerator Co. the top floor at 25-27 West 32d st, to Hirschfield Bros. & Alberstein, of St. Louis, Mo., for a term of eight years and seven months, at a total rental of \$46,000.

FRED'K FOX & CO. leased for Emma Rosenbaum to Levinsohn & Frank the 2d loft at 110 West 14th st; for the Neptune Realty Co. to Safran & Kreeger space on the 4th loft at 23-5 East 26th st; for Jacob S. Waxman to Inker & Yarnoff space on the 4th loft at 22-6 West 15th st; for the estate of James Surplus to William Arkin the 1st loft at 61 East 11th st; for the estate of James Surplus to the Pacific Clothing Co. the 8th loft at 61 East 11th st; for the estate of James Surplus to Kaltman Bros. the top loft at 61 East 11th st.

FRED'K FOX & CO. leased for Emma K. Mayhew to Weingold & Gottesman the 5th loft at 134-6 West 25th st; in conjunction with M. & L. Hess (Inc.) to Weingold Feather Neckwear Co. the 8th floor at 31-3 East 10th st; for Emelie L. Chellborg to Abe Fish the store at 50 East 9th st; for the 261 West 36th Street Co. to Goldstein & Stern the 9th loft a 261-5 West 36th st; for City Real Estate Co. to Klein Legging Co. the 1st loft, and to Simon Ackerman the top floor at 822-4 Broadway; for the 261 West 36th Street Co. to Best & Co., Inc., the 8th loft at 261-5 West 36th st; for the 143 West 36th Street Co. to Steel & Taylor Co. space on the 10th floor at 141 West 36th st; in conjunction with M. & L. Hess for the estate of Philip Lewisohn to American Tobacco Co. the 4th and 5th floors at 243-7 West 17th st; for Cruikshank Co. to H. Rosen, Inc., the 2d and 3d lofts at 813 Broadway; for Christopher R. Robinson to Sutin Brothers the 3d loft at 11 West 20th st.

GOODWIN & GOODWIN have leased for Daniel A. Loring, trustee, a store at 292 5th av for a bakery and restaurant.

GOODWIN & GOODWIN rented for Frances Bernstein to Charles Noll, the 3-sty dwelling at 139 West 119th st.

ROYAL SCOTT GULDEN, in conjunction with Douglas Elliman & Co., leased the store and basement at 405 Madison av to E. P. LaPlace, antiques and reproductions, now at 242 5th av. The house of LaPlace has been established since 1880 and represents the addition of another highclass trade in the new retail section uptown.

# Classified Advertisements

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

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

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

## PROPOSAL

**NOTICE TO CONTRACTORS:** Sealed proposals for Water Main, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission at the Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, April 9, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2465, including Addenda No. 1. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1715, Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: March 24, 1919.  
E. S. ELWOOD, Secretary,  
State Hospital Commission.

**TREASURY DEPARTMENT,** Supervising Architect's Office, Washington, D. C., March 27, 1919—Sealed proposals will be opened in this office at 3 p. m., May 8, 1919, for the construction of the United States post office at Mount Pleasant, Tex. Drawings and specifications may be obtained from the custodian of the site at Mount Pleasant, Tex., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

## SITUATIONS WANTED

REAL ESTATE supervisor man desires position; long experience; full knowledge repairs, decorations. WM. A. STEAD, 815 West 179th St.

EXPERIENCED man desires management of estates or leasing of apartment or good tenement houses. Best references and security. Box 570, Record & 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.

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## PROPOSAL

**NOTICE TO CONTRACTORS:** Sealed proposals for Construction, Heating, Sanitary and Electric Work, Dining Room Accommodations for Patients in Main Building, Manhattan State Hospital, Ward's Island, N. Y., will be received by the Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, April 9, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications No. 3124, including Addenda dated March 12, 1919, No. 3132, No. 3133 and No. 3134. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: March 20, 1919.  
E. S. ELWOOD, Secretary,  
State Hospital Commission.

## WANTS AND OFFERS.

WANTED—Record and Guide Quarterly volumes; City Record volume of Assessed Valuations, 1918, for Manhattan; typewriter desk and office chairs. Suite 831, Barbridge Building. Phone 4942 Greeley.

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.

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Main 5406-7 9 FLATBUSH AVENUE, BROOKLYN, N. Y.

HERBERT HECHT & CO. leased for Levinson & Shapiro to Max Bernstein, for a bakery and luncheon, the large store at 126 Delancey st for ten years. The present occupant is the New York Edison Co.

M. & L. HESS (INC.) leased the 2d floor at 704-6 Broadway to Zeeman & Buchalter, men's clothing.

HENRY HOF leased for a long term for the Clausen-Flanagan Brewing Co., the 4-sty build-

ing, size 75x100 at 306-8-10 East 47th st to the Hillman Co, Inc. After alterations the premises will be used as a storage warehouse.

THE HOUGHTON COMPANY leased in conjunction with William A. White & Sons the 4-sty dwelling 306 West 73d st to Louis Seidman.

THE HOUGHTON COMPANY leased for the Brick Presbyterian Church the 3-sty dwelling 142 West 85th st to Frances E. Maginn.

C. ROYCE HUBERT, in conjunction with Vasa K. Bracher, leased for Martha Morgan Taylor, of Boston, two connecting 4-sty dwellings, 38 and 40 West 48th st, to the New York County Chapter of the American Red Cross. The house will be used as a headquarters and home for nurses.

HUBERTH & HUBERTH rented the store at 4 West 61st st, together with office space in the American-Circle Building to the Armstrong Rubber Co.

A. KANE CO. rented for Frederick Trevor Hill, representing the owner, as attorney, the 3-sty dwelling 160 West 21st st to Mrs. William H. Armstrong.

Brooklyn, opposite Fox's Bay Ridge Theatre.

OLIVER LAKIN has leased for Samuel McMillan 210 and 212 West 42d st, 50x100, to Tobias Lapan and Morris Jashnoc for 20 years at a net rent of \$600,000. The tenants will construct a building at a cost of about \$100,000. The same broker has leased offices in 102 West 42d st, to Dr. Michael Pysler, for Samuel Hoffman the building 56 West 36th st to Mortimer Meyer; the store and basement in 560 7th av to Samuel Shipper, and space in the building at the northwest corner of 7th av and 40th st to Agatino Sava.

CHARLES F. NOYES CO. reports an interesting lease covering the ground floor of 82 University pl to Harry Seid. The term is for ten years at an aggregate rental of about \$20,000. Mr. Seid will make extensive alterations and open his eighth branch restaurant in the premises. John Scobel represented Mr. Seid in the transaction.

CHARLES F. NOYES CO. leased for Max B. Kasche the building 236 Water st to C. M. Smith & Sons for five years from April 1 at an aggregate rental of about \$20,000. The tenant was for many years located at 96-98 Pine st, which property was sold by the Noyes Co. to Joseph F. Cullman. The rental is at an increase of 33 1/2 per cent. over former figures. Charles F. Noyes Co. also leased 209 Duane st for Alphonse Freund to H. K. Brunner; two floors in 87 Warren st for F. J. Agate to Jacob L. Phillips; a floor in 61 Ann st to Charles Schatzabel and Henry Eling, and, in connection with

the firm of L. J. Carpenter, a floor in 131 Liberty st to Berger & Krostadt.

CHARLES F. NOYES CO. leased the entire 9th floor of 25 Pine st for the New York Life Insurance & Trust Co. to Medley Scovil, Inc., for five years; offices in 160 Broadway to Levy, Wolf & Sperry, and a portion of the 7th floor of 170 Broadway to Henry Rudolph; the store 114 Fulton st to Nathan Shapiro; a floor at 47 Beekman st to Jacob Nelson; a portion of the 2d floor at 61 Beekman st to A. G. Heller, and the cigar and candy privileges of the Hilliard Building, 55 John st, to Arthur Jones.

CHARLES F. NOYES CO. has leased for the Irving Trust Co. practically two entire floors of their building 81-83 Fulton st, block front on Gold st, occupied by the Marker & Fulton Branch, to Ralph L. Fuller & Co., Inc., now located at 2 Rector st. The lease is for a long term of years at an aggregate rental of \$100,000.

PEASE & ELLIMAN leased for M. J. Kaufmann to C. L. Campbell the 4-sty dwelling at 46 East 83d st.

PEASE & ELLIMAN leased for Malcolm Whitman to Miss Gerda Ysberg the 4-sty dwelling at 115 East 60th st; also apartments in 112 East 17th st to William H. Myer; in 138 East 36th st to Miss Elizabeth K. Eyre; in 125 West 43d st to Mrs. Harry Revier; in 20 West 47th st to J. H. Knudson; in 144 West 57th st to Mrs. F. H. Stoddard; in 103 East 75th st to J. C. Muirhead; in 1 West 70th st to Daniel Winant; in 107 West 72d st to Emanuel Pirronneau; and in 370 Manhattan av to Mrs. H. C. Eskon.

PEASE & ELLIMAN leased for Henry G. Meyer to Mrs. Sarah Field Splint, the 3-sty dwelling at 142 East 38th st; also a furnished apartment in 21 West 58th st, to the Countess Saaverdra y Cervantes. The same brokers also sub-let furnished for William Armour his apartment in 116 East 63d st to Otis H. Cutler, chairman of the board of the American Brake Shoe and Foundry Co.; and for Franklin M. Warner, his apartment, furnished, in 570 Park av, to F. L. Richold; an apartment in 215 Madison av, for the Farmer's Loan & Trust Co, to C. A. Pope; one in 88 Central Park West, for Bing & Bing, to Theodore Beran; and one in 194 Riverside Rr, for R. S. Perry, to Arthur Mees.

PEASE & ELLIMAN leased for E. B. Sewell, to Edward P. Grosvenor the 4-sty dwelling at 128 East 61st st; also a furnished apartment in West 79th st, for Paul M. White, to Ralph Hinchcliff; and one in 324 West 83rd st, for Mrs. Mary Wright to George M. Dery; for the Brixton Holding Co, an apartment in 129 East 69th st, to O. Harriman; and one for Bing & Bing in 129 East 82nd st, to H. Van Berg.

JOHN PETERS leased for the Dry Dock Savings Institution to Hull Grignon & Co. the store and basement at 318 3d av, south west corner of 24th st.

JOHN PETERS leased for Anna Marks, to Theodore Sgercha the large double store at 127 3d av, adjoining the corner of 14th st.

PEPE & BRO. leased an apartment at 18 Jones st to R. E. Gilson; sublet for Mrs. Jean Hayes Partridge her apartment, furnished, at 48 West 10th st, to Edna Irwin, of Portland, Oregon; at 151 West 10th st, rented for R. Waldo MacKewon an apartment to Mrs. Charlotte G. Worcester; at 53 West 12th st, an apartment to A. Austin, for Miss A. Conger; at 3 Sheridan Square, sublet for Mrs. Hale, her apartment to Sam Lamberson; at 79 West 12th st rented an apartment to A. Georgeson for Mrs. H. Helmer; sublet furnished for Mrs. Fannie Derrickson an apartment at 164 Waverly pl to Robert Revenor; at 116 Waverly pl for Mrs. F. J. Cassavant to Mrs. Cathryn Coeyman; rented for Mrs. Scudders her large studio apartment at 46 Washington Mews to Mrs. A. Neres; rented an apartment to a client at 196 Prince st and also another at 48 King st; sublet furnished for Miss M. Gilmore her apartment at 82 West 12th st to Capt. James L. Denham; at 77 Washington pl to Joseph F. Kelley; sublet for Marion B. Kelley her apartment at 66 West 11th st to Harrison G. Fiske.

L. J. PHILLIPS & CO. leased to Nathan Greenbaum a store in the Arcade Building, 3801-19 Broadway; in conjunction with O. D. & H. V. Dike for Edward C. Osbourne the dwelling at 644 West 158th st to J. K. Bauduy; and to Dr. Philip Pocker an office in the Washington Heights Building, 1148 St. Nicholas av.

GEO. R. READ & CO. leased the entire 7th floor in Union Trust Co. Building, 54 Wall st, to Robertson & Co., cotton brokers, and the 8th and 9th floors to Charles F. Garrigues & Co.; both leases are for a long term of years. Geo. R. Read & Co. also subleased for Edward R. Otherman offices in 31 Nassau st to John C. Robinson and for Russell Law to Henry C. Hume; also for Robert Sweeney in 52 Broadway to Houston, Porter & Co., and with Wm. A. White & Sons offices in 43 Exchange pl to Seligman & Seligman.

GEO. R. READ & CO., leased additional space in 115 Broadway, for the International Oxygen Corp., to the Central Timber Export Co, also offices in 15 William st, for James E. Howe to the Maritime Salvage Asso. and Rocca & Miller, offices in 31 Nassau st, for the Alpha Oil & Gas Co, to the United Wharage & Storage Co, in 136 Liberty st, to the Mexican Producing & Refining Co., Wm. Sturges, Gamez & Sloan, Inc., in 27 William st to A. F. Keene.

(Continued on page 423)

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**REAL ESTATE STATISTICS**

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

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

**MANHATTAN.  
Conveyances.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	150	136
Assessed Value	\$6,839,400	\$5,159,100
No. with consideration	16	20
Consideration	\$520,000	\$457,100
Assessed Value	\$553,400	\$547,500

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
Total No.	1,724	1,430
Assessed Value	\$122,045,400	\$73,587,080
No. with consideration	222	232
Consideration	\$9,003,322	\$9,924,506
Assessed Value	\$9,579,000	\$10,896,200

**Mortgages.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	61	38
Amount	\$1,155,141	\$733,650
To Banks & Ins. Cos.	10	9
Amount	\$331,500	\$153,800
No. at 6%	21	14
Amount	\$228,300	\$123,800
No. at 5½%	5	1
Amount	\$134,375	\$34,000
No. at 5%	18	13
Amount	\$369,900	\$365,350
No. at 4½%	1	
Amount	\$7,500	
No. at 4%	1	
Amount	\$7,250	
Unusual Rates	1	
Amount	\$11,616	
Interest not given	14	10
Amount	\$328,700	\$210,500

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
Total No.	779	548
Amount	\$19,557,732	\$15,842,045
To Banks & Ins. Cos.	152	104
Amount	\$8,120,000	\$8,376,543

**Mortgage Extensions.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	15	8
Amount	\$2,704,500	\$305,000
To Banks & Ins. Cos.	11	1
Amount	\$2,455,000	\$13,500

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
Total No.	287	315
Amount	\$21,776,770	\$19,273,525
To Banks & Ins. Cos.	166	113
Amount	\$18,576,950	\$13,928,350

**Building Permits.**

	1919 Mar. 21 to 27	1918 Mar. 23 to 29
New Buildings	7	3
Cost	\$826,200	\$45,700
Alterations	\$317,540	\$107,505

	1919 Jan. 1 to Mar. 27	1918 Jan. 1 to Mar. 29
New Buildings	51	46
Cost	\$7,351,900	\$3,914,200
Alterations	\$3,195,390	\$1,949,715

**BRONX.  
Conveyances.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	125	90
No. with consideration	8	8
Consideration	\$99,200	\$131,000

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
Total No.	1,282	1,070
No. with consideration	124	183
Consideration	\$1,583,262	\$1,819,133

**Mortgages.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	50	29
Amount	\$349,200	\$206,738
To Banks & Ins. Cos.	2	
Amount	\$24,000	
No. at 6%	37	18
Amount	\$267,700	\$100,725
No. at 5½%	5	2
Amount	\$41,750	\$4,700
No. at 5%	3	1
Amount	\$14,000	\$4,000
No. at 4½%	1	
Amount	6,500	
Unusual rates		
Amount		
Interest not given	4	8
Amount	\$19,250	\$97,313

Jan. 1 to Mar. 26 Jan. 1 to Mar. 28

Total No.	584	482
Amount	\$3,691,752	\$2,629,152
To Banks & Ins. Cos.	41	16
Amount	\$572,982	\$297,700

**Mortgage Extensions.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
Total No.	10	7
Amount	\$158,250	\$210,500
To Banks & Ins. Cos.	2	2
Amount	\$74,000	\$155,000

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
Total No.	138	85
Amount	\$3,314,150	\$2,131,887
To Banks & Ins. Cos.	51	23
Amount	\$1,666,500	\$785,250

**Building Permits.**

	1919 Mar. 20 to 26	1918 Mar. 21 to 28
New Buildings	1	10
Cost	\$16,800	\$203,400
Alterations	\$1,000	\$16,750

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
New Building	43	53
Cost	\$711,190	\$1,791,550
Alterations	\$112,400	\$103,575

**BROOKLYN.  
Conveyances.**

	1919 Mar. 18 to 22	1918 Mar. 21 to 27
Total No.	623	372
No. with consideration	35	24
Consideration	\$376,320	\$164,763

	1919 Jan. 1 to Mar. 22	1918 Jan. 1 to Mar. 27
Total No.	6,287	4,162
No. with consideration	426	335
Consideration	\$6,213,777	\$2,365,586

**Mortgages.**

	1919 Mar. 18 to 22	1918 Mar. 21 to 27
Total No.	375	238
Amount	\$1,577,681	\$829,926
To banks & Ins. Cos.	10	28
Amount	\$432,900	\$178,100
No. at 6%	272	150
Amount	\$1,038,361	\$405,577
No. at 5½%	67	56
Amount	\$360,350	\$322,800
No. at 5%	11	9
Amount	\$23,700	\$26,750
Unusual rates		
Amount		
Interest not given	25	23
Amount	\$255,270	\$74,799

Jan. 1 to Mar. 22 Jan. 1 to Mar. 27

Total No.	3,831	2,207
Amount	\$14,409,414	\$8,068,275
To Banks & Ins. Cos.	277	295
Amount	\$2,004,010	\$1,657,425

**Building Permits.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
New Buildings	180	91
Cost	\$2,229,100	\$1,013,823
Alterations	\$179,500	\$82,966

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
New Buildings	1,310	412
Cost	\$8,493,955	\$4,216,455
Alterations	\$1,227,610	\$785,410

**QUEENS.  
Building Permits.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
New Buildings	153	65
Cost	\$679,070	\$287,382
Alterations	\$53,726	\$35,885

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
New Buildings	962	399
Cost	\$3,174,962	\$1,443,020
Alterations	\$421,849	\$260,991

**RICHMOND.  
Building Permits.**

	1919 Mar. 20 to 26	1918 Mar. 22 to 28
New Buildings	17	10
Cost	\$30,615	\$8,675
Alterations	\$790	\$30,440

	1919 Jan. 1 to Mar. 26	1918 Jan. 1 to Mar. 28
New Buildings	186	73
Cost	\$363,971	\$231,926
Alterations	\$34,426	\$101,805

# BUILDING SECTION

## Effect of Reduced Steel Prices on Building Materials

Leading Manufacturers Differ As to How Much the Cuts Announced by Mr. Gary Will Affect Many Articles

**T**O determine the probable effect of the reductions in the basic prices of iron and steel reached last week at Washington upon the prices of various building materials and supplies, into the manufacture of which steel enters as an important factor, prominent manufacturers in the city were asked by the Record and Guide as to the ultimate benefit to be obtained by the consumer of building materials. Some of these claimed that the announced reduction is altogether too small to influence a recession from the present market prices of manufactured articles, and that the ever-increasing labor costs will more than offset a slight reduction in the price of a single raw material. Others are of the opinion that a slight advantage will be gained by the consumer, who will eventually be able to buy articles made largely of steel or iron at better prices than those maintaining at present. But it is expected that it will be some time before the prices of finished products will be reduced, as manufacturers generally have stocks of iron and steel, bought at the prevailing high prices, which will have to be worked up. Until existing stocks of manufactured products are disposed of and new goods, made under the revised schedule of raw material costs, are marketable there will be little or no reduction of selling prices.

C. L. Clark, secretary of the George A. Just Company, stated that the building industry as a whole had every reason to view the reduction of basic steel prices with optimism, and that the fact that prices will be stabilized upon the basis of the announced cuts for at least the balance of the current year will have a tendency to influence many prospective builders to proceed with their contemplated structures with the knowledge that there will be no further drop in steel prices. Mr. Clark further stated that the effect of the basic reduction in steel prices would very likely effect a reduction in the cost of erected steel for building operations to the extent of approximately \$10 a ton, and that if it were not for the high labor costs the reduction in the prices for erected steel would possibly be even greater.

J. D. Holley, of the Brooklyn Metal Ceiling Company, said: "The mill price of sheet steel will be reduced by the agreement of last week approximately \$6 a ton. This reduction is entirely too small to have any effect upon the prices now being charged for metal ceilings. The high wages being paid to workmen in the manufacture and installation of metal ceilings and the increased cost of paints, oils and other essentials used in the production of metal ceilings will offset the reduction in the price of steel sheets from the mills. The consumer will derive little or no benefit from the reduction. For some time past the metal ceiling industry has been operating at a loss as a result of the constantly increasing manufacturing costs. The drop of \$6 a ton in steel sheets will permit manufacturers to keep their plants working and allow a moderate margin of profit upon their investments."

A. C. Chesley, manufacturer of fireproof doors, said: "Although the reduction in the basic price of steel as announced by Judge Gary is bound to have some effect upon the price of manufactured articles, into which iron and steel largely enter, the reduction will be insignificant and will be largely offset by increased manufacturing costs. Labor is one of the most important items, and selling prices are largely

based upon the wages paid to workmen. In our plant we have a large supply of steel on hand, bought at the high prices now current, and possibly it will be seven or eight months before we will be able to make any reduction in our schedule of selling prices. There has been, and is now, so little business that it will surely require considerable time to move the stock we have already manufactured, and consequently we are not in a position to state definitely what reduction will be made when our product is made under the revised schedule of basic steel prices. With mounting costs of labor, lumber and other essentials of production, aside from steel, it is difficult to predict any price trend for the next few months."

L. Washburn, of the S. H. Pomeroy Company, manufacturers of metal window frames and sash, said:

"The reduction announced in steel prices is bound to have the effect of causing proportionate reductions in the prices of articles made of iron and steel, or in which these materials are component parts. I think that it will be possible to make price concessions in steel sash and frames in full proportion to the amount of this material actually used in their manufacture. The reduction as a whole is certain to have a beneficial influence upon the building situation. Many new building projects have recently been held in abeyance in the hope of reduced material and supply prices. With structural steel reduced, and with materials made from iron and steel likely to be lowered in price as soon as the situation is stabilized fully, there will be no reason why construction should not proceed on a large scale. The high construction costs have been given as the principal reason for the lack of building activity. With lowered prices imminent this reason is eliminated."

Walter Nelson, of C. E. Halback & Co., said: "I don't think the reduction in the basic price of steel will greatly effect the prices of ornamental iron to the consumers. The cost of ornamental iron work is mainly in the labor and while the wages of the ironworkers remain at their present high levels there is no possibility of greatly reducing our quotations. The principal benefit of the cut will be on large structural projects where steel is used in great tonnage. Here a distinct saving will be made by virtue of lowered basic prices. However, every little bit helps and we intend that our customers shall have all the benefits possible to give from the lowered manufacturing costs made possible by reduced steel and iron prices."

Some of the manufacturers of wire nails are of the opinion that notwithstanding the cut in steel and iron prices, there can be no material recession in wire nail prices until there has been a substantial decrease in labor costs. At the present time it would seem to be the consensus of opinion among manufacturers that the problem of wages is far more important than that of raw materials. The chief cost of practically manufactured article of steel or iron is that of labor, and until wages are readjusted to some extent, there can be no great reduction in selling prices to the consumer.

Stinginess puts savings in a sock—Thrift puts savings into a home.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

It is foolish to lay out money in a purchase of repentance.—Buy War Savings Stamps.

# World Shortage of Lumber Revealed by Investigation

## Stocks Depleted in Europe and America and United States Expected to Become Greatest Exporting Nation of Wood Products

New Orleans, La., March 19.

EUROPE'S reconstruction requirements are expected to make the United States the leading lumber exporting nation of the world, according to a statement made here today by J. E. Rhodes, secretary-manager of the Southern Pine Association.

"With every country on the globe entering a great building period, reports from foreign investigators received by the association indicate a serious shortage of lumber in practically all centers of consumption abroad," said Mr. Rhodes.

"Cut off largely from their normal sources of main supply because of economic and political demoralization in Russia and Austria-Hungary, and the natural limitations of Sweden's production, Great Britain and the rest of the continent are looking to America to make up the deficiency caused by the virtual elimination of these three nations, which before the war contributed more than half of the world's total lumber exports. Foreign buyers are already arriving in the United States in considerable numbers, not only from Europe, but from South America, Australia and Africa, which have been practically without lumber supplies for four years, due to curtailed ocean transportation facilities.

"Russia before the war held first place as a lumber exporting country, and in 1913, the last normal year, sold to foreign buyers 5,513,618,000 feet, or 26 per cent. of all lumber exports, according to figures compiled from a report of Dr. Edward Ewing Pratt for the Bureau of Foreign and Domestic Commerce. Second in importance at that time was Austria-Hungary, whose exports in 1913 aggregated 3,635,473,000 feet, 17.1 per cent. of the whole. Sweden contributed 15 per cent. with 3,167,549,000 feet, while Canada supplied 13.3 per cent., or 2,833,546,000 feet. In spite of her immense forest sources and unequalled manufacturing equipment, the United States in 1913 ranked fifth in the list of important lumber-exporting nations, with only 12.7 per cent. of the total exports to her credit. This amounted to 2,700,575,000 feet, only a little more than Finland's exportations, which were 2,531,281 feet.

"Advices received by the Southern Pine Association show that stocks of lumber as late as last November were practically negligible in Russia and the Baltic countries, except in Finland, where there was about 2,000,000,000 feet, after four years of almost no export trade at all. Two hundred and twenty million feet of lumber were said to be then available at the port of Archangel, 60,000,000 feet of which had been purchased by the British Government. Sweden, whose manufacturers have been working under the greatest possible hardships since the beginning of the war, with costs of production very excessive, had only about 700,000,000 feet in all stock on hand.

"Baltic lumber is, generally speaking, what is known in America as spruce, and, although much inferior to Southern pitch pine and other species shipped from the United States, is now commanding about \$60 a thousand feet in Finland.

"Russia's virtual elimination from the export situation is due to the fact that early in the war all the mills in the Galician district were burned or destroyed by the Germans. Since that time the Bolsheviki have wrecked practically every mill in other sections, taking away in many cases fittings, oil cups and copper. Machinery which could not be readily transported was wantonly destroyed.

"Austria-Hungary has suffered in a physical sense less than any other of the warring nations, from actual loss of her forests and mills, but she emerges from the conflict economically and politically impotent, and investigators report she will be too busy for a long time straightening out her home affairs to concern herself much with foreign markets.

"In the fact of this world-wide need for American lumber, present stock at Southern pine mills are nearly 25 per cent.

below normal, and, although mills in the country will doubtless always be able to take care of domestic needs, the home demand, coupled with anticipated abnormal exports this year and possibly for several years to come, is expected to tax the capacity of manufacturing plants. The general situation with reference to stocks at American mills is reflected by conditions prevailing in the Southern pine producing territory, which normally supplies 40 per cent. of all the lumber of all kinds consumed in the United States. Two hundred and thirty-five mills reported to the Southern Pine Association March 1, 1919, total stocks on hand of 1,265,900,115 feet. This compared with 1,601,416,665 feet a year previous, and 1,986,087,460 feet on March 1, 1917, when conditions were approximately normal. Present output of American mills which in ordinary times aggregates about 48,000,000,000 feet a year, is slightly under 70 per cent. of normal, due principally to labor shortage. This situation will doubtless improve later.

"Orders aggregating 750,000,000 feet of lumber have already been made up by buyers of France. Greece wants several hundred million feet as soon as it can be delivered. Italy, which recently purchased over 3,700,000 feet of Southern pine, would like to buy hundreds of millions of feet, while England has already placed an order with Canada for a billion feet. Supplies in Spain, Portugal and other consuming countries are entirely exhausted, while South America and Africa are wondering where they are going to get the lumber they need, and when."

Another interesting insight into the foreign situation with reference to present lumber requirements abroad is given by Nelson C. Brown, foreign lumber trade commissioner of the Bureau of Foreign and Domestic Commerce, Department of Commerce, who has just returned after nearly two years investigation of this subject in the allied and neutral countries of Europe.

"There is every reason to believe that the foreign demand for American lumber is going to be very large," says Mr. Brown, "and I may say that the amount those countries will buy is limited only by the available tonnage, by the rates at which the ships will carry the lumber abroad, and the ability of those people to pay for it." Other government investigators confirm Mr. Brown's views in this respect.

One of the leading lumber economists in the world is Chas. S. Keith, of Kansas City, Mo., until recently president of the Southern Pine Association. Discussing the reconstruction problem as it relates to Europe's probable lumber needs, Mr. Keith said in a recent address:

"While during the past four and a half years production has been depleted, it must be borne in mind that the world's supplies also have been exhausted. Normally the consuming centers of the world import from the producing countries twenty-one billion feet of lumber annually. For five years these imports have practically ceased. As a consequence the stocks of those countries are today short one hundred and five billion feet of lumber. A like condition exists in connection with iron and steel.

"When you consider that 53 per cent. of the said 105 billion feet of lumber is normally produced in Austria-Hungary, Russia and Finland, and that the repeated campaign of the Russian forces into Galicia have resulted in the destruction of mills, forests and stocks, with a similar condition existing in the Baltic Sea territory outside of the Scandinavian Peninsula, it is manifest that the United States and Canada must, for the next three to five years supply the deficiency which cannot be supplied by Russia, Finland and Austria-Hungary, as well as supply the requirements of reconstruction, in addition to its normal percentage of production.\* \* \*

"It is plain that the near future demand for lumber will be unprecedented."

# March Building Figures Show Increasing Activity

Projects for Which Plans Are Being Prepared, Estimated On and Contracts Awarded, All Show Satisfactory Gains

CONCRETE evidence of the steady improvement in the building situation, particularly as applied to the Metropolitan district, is seen in the growth not only in the number of new operation for which plans are being prepared, but also in the number and valuation of building projects out for estimates and the important group of structures for which contracts have recently been awarded. The territory for which the totals are given includes all of New York State and New Jersey, north of Trenton.

Following is a comparative table arranged from statistics compiled by the F. W. Dodge Company. The table indicates the consistent growth in all phases of the building situation that has been noticeable since March 1.

Projects for Which Plans Are Being Prepared.

Period	Number	Valuation
March 1 to 7.....	279.....	\$8,951,040
March 8 to 14.....	318.....	14,040,554
March 15 to 21.....	401.....	22,877,535

Structural Projects Being Estimated Upon.

Period	Number	Valuation
March 1 to 7.....	87.....	\$4,305,500
March 8 to 14.....	102.....	4,419,500
March 15 to 21.....	172.....	8,728,290

Contracts Awarded for New Construction.

Period	Number	Valuation
March 1 to 7.....	112.....	\$2,984,955
March 8 to 14.....	167.....	5,449,320
March 15 to 21.....	186.....	8,372,682

During the week of March 15 to 21, there were, according to Dodge Reports, a total of 401 new building and engineering projects being planned, representing a total expenditure of approximately \$22,877,535. The group was divided as follows: 11 clubs, hotels, etc., \$969,000; 61 Federal, State and Municipal building projects, \$12,300,000; 52 stables and garages, \$556,000; 30 factory and industrial buildings, \$1,911,000; 7 public improvements, \$559,340; 189 residential operations, \$3,739,000; 24 schools, churches and theatres, \$2,034,000; 23 store, office and loft buildings, \$317,500, and 4 miscellaneous operations, \$491,000.

Among the projects being estimated upon during the week of March 15 to 21, were included 26 Federal, State and Municipal operations representing an expenditure of public funds amounting to \$3,239,000. There were 31 factory and industrial buildings scheduled to cost more than \$1,000,000. Public improvements, including street openings, road work, sewers, bridges, culverts, etc., numbered 35 separate jobs and represented a total cost of approximately \$1,500,000. Residential projects numbered 28 and the cost was placed at \$925,500.

During the same period contracts were awarded for 10 hotels and clubs, \$388,500; 13 Federal, State and Municipal operations, \$326,880; 17 stables and garages, \$331,300; 27 factory and industrial buildings, \$838,225; 51 residences and apartments, \$1,404,000; 27 public improvements, \$1,665,012; 17 churches, schools and theatres, \$1,968,500; 21 store, office and loft buildings, \$1,319,500, and 3 miscellaneous projects costing a total of \$130,765.

# Material Losses in France Must Be Replaced

OCTOBER 25, 1916, a report was made by the French Minister of the Interior on building materials destroyed which would have to be replaced. It was made for 790 communes, or for 41,223 buildings totally or approximately destroyed, and it comprises the destruction of 1,700,000 cubic yards of stone masonry, 600,000 cubic yards of brick masonry, 300,000 tons of lime, etc. The largest part of this destruction was in the Pas-de-Calais, and the next largest in the Meurthe-et-Moselle. It also showed the destruction of 200,000,000 feet of lumber and 33,000 tons of iron and steel, with 91,000,000 roof tiles destroyed and 32,000,000 roofing slates. It can be probably said today that the total destruction would be at least five times the amount given in the above figures.

The Department of Commerce in its report of February 8 says:

The hasty investigation since the signing of the armistice shows that the total destruction in France has been quintupled, with something like 500,000 buildings damaged, and at least 250,000 are completely destroyed. The average cost of these buildings before the war was nearly \$5,000. As the present cost of a building is about two and a half times greater than it was then we can say that the total destruction in France of the buildings alone is today over \$6,000,000,000, as estimated by the government engineers, and \$4,000,000,000, as estimated by architects' and contractors' associations.

The total cost of repairing and replacing the used or destroyed public works is estimated at about \$2,000,000,000, of which \$200,000,000 is for the Nord Railroad, \$150,000,000 for the East, \$50,000,000 for the other railroads, \$200,000,000 to cover the rebuilding of the canals. The Nord alone has lost 1,731 bridges and 338 stations.

In 1917 there were 527 communes in which over half of the buildings had been completely destroyed. This number has probably reached today something like 1,500 communes in all. In 1917 in 400 communes over 80 per cent. of the buildings

had been damaged, and this proportion probably reaches today over 1,000 communes in all. In the summer of 1917 the representatives of the Ministry of the Interior counted over 435 town halls destroyed, 600 schools, 472 churches and 377 other public buildings, and it could be safely said today that there are over 1,200 churches destroyed and over 1,500 schools in all.

In 1917 they counted over 414 industrial plants destroyed, which supported 105,000 persons.

MEMBERS of the Bronx Board of Trade tendered a Welcome Home Dinner to Major-General John F. O'Ryan, commander of the 27th Division, on Thursday night, at Ebling's Casino. About 400 guests saw the General presented with a silver-mounted sword, the gift of the borough, the presentation being made by United States Senator James W. Wadsworth, Jr.

Addresses were made by William J. Flynn, Superintendent of Public Works, who spoke for the Borough of the Bronx; by Robert L. Moran, President of the Board of Aldermen, who represented the City, and by James L. Wells, State Treasurer, who spoke for Governor Smith.

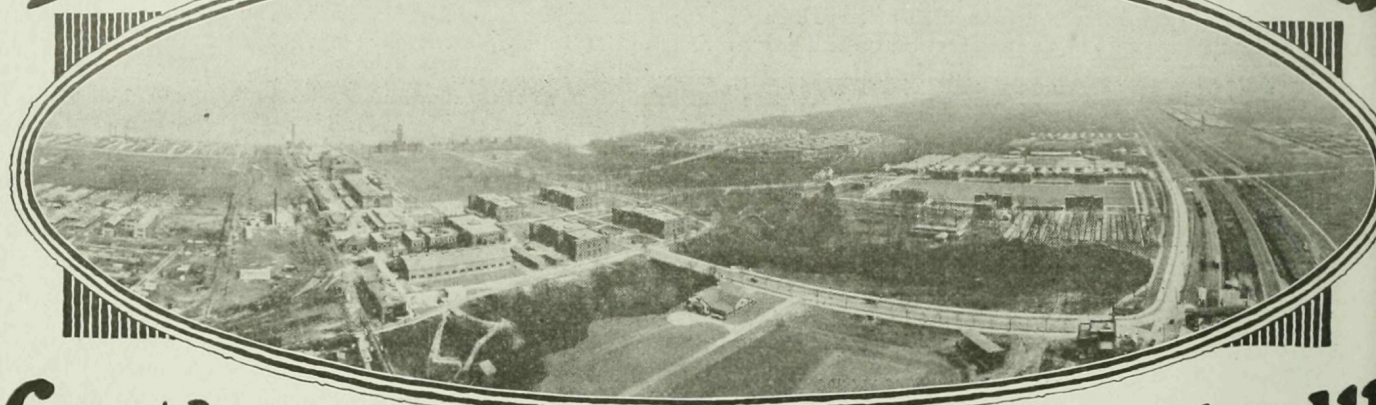
The occasion also marked the celebration of the 25th anniversary of the founding of the Board of Trade.

Washington, March 25.

Lumber production in the United States during 1918 showed a decrease of more than 3,000,000,000 feet under the 1917 production, the forest service of the Department of Agriculture announced today. Reports received by the bureau from 731 saw mills placed the estimated 1918 cut at 32,760,000,000 feet. In 1917 the total production was 36,000,000,000 feet.

The decrease was general throughout the country, the service stated, but was the largest in the Southern and Eastern States and least in the Western States.

# The Greatest Heating Plant in the World



## Great Lakes Naval Training Station - Great Lakes, Ill.

**T**HIS most imposing and most important establishment of its kind in the universe sent out during the progress of the war more than 150,000 trained sailors to sea duty in European waters, and most of the time there were more than 40,000 men in camp.

For the proper construction and operation of the plant, the Government chose its most eminent authorities in every line of endeavor, and their work was so successfully performed that the Great Lakes Naval Training Station became one of the eight wonders of the world.

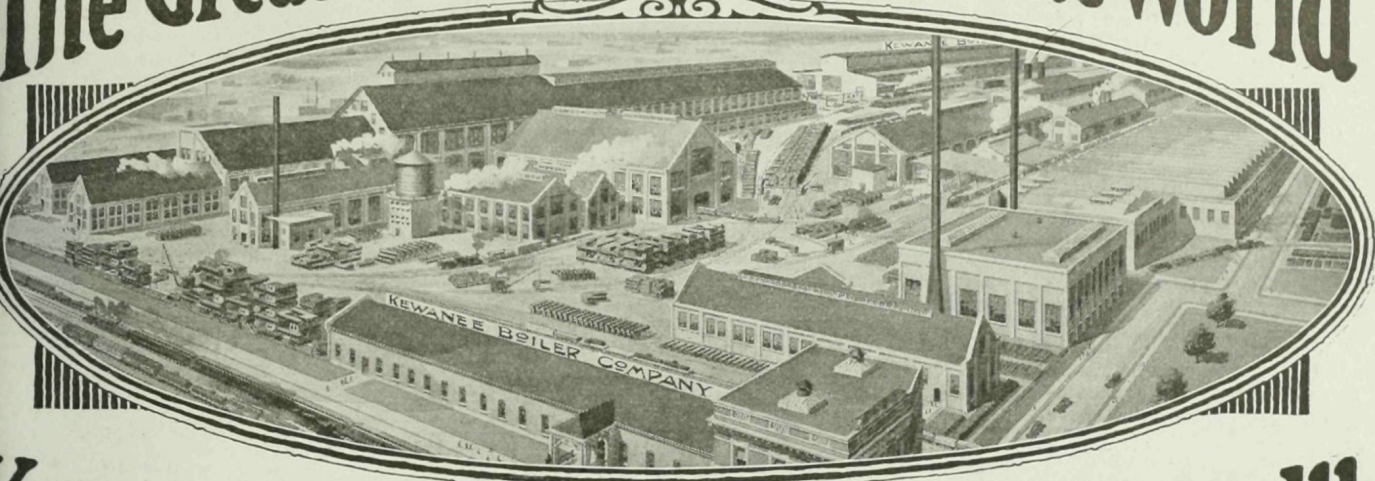
Yet of all the serious problems to be solved—and there were a legion—the one that stood head and shoulders over all the others was that of sufficient and sanitary heat.

The Naval Station occupies approximately 1200 acres of ground on the very edge of Lake Michigan, 70 feet above the water and entirely exposed to the wintry winds which are often hurricanes and blizzards.

The extremely difficult problem of heating was met by the installation of 190 Kewanee Steel Firebox Boilers—making the Great Lakes Station unique in mechanical equipment in that it



# The Greatest Heating Plant in the World



## Kewanee Boiler Company at Kewanee, Ill.

has in operation more heating boiler capacity than any other single institution in existence.

These 190 boilers have a combined capacity of over 2,200,000 square feet of direct radiation, or in other words, 400 carloads of radiation. Every heating unit is equipped also with Kewanee Hot Water Storage Tanks and the larger units with Kewanee Heating Garbage Burners.

It is a far cry from Great Lakes Naval Station in Illinois to the New York building which you own or manage, yet it is fair to assume that the same reasons which led the government to install Kewanee Boilers in preference to all others should also dictate your choice.

## KEWANEE BOILER COMPANY

Kewanee, Illinois

Steel Heating Boilers, Radiators, Tanks  
Water Heating Garbage Burners

New York City—47 W. 42nd Street



# CURRENT BUILDING OPERATIONS

ALTHOUGH the business of the week was interrupted by the welcome to the 27th Division, A. E. F., there was sufficient new structural activity to make the period stand out as one of interest and improvement to the general building situation. There was a continuation of the reports of newly projected construction that has marked the past three or four weeks and which has accomplished so much in increasing the confidence of the building fraternity in the future. A number of important contracts were also placed, and there was a large amount of proposed construction being figured by contractors and material men.

The material markets are slowly beginning to reflect the improvement in the general situation. Orders are coming in with greater frequency, and there is new inquiry developing from all quarters. Prices are being firmly held, and there seems to be no tendency to make price concessions in order to clinch sales.

**Common Brick.**—The local wholesale market is dull, with actual sales light, but a growing number of inquiries that would seem to indicate better prospects ahead. Although there is approximately 5,000,000 common brick on barges in local waters they have all been sold and are awaiting consignment. The harbor strike has effectually tied up traffic and has prevented the arrival of brick from up-river points. Prices are firm at \$15 a thousand wholesale, and this figure is likely to be adhered to for some time to come.

**SUMMARY.**—Transaction in the North River Brick Market for the week ending Friday, March 28, 1919. Condition of market: Demand light, prices steady. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots along side dock. Number of cargoes arrived, 0; sales, 1. Distribution: Manhattan, 1.

**Masons' Materials.**—Dealers in these materials are daily more hopeful and their confidence is mainly the result of the number of new inquiries being received. Orders, also, are coming in with greater frequency and just as soon as definite information is at hand as to the result of the Washington conferences on the stabilization of cement, brick and

other material prices is announced there is likely to be a marked improvement in the volume of business transacted. Prices are firm in all lines and are likely to maintain without a serious break until general readjustments are made by the manufacturers of building materials and supplies.

**Portland Cement.**—Conferences between the Industrial Board of the Department of Commerce and representatives of the cement industry were held at Washington this week. The meeting was called in an effort to reach an agreement on a reduction of cement

prices. The final outcome of the conference is anxiously waited for by both dealers and consumers, as the result of the meeting will have an important bearing upon the building situation generally.

**Lumber.**—The demand for lumber products is steadily increasing, and there is now a feeling of optimism and confidence throughout the industry that the next few months will be a period of extreme activity in lumber circles. Prices are holding firmly, and as long as the demand continues to increase there is slight prospect for a recession from the

## BUILDING COMMODITY PRICES

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

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

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

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

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

Hudson River, "off loads".... — to —

Raritan .....No quotation

**Second hand brick, per load**

of 1,500 delivered..... 15.00 to —

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

Rough Red .....\$37.00 to —

Smooth Red ..... 37.00 to —

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

Smooth Buff..... 42.00 to **43.00**

Rough Gray..... 45.00 to **46.00**

Smooth Gray..... 45.00 to **46.00**

Colonials ..... 25.00 to —

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

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

Rebate for bags, 25c. each.

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

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

Bronx deliveries..... **3.50**

¾ in., Manhattan deliveries..... **3.25**

Bronx deliveries..... **3.50**

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

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

Manhattan deliveries.....**\$2.25**

Bronx deliveries..... **2.50**

**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 .....**\$23.30** 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.

**HENRY MAURER & SON** Manufacturer of Fireproof Building Materials OF EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
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Works: Maurer, N. J. NEW YORK

**POMEROY**  
FIRE RETARDANT WINDOWS  
Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.  
**S. H. POMEROY CO., Inc.**  
30 East 42nd Street NEW YORK  
Telephone: Murray Hill 3338

**THE JOHN C. ORR COMPANY**  
LUMBER AND TIMBER, FLOORING AND CEILING OF ALL KINDS  
INDIA, JAVA, WEST AND HURON STREETS  
BORO OF BROOKLYN

**HECLA IRON WORKS**  
ESTABLISHED 1876  
Architectural Bronze and Iron Work  
Office, 118 North 11th Street, BROOKLYN, N. Y.

# MATERIALS AND SUPPLIES

current price levels. There is considerable new inquiry from building sources, indicative of a large amount of construction almost ready to start. From suburban sections come reports of activity in the erection of small frame dwellings and other types of building construction.

**Structural Steel.**—The reduction in the basic price of fabricated steel for buildings will undoubtedly have a stimulating effect upon the renewal of structural activity. Many large projects have been held in abeyance for the past month or more in the hope of a reduction that

would make possible lower steel prices for buildings. Already the effect of the cut has been noticeable in the number of tonnage orders placed for building operations and there is now every reason to anticipate, with steel prices stabilized, that construction will be undertaken on a large scale and without further delay. Federal departments continue to be factors in the steel market as they are placing orders for fabricated material for military and naval projects. Other operations are out for estimates and it now appears as though the situation would rapidly adjust itself.

**Wire Nails.**—Prospective buyers of wire nails have been waiting in the hope of price concessions after the closing of the Washington conference. The demand is not heavy owing to the lack of active construction throughout the country, but there is every reason to anticipate an increased consumption now that building operations are slowly gathering momentum, and all signs point to considerable new construction during the summer months. Wire nail prices are firm and unchanged, with quotations as follows: Wire nails in store, \$4.50, and delivered, \$4.60 per keg.

**Window Glass.**—Although current business is extremely light both manufacturers and jobbers are confident that the demand will materially improve before long. There is a considerable volume of new construction being planned, and glass producers are marking time, waiting for these projects to mature to the glass using stage. Prices are firm, and there is no present likelihood of a reduction except in special instances where manufacturers are in deed of immediate cash. In general there is a feeling that glass prices will not be reduced from their present levels because of the wage agreements with the workmen and the high cost of raw materials entering into the production of glass.

**Linseed Oil.**—There is a scarcity of oil generally noticeable in all parts of the country, and business in the metropolitan district has been dull because of the harbor strike, which has tied up transportation and impeded deliveries. There is a limited amount of flaxseed coming from Argentine, but not in sufficient quantities to keep the crushers busy or to bring the oil supply up to the normal. Demand is quiet, however, and prices are firm.

**Cut Nails.**—The output of cut nails is limited owing to the strike. There is a considerable amount of new business pending, but buyers are hesitating about placing their orders until the situation at the mills has been cleared up. New York prices are as follows: Cut nails in store, \$6.26, and carted by the jobber, \$6.35 base per keg.

## 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 1/4 in. .... 0.32 each  
32x36x 1/4 in. .... 0.21 each  
32x36x 3/8 in. .... 0.21 each  
32x36x 1/2 in. .... 0.23 1/2 each

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

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

**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. .272 to —  
Beams & channels over 14 in. .272 to —  
Angles, 3x2 up to 6x8. .... .272 to —  
Zees and tees. .... .272 to —  
Steel bars, half extras. .... .272 to —

**Lumber**—  
Wholesale prices, New York:  
Yellow pine, merchantable 1905, f.o.b.N.Y.):  
3x4 to 14x14, 10 to 20 ft. \$41.00 to \$60.00  
Hemlock, Pa., f. o. b. N. Y.

Base price, per M. .... \$36.00 to —  
Hemlock, W. Va., base price, per M. .... 36.00 to —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered) .. \$38.00 to \$42.00  
Wide cargoes ..... 52.00 to 56.00

Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

**Cypress lumber (by car, f. o. b. N. Y.):**  
First and seconds, 1-in. \$70.00 to —  
Cypress shingles, 6x18, No.

1 Hearts ..... 10.00 to —  
Cypress shingles, 6x18, No. 1 Prime ..... 8.50 to —  
Quartered oak ..... to \$120.00  
Plain oak ..... to 80.00

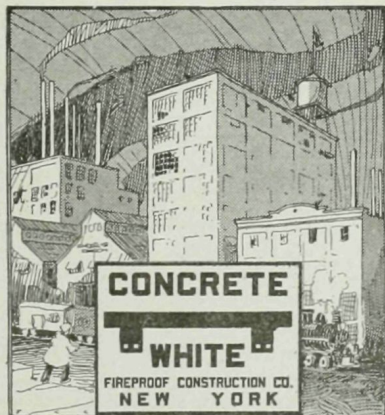
**Flooring:**  
White oak, quartered, select ..... to 67.00  
Red oak, quartered, select. .... to 67.00  
Maple No. 1. .... 57.50 to —  
Yellow pine, No. 1, common flat ..... 43.00 to —  
N. C. Pine, flooring, Norfolk ..... 43.00 to —

**Window Glass**—  
Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 77%  
B grade, single strength, first three brackets ..... 77%  
Grades A and B, larger than the first three brackets, single thick. .... 79%  
Double strength, A quality. .... 79%  
Double strength, B quality. .... 81%

**Linseed Oil**—  
City brands, oiled, 5 bbl. lots. \$1.53 to —  
Less than 5 bbls. .... 1.55 to —

**Turpentine**—  
Spot in yard, N. Y., per gal. \$0.73 1/2 to \$0.74

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### National Safety Council.

Cleveland has been selected as the place for the holding of the eighth annual congress of the National Safety Council. The convention will be held during the week of September 29. Arrangements are in charge of the North Eastern Ohio Safety Council, of which S. W. Tener, of the American Steel & Wire Co., Alexander C. Brown, president Brown Hoisting Machinery Co., and C. E. Pettibone, safety director of Pickands, Mather & Co., are vice-presidents.

### "Own Your Own Home" Campaign.

The National Federation of Construction Industries in its second News Letter announces the creation of a National "Own Your Own Home" Bureau as a division of the U. S. Department of Labor. The Bureau is composed of representatives of the National Association of Real Estate Boards and the U. S. League of Local Building and Loan Associations. The National "Own Your Own Home" Bureau will operate as a Government agency. A complete plan of campaign is now ready for distribution to those who are interested. Requests should be sent to National "Own Your Own Home" Bureau, care Dept. of Public Works and Construction Development, Department of Labor, 1607 H street, N. W., Washington, D. C. Persons who are interested in the work of the National Federation of Construction Industries should communicate with its General Offices at 757 Drexel Building, Philadelphia, Pa.

### PERSONAL AND TRADE NOTES.

H. W. FINNELL, formerly manager War Industries Bureau, Illinois Manufacturers' Association, Washington, has become associated with the Factory Products Corporation, 2 Rector street.

THOMAS PRICE, who was with the Midvale Steel Co. for more than twenty years, is now associated with the Aborn Steel Co., Inc., at 22 Clarke street.

WILBUR S. WILDING has been appointed manager of sales for the Roberts Filter Mfg. Co., Philadelphia. He was formerly in charge of the New York office.

JOHN E. BAKER, JR., of Montclair, N. J., an architect, who has been designing buildings for the construction department of the Government, has returned home, and has resumed the general practice of his profession.

### CONTEMPLATED CONSTRUCTION.

#### APARTMENTS, FLATS AND TENEMENTS.

FIFTH AV.—Starrett & VanVleck, 8 West 40th st, are preparing sketches for a 13-sty brick and limestone apartment, 47x106 ft, at the northeast corner of Fifth av and 95th st, for owner to be announced later. Details are not yet available.

THIRD AV.—Samuel Levingson, 101 Park av, has plans in progress for alterations to two 4-sty brick tenements at the southwest corner of Third av and 72d st, into bachelor apartments, for the Estate of Jacob Bookman, 9 East 59th st, owner. Cost, about \$15,000. Plans will soon be ready for estimates on general contract.

8TH ST.—Scott & Prescott, 1 Madison av, have completed plans for alterations to the 6-sty brick and stone apartment, 25x90 ft, at 19 East 48th st, for Henry B. Simons, 19 East 48th st, owner. Cost, about \$2,000.

MADISON AV.—Herbert J. Krapp, 114 East 16th st, has plans in progress for alterations to the 4-sty brick and stone residence, at 215 Madison av, into bachelor apartments, with stores, for Max J. Kramer, 7 East 42d st, owner and builder. Cost, about \$12,000.

86TH ST.—Schwartz & Gross, 347 Fifth av, have completed plans for alterations to the 4-sty brick and stone apartment, 20x100 ft, at 110 West 86th st, for Walter M. Wicksler, 30 East 42d st, owner, who is about ready for estimates. Cost, approximately \$7,500.

WEST END AV.—George M. McCabe, 96 Fifth av, has started revised plans for alterations to the 4-sty brick residence, 22x85 ft, at the northeast corner of West End av and 87th st, into apartments, for G. A. Dersbuech, 150 Broadway, owner. Cost, about \$15,000.

85TH ST.—Milton See & Son, 15 East 40th st, have completed plans for alterations to the 4-sty brick residence at 46 West 85th st, into non-housekeeping apartments, for the Symonson Estate, 22 Rochelle pl, New Rochelle, N. Y., owner. Cost, about \$10,000.

CENTRAL PARK WEST.—Zipkes, Wolf & Kudroff, 25 West 42d st, have been commissioned to prepare plans for the conversion of the 10-sty brick and stone apartment hotel, 100x100 ft, at 448 Central Park West, into an 11-sty apartment hotel, containing 1, 2 and 3 room

suites, for the Malex Realty Corporation, 170 Broadway, owner. Cost, about \$100,000.

117TH ST.—Gronenberg & Leuchtag, 303 Fifth av, have plans in progress for a 5-sty brick and limestone apartment house, 45 families, 100x100 ft, in the south side of 117th st, 300 ft east of Eighth av, for the Samwill Construction Co., Samuel Williams, president, 103 West 116th st, owner and builder. Cost, about \$110,000.

#### BANKS.

GROVE ST.—S. E. Gage, 28 East 49th st, has been retained to prepare plans for a brick and stone bank building at 76 Grove st and 7-8-9 Sheridan sq, for the Corn Exchange Bank, 13 William st, owner. Details will be announced later.

#### CHURCHES.

177TH ST.—J. M. Felson, 1133 Broadway, has started sketches for a 3-sty brick and stone synagogue, on a plot 50x100 ft, in the south side of 177th st, 106 ft east of Broadway, for the Temple Gate of Hope, E. A. Jacobs, 130 Wadsworth av, in charge. Details of construction will be available later.

#### FACTORIES AND WAREHOUSES.

3D ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, has plans in progress for a 2-sty brick factory, 21x25x150 ft, at 143 West 3d st, for Ceasar Marcucci, 135 West 3d st, owner. Cost, about \$25,000. Architect will be ready for estimates about March 31.

#### STABLES AND GARAGES.

50TH ST.—Sommerfield & Steckler, 31 Union sq., have completed plans for a 2-sty brick garage, 75x100 ft, at 130-134 West 50th st, for George Backer, 15 West 55th st, owner and builder. Cost, approximately \$20,000.

37TH ST.—P. A. McInnis, 70 East 45th st, has plans in progress for a 1-sty brick garage, 100x100 ft, at 510-559 West 37th st, for owner to be announced later.

#### STORES, OFFICES AND LOFTS.

15TH ST.—W. K. Benedict, 527 Fifth av, has completed plans for alterations to the 5-sty store and storage buildings, 99x122 ft, at 108-114 East 15th st, for Steinway & Sons, 107 East 14th st, owner. Cost about \$5,000.

OLD SLIP.—James W. O'Connor, 3 West 29th st, has plans in progress for a brick and stone store and office building, at 10-12 Old Slip, for the Atlantic & Pacific Steamship Co., J. P. Grace, in charge, 7 Hanover sq., owner. Details of construction will be available later.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Wm. J. Diamond, 14-4 Mt. Hope av, contemplates the construction of a 5-sty brick and limestone apartment house on a plot 125x200 ft, on the west side of Grand Concourse, 200 ft north of 196th st. Name of architect and details of construction will be available later.

WALTON AV.—Gronenberg & Leuchtag, 303 Fifth av, have started plans for a 5-sty brick and stone flat, 37x89 ft, at the northeast corner of Walton av and 165th st, for Sverio Peraca, 1443 Boone av, owner and builder. Cost, about \$40,000.

#### DWELLINGS.

259TH ST.—John E. Kirby, 460 East Tremont av, has completed plans for a 2-sty brick and stone dwelling, 28x64 ft, with garage, at the southeast corner of 259th st and Netherlands av, for Delia Trainor, 11 West 172d st, owner. Cost, about \$8,000.

#### STABLES AND GARAGES.

WHITLOCK AV.—Irving Margon, 355 East 149th st, has finished plans for a 1-sty brick garage, 100x100 ft, at the southwest corner of Whitlock av and Longwood av, for the Whitton Realty Co., Jacob Sanders, president, 950 Av St. John, owner and builder. Cost, about \$15,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

MYRTLE AV.—H. J. Nurick, 957 Broadway, has completed plans for a 3-sty brick tenement, with stores, on the north side of Myrtle av, 87 ft west of Harmon st, for Isidore Lane, owner and builder, on premises.

CARROLL ST.—Cohn Brothers, 361 Stone av, have completed plans for a 4-sty brick tenement, 76x94 ft, at the northwest corner of Carroll st and Albany av, for the Charles Goell Construction Co., 1418 Carroll st, owner and builder. Cost, about \$60,000.

SARATOGA AV.—Cohn Brothers, 361 Stone av, have prepared plans for two 4-sty brick and stone apartments, 60x88 ft, on the west side of Saratoga av, 180 ft north of Livonia av, for Lewis Halperin, 1405 Lincoln av, owner and builder. Total cost, \$90,000.

82D ST.—Cohn Brothers, 361 Stone av, have finished revised plans for a 4-sty brick and stone apartment, 60x100 ft, at the northwest corner of 82d st and Ridge Boulevard, for Oscar Palmleaf, 2017 Caton av, owner and builder. Cost, about \$80,000.

SURF AV.—Morris Perlstain, 49 Fulton av, Middle Village, L. I., has completed plans for two 3-sty brick tenements, 20x82 ft, at Surf

av and West 25th st, for Charles Matino, 2816 West 30th st, owner and builder. Cost, \$12,000 each.

DWELINGS.

BAY 28TH ST.—J. G. Mitchell, 323 45th st, has completed plans for two 2-sty frame dwellings, 18x38 ft, in the east side of Bay 28th st, 220 ft north of Benson av, for M. Kalfore, 57 Bay 28th st, owner and builder. Total cost, \$8,000.

52D ST.—S. Gardstein, 4820 14th st, has completed plans for four 2-sty frame dwellings, 18x34 ft, in the north side of 52d st, 40 ft east of 16th st, for the Crag Building Co., 51 Chambers st, Manhattan, owner and builder. Total cost, \$24,000.

53D ST.—A. Farber, 1740 Pitkin av, has prepared plans for two 2-sty brick dwellings, 20x42 ft, in the south side of 53d st, 140 ft west of 14th av, for Henry Simon, 1689 St. Johns pl, owner and builder. Total cost, \$14,000.

81ST ST.—C. A. Olsen, 1220 54th st, has finished plans for four 2-sty frame dwellings, 16x47 ft, in the north side of 81st st, 248 ft west of 10th av, for the Boyd Realty Co., 766 79th st, owner and builder. Total cost, \$20,000.

NARROWS AV.—Slee & Bryson, 154 Montague st, has been retained to prepare plans for twenty-six 2-sty frame and stucco dwellings on Narrows av, Colonial road and Crescent Driveway, for the Hygrade Building Co., owner and builder, care of architects.

WEST 9TH ST.—F. V. Laspia, 525 Grand st, has prepared plans for four 2-sty frame dwellings, 16x50 ft, at 2056 West 9th st, for P. Comande, 2063 West 9th st, owner and builder. Total cost, \$12,000.

14TH AV.—Ferdinand Savignano, 6005 14th av, has completed plans for a 3-sty brick dwellings, 20x60 ft, on the west side of 14th av, 66 ft south of 63d st, for Luigi Rianco, 6005 14th st, owner and builder. Cost, \$10,000.

BAY 50TH ST.—Charles P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty brick dwelling, 20x42 ft, in the north side of Bay 50th st, 749 ft east of Harway av, for Domencio Nuzzo, 1816 Nostrand av, owner and builder. Cost, \$9,000.

14TH AV.—Ferdinand Savignano, 6005 14th av, has finished plans for a 3-sty brick dwelling, 20x55 ft, with stores, on the east side of 14th av, 100 ft south of 67th st, for Rocco Basila, 6005 14th av, owner and builder. Cost, about \$10,000.

HOWARD AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for six 2-sty brick dwellings, 20x56 ft, on the east side of Howard av, 60 ft north of Blake av, for the K. P. L. Realty Co., 1836 Prospect av, owner and builder. Total cost, \$57,000.

80TH ST.—C. A. Olsen, 1220 54th st, has prepared plans for eight 2-sty frame and stone dwellings, 18x25 ft, in the north side of 80th st, 100 ft east of 23d av, for the Roth-Morgan Co., 1665 76th st, owner and builder. Total cost, \$32,000.

81ST ST.—Thomas Bennett, 7524 Fifth av, has completed plans for fifteen 2-sty brick dwellings, 18x45 ft, with fifteen 1-sty brick garages, at 81st and Sixth av, for the H. I. Wolf Construction Co., 646 82d st, owner and builder. Total cost, \$94,500.

LAUREL AV.—T. Goldstone, 50 Graham av, has completed plans for three 2-sty frame dwellings, 20x53 ft, on the north side of Laurel av, 255 ft west of Sea Gate av, for Jacob Panemone, 69 Manhattan av, owner and builder. Total cost, \$15,000.

EAST 14TH ST.—Slee & Bryson, 154 Montague st, have completed plans for two 2-sty frame dwellings, 13x42 ft, in the east side of East 14th st, 140 ft north of Av I, for the Kensington Homes Co., 614 West st, owner and builder. Total cost, \$10,000.

ROCKAWAY AV.—E. M. Adelson, 1778 Pitkin av, has prepared plans for a 3-sty brick residence and garage at 458 Rockaway av, for E. Lippman, owner and builder, on premises. Cost, about \$15,000.

WEST 24TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 2-sty brick dwellings, 20x58 ft, with stores, in the west side of West 24th st, 240 ft north of Surf av, for Solomon Cohen, 2950 West 31st st, owner and builder. Total cost, \$14,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have prepared plans for four 2½-sty frame dwellings, 34x37 ft, in the east side of East 7th st, 220 ft north of Av J, for the Kensington Homes Co., 614 West st, owner and builder. Total cost, \$29,000.

RIDGE BOULEVARD.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 21x43 ft, at 7802 Ridge Boulevard, for Albert Jansen, 245 76th st, owner and builder. Cost, about \$7,000.

55TH ST.—Thomas Bennett, 7826 5th av, has completed plans for two 2-sty brick dwellings, 16x44 ft, in the south side of 55th st, 200 ft east of 9th av, for Edward Williams, 702 50th st, owner and builder. Total cost, \$8,000.

WEST 25TH ST.—J. J. Galizia, 2845 West 23d st, has prepared plans for two 2-sty frame

dwellings, 14x28 ft, in the east side of West 25th st, 340 ft north of Mermaid av, for Minnie Zimmerman, 2851 West 25th st, owner and builder. Total cost, \$5,000.

CHURCH AV.—W. T. McCarthy, 16 Court st, has completed plans for five 2½-sty frame dwellings, 18x43 ft, at the northwest corner of Church av and Stratford rd, for Walter Kraslow, 190 Montague st, owner and builder. Total cost, \$35,000.

52D ST.—C. A. Olsen, 1220 54th st, has completed plans for two 2-sty stone and frame dwellings, 16x44 ft, in the south side of 52d st, 180 ft west of 17th av, for the Anstem Building Co., owner and builder, on premises. Cost, \$5,000 each.

FACTORIES AND WAREHOUSES.

DEAN ST.—Timmis & Chapman, 315 Fifth av, Manhattan, are preparing plans for a 3-sty reinforced concrete candy factory, 78x120 ft, on Dean st, near Carlton av, for the Pirika Chocolate Co., Inc., 972 Dean st, owner. Cost, about \$125,000. Architects will take estimates on general contract about April 28.

STABLES AND GARAGES.

SACKETT ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of Sackett st, 197 ft east of Third av, for Louis Lapidus, 858 Hopkinson av, owner and builder. Cost, about \$22,000.

PITKIN AV.—Cohn Brothers, 361 Stone av, have prepared plans for a 1-sty brick garage, 100x150 ft, at 1946 Pitkin av, for Max Robertson, 1623 Pitkin av, owner and builder. Cost, about \$32,000.

EMERSON PL.—Harry Dorf, 614 Kosklusko st, has finished plans for a 1-sty brick garage, 100x145 ft, in the north side of Emerson pl, 84 ft north of Myrtle av, for the B. A. Realty Co., Inc., 1527 43d st, owner and builder. Cost, about \$10,000.

PRESIDENT ST.—J. S. Kennedy, 157 Remsen st, has completed plans for a 1-sty brick garage, 162x100 ft, at the northwest corner of President st and Franklin av, for the Cooper Co., 184 Hancock st, owner. Cost, about \$25,000. Architect will soon be ready for estimates on general contract.

GATES AV.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, L. I., has completed plans for two 1-sty brick garages, 95x100 and 100x90 ft, on the north side of Gates av, 235 ft east of Throop av, for Isaac Goolziet, 9 Wayne st, Middle Village, L. I., owner and builder. Total cost, \$29,000.

KING ST.—Thomas J. Sinnott, 332 Lenox road, has completed plans for a 1-sty brick garage, 28x50 ft, in the south side of King st, 62 ft west of Van Brunt st, for Edward V. Bell, 143 King st, owner and builder. Cost, \$2,000.

# Central Station Service for Economy

From now on, the manufacture of clothing in the Frankel Building, 318 East 32nd Street, will be largely a matter of Central Station Service, for the two 100 kilowatt generators that formerly supplied electricity for the building have been shut down

An engineering investigation discloses the interesting fact that, notwithstanding the use of high-pressure steam for finishing and sponging cloth, and consequent continued operation of the boilers, it will be cheaper to buy current than to run the generators

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ROEBLING ST.—F. V. Laspia, 525 Grand st, has plans in progress for a 1-sty brick garage, 51x100x35x100 ft, in Roebling st, near North 6th st, for owner and builder to be announced later. Cost, about \$20,000.

FOURTH AV.—W. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick garage, 100x125 ft, at 6410 Fourth av, for the Realty Supply Co., 215 Montague st, owner and builder. Cost, about \$35,000.

DE KALB AV.—Tobias Goldstone, 50 Graham av, has completed plans for a 1-sty brick garage, 81x115 ft, on the south side of DeKalb av, 201 ft east of Tompkins av, for Samuel Ageloff, 126 Reid av, owner. Cost, about \$20,000. Architect will take estimates on general contract.

PARK AV.—B. W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 80x180 ft, at 373 Park av, for Smith & Son, 132 East 43d st, Manhattan, owners and builders. Cost, \$35,000.

UNION ST.—S. F. Musselwhite, 1299 Sterling pl, has completed plans for a 1-sty brick and concrete block garage, 18x20 ft, at 1400 Union st, for J. Mahlan, 1400 Union st, owner and builder. Cost, \$1,100.

DOUGLASS ST.—W. Mortensen, 209 West 76th st, Manhattan, has completed plans for a 1-sty brick stable and shop, 76x100 ft, in the south side of Douglass st, 100 ft east of Bond st, for the Knickerbocker Ice Co., 1480 Broadway, Manhattan, owner. Cost, \$10,000.

495 ft west of West 32d st, for Benjamin Freedman, 13th av and 56th st, owner and builder. Cost, about \$12,000.

### Queens.

#### DWELLINGS.

ARVERNE, L. I.—Plans have been prepared privately for eleven 1-sty frame bungalows, 14x32 ft, at the northwest corner of McKinley av and Cedar av, for Killane & Winters, Broadway and Willow pl, Springfield, L. I., owners and builders. Total cost, \$11,000.

ARVERNE, L. I.—Howard & Howard, Mott av, Far Rockaway, L. I., have completed plans for six 1-sty frame bungalows, 14x32 ft, in the west side of Beach 50th st, 188 ft south of the Boulevard, for Dr. M. Kerbel, 500 Fifth av, Brooklyn, owner and builder. Total cost, \$7,200.

ARVERNE, L. I.—Private plans have been prepared for eight 1-sty frame bungalows, 14x30 ft, in the east side of Beach 57th st, 394 ft south of the Boulevard, for Samuel Goldman, 875 West 187th st, New York, owner and builder. Total cost, \$8,000.

CEDARHURST, L. I.—Zipkes, Wolf & Kudroff, 25 West 42d st, Manhattan, have plans in progress for a 2½-sty brick residence, 40x60 ft, at Cedarhurst, for Miss Anita Miller, owner, care of architects. Architects will be ready for estimates on general contract about April 22. Cost, about \$25,000.

LORIMER ST.—F. V. Laspia, 525 Grand st, has completed plans for a 1-sty brick garage, 50x100 ft, in the east side of Lorimer st, 50 ft north of Conselyea st, for Rev. Wm. G. Irvie, 65 Conselyea st, owner. Cost, \$10,000.

#### THEATRES.

EAST 12TH ST.—Carlson & Wiseman, 226 Henry st, have completed plans for a 2-sty brick and terra cotta moving picture theatre, 104x120 ft, seating 1,000, with stores, at the northwest corner of East 12th and Av Q, for James P. Kelley, 1817 Kings Highway, owner. Cost, approximately \$200,000. Architect will be ready for estimates on general contract about April 16.

MANHATTAN AV.—Shampan & Shampan, 772 Broadway, have finished plans for a 1-sty brick and terra cotta moving picture theatre to be erected on the west side of Manhattan av, 25 ft south of Eagle st, for the Miller-Weise Amusement Co., owner.

SARATOGA AV.—De Rosa & Periera, 110 West 40th st, Manhattan, have started preliminary plans for a 1-sty brick moving picture theatre, 100x100 ft, seating about 1,200, at the southeast corner of Saratoga av and Macon st, for the estate of Chauncey Marshall, 177 Montague st, owner. Cost, \$100,000.

#### MISCELLANEOUS.

SURF AV.—J. Lubroth, 208 Bay 22d st, has finished plans for a 1-sty brick and frame bath house, 20x181 ft, on the south side of Surf av.

EDGEEMERE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x44 ft, on the south side of Edgemere av, 60 ft east of Beach 27th st, for Harry A. Wilkins, Edgemere, L. I., owner and builder. Cost, about \$4,000.

ELMHURST, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 2-sty frame dwelling, 25x41 ft, in Forley pl, near Broton av, for M. Momnoh, 47 54th st, Corona, L. I., owner and builder. Cost, about \$5,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has finished plans for two 2-sty frame dwellings, 22x35 ft, in the south side of Kelvin st, 225 ft west of Seminole av, for George C. Johnston, Elmhurst, L. I., owner and builder. Total cost, \$10,000.

#### APARTMENTS, FLATS AND TENEMENTS.

FOREST HILLS, L. I.—Timmis & Chapman, 315 5th av, Manhattan, have plans in progress for a 5½-sty brick and hollow tile apartment house, 200x250 ft, at Burns st and Tennis pl, for the Gardens Apartment Co., 2341 Broadway, Manhattan, owner. Guyon C. Earle, secretary and treasurer. Plans will be completed about May 15. Architects will take estimates on general contract.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 2-sty frame dwellings, 16x38 ft, at the southeast corner of Vandeveer and Atlantic avs, for Wm. Sim, 2d st, Union Course, L. I., owner and builder. Total cost, \$15,000.

RICHMOND HILL, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has finished plans for eight 2½-sty frame dwellings, 36x60 ft, in the west side of 101st st, 114 ft west of Rockaway Boulevard, for John Walker, 115 Flushing av, Jamaica, owner and builder. Total cost, \$25,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for five 2-sty frame dwellings, 24x32 ft, on the west side of Farmers av, 340 ft north of Bryan av, for the Herman Homes Co., 1040 Atfield av, Dunton, L. I., owner and builder. Total cost, \$30,000.

GLENDALE, L. I.—L. Berger & Co., 1552 Myrtle av, Brooklyn, have completed plans for a 2-sty brick residence, 20x50 ft, with garage, on the east side of McKinley av, 231 ft north of Myrtle av, for Joseph Geiger, 2705 Myrtle av, Glendale, L. I., owner and builder. Cost, about \$7,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 20x33 ft, at the southwest corner of Nyack st and Chichester av, for the F. W. Scutt Realty Co., 336 Fulton st, Jamaica, owner and builder. Cost, about \$7,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has finished plans for a 2½-sty frame dwelling, 23x36 ft, in the north side of Hemly road, 84 ft west of Kingston road, for W. V. Chaplin, Hemly road, owner and builder. Cost, \$7,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has prepared plans for a 1-sty brick dwelling, 25x77 ft, with store, in the east side of Beaver st, 250 ft north of Rockaway road, for C. Kitchenberg, 58 Division st, Jamaica, owner and builder. Cost, about \$5,000.

KEW GARDENS, L. I.—Harry J. Arnold, 466 Napier av, Richmond Hill, has prepared plans for a 2½-sty frame dwelling, 26x38 ft, in the south side of Pembroke pl, 160 ft east of Austin st, for Walter E. Seeley, 445 Stratford road, Brooklyn, owner. Cost, about \$10,000.

NEPONSET, L. I.—W. T. Kennedy & Co., Rockaway Beach, L. I., have completed plans for a 2½-sty frame dwelling, 29x38 ft, at the northeast corner of Beach 144th st and Washington av, for J. W. Fritz, 160 Fifth av, Manhattan, owner. Cost, about \$10,000.

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

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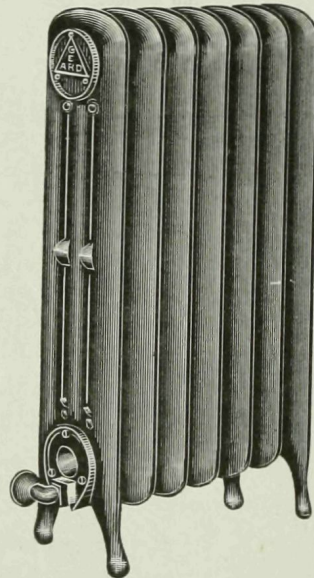
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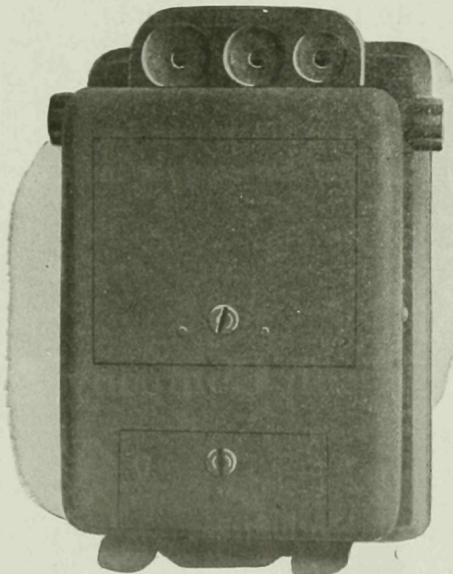
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2-sty frame dwelling, 24x25 ft, in the west side of Hollis Court Boulevard, 850 ft north of Jamaica av, for Harry Wade, 108th st, Richmond Hill, owner and builder. Cost, \$5,000.

QUEENS, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 16x37 ft, in the south side 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, \$12,000.

QUEENS, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 30x26 ft, in the west side of Queens road, 50 ft south of Windsor pl, for A. Abrahamson, Henderson av, Queens, L. I., owner and builder. Cost, \$3,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for two 2-sty frame dwellings, 24x25 ft, in the east side of Hollis Court Boulevard, 143 ft south of Winslow pl, for Harry Wade, 108th st, Richmond Hill, owner and builder. Cost, \$6,000 each.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 27x28 ft, in the south side of Douglas pl, 138 ft west of Queens road, for N. Rosenblum, 357 Fulton st, Jamaica, owner and builder. Cost, about \$6,000.

JAMAICA, L. I.—E. R. Williams, 1 West 34th st, Manhattan, has completed plans for a 2-sty frame dwelling, 16x34 ft, in the west side of Saratoga st, 120 ft south of Cumberland st, for Anna Morgan, 67 West 40th st, Manhattan, owner. Cost, \$2,500.

RICHMOND HILL, L. I.—H. E. Haugaard, Richmond Hill, has finished plans for two 2-sty frame dwellings, 16x33 ft, on the north side of Ashland av, 45 ft west of Curtis av, for Margaret Johnston, Ashland av, owner and builder. Total cost, \$5,000.

WOODHAVEN, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have prepared plans for five 2-sty frame dwellings, 20x44 ft, and 16x27 ft at the northwest corner of Woodhaven and Sutter avs, for Israel Diamond, 610 Stone av, Brooklyn, owner and builder. Total cost, \$18,500.

RICHMOND HILL, L. I.—C. J. Stidolph, 18 Maurice av, Elmhurst, L. I., has finished plans for four 2-sty frame dwellings, 16x38 ft, on the east side of Cedar av, 175 ft south of Roanoke av, for G. L. Kempf, Horton st, Elmhurst, L. I., owner and builder. Total cost, \$10,600.

RICHMOND HILL, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has plans in progress for eight 2½-sty frame dwellings, 36x30 ft, in the west side of 101st st, 114 ft south of Rockaway Boulevard, for John Walker, 115 Flushing av, Jamaica, owner and builder. Cost, \$3,000 each.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x36 ft, at the southeast corner of Spruce st and Belmont av, for the Hillside Realty Co., 489 Penn av, owner and builder. Cost, \$5,000.

**FACTORIES AND WAREHOUSES.**

LONG ISLAND CITY, L. I.—Ballinger & Perrot, 1328 Broadway, Manhattan and 17th and Arch sts, Philadelphia, have plans in progress for a 5-sty reinforced concrete factory building to be erected at Long Island City, for the American Chiclé Co., Harris av, L. I. City, owner. Exact location and further details of construction will be available later.

LONG ISLAND CITY, L. I.—The Wappler Electric Co., 173 East 87th st, Manhattan, has bought property on Harris av, near the Queensboro Bridge, and contemplates the erection of a 3-sty reinforced concrete factory building. Name of architect and details of construction will be available later.

**HALLS AND CLUBS.**

MIDDLE VILLAGE, L. I.—Morris Perlstein, 40 Fulton av, has plans in progress for a 3-sty brick hall and meeting room at Middle Village for the Congregation Sons of Israel, M. Pomeranz, president, care of architect. Cost, about \$10,000. Project will probably be started about May 1.

**SCHOOLS AND COLLEGES.**

FOREST HILLS, L. I.—C. B. J. Snyder, Municipal Building, Manhattan, has prepared plans for a 3-sty brick and limestone public school building, 59x105 ft, in the north side of Livingston st, 300 ft west of Colonial av, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, Manhattan, owner. Cost, approximately \$200,000.

**Richmond.  
DWELLINGS.**

ROSEBANK, S. I.—Otto F. Koehler, 896 Van Duzer st, Stapleton, S. I., has completed plans for a 2½-sty frame dwelling, 30x34 ft, on the north side of Chestnut av, 59 ft east of Tompkins av, for Wm. Muller, 32 St. Marys av, Rosebank, owner. Cost, about \$5,000.

MIDLAND BEACH, S. I.—Ph. Baummerhof, 118 Park av, Hoboken, N. J., has finished plans for a 2-sty frame dwelling, 31x36 ft, in the south side of Vohlers pl, southeast corner of 4th st, for Mrs. Margaret Schmidt, 164 Huber st, Secaucus, N. J., owner. Cost, \$4,000.

NEW DORP, S. I.—Albert Hughes, 203 Broadway, Manhattan, has prepared plans for a 2-sty frame dwelling, 16x24 ft, at the northeast cor-

ner of London road and Ascot av, for Foster G. Arnold, 157 West 228th st, New York, owner. Cost, \$3,000.

**Nassau.**

**HALLS AND CLUBS.**

LYNBROOK, L. I.—Robert Teichman, 10 Old Slip, Manhattan, has plans in progress for a 2-sty brick and stone fire house and community building, 35x70 ft, at Lynbrook, for the Trustees of Engine No. 1, George Ebeling, chairman, owner. Cost, about \$65,000.

**Westchester.  
DWELLINGS.**

TUCKAHOE, N. Y.—Harry A. Ramsey, 50 Bloomfield st, Boston, Mass., has plans in progress for a 1½-sty hollow tile and brick veneer residence, 35x50 ft, with 1-sty hollow tile and brick garage, 20x20 ft, at Tuckahoe, N. Y., for owner to be announced later. Architect will soon be ready for estimates on general contract. Cost, about \$15,000.

**New Jersey.**

**APARTMENTS, FLATS AND TENEMENTS.**

WEST NEW YORK, N. J.—Mayer & Manahan, 711 Bergenline av, have completed plans for two 5-sty brick and limestone apartments, 50x90 ft, at Palisade av and 9th st, for Nathan Weiss, 543 13th st, New York City, owner and builder. Cost, about \$100,000 each.

LINDEN, N. J.—James W. Kirst, 547 Madison av, Elizabeth, N. J., has prepared plans for a 2½-sty frame and stucco flat, 21x40 ft, in the north side of Blanck st, 250 ft east of Maple st, for Stanley Ceisluk, Cleveland av, Linden, N. J., owner and builder. Cost, about \$5,000.

BLOOMFIELD, N. J.—F. L. Pierson, 160 Bloomfield av, has completed plans for a 2-sty frame tenement, 30x36 ft, at 67 Mill st, for Mrs. Rosie Celebucki, 69 Mill st, Bloomfield, owner and builder. Cost, \$5,000.

SUMMIT, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has plans in progress for three 3-sty hollow tile and stucco apartments, 40x90 ft each, on Summit av, for M. D. Lehman, owner, care of architect. Cost, \$30,000 each.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has completed plans for a 4-sty brick and stone apartment, 54x121 ft, at 26 South Maple av, for Nalebuff & Romm, 199 Rose st, Newark, owners and builders. Cost, about \$70,000.

EAST ORANGE, N. J.—Garner-Lang, 110 West 34th st, Manhattan, have finished plans for a 4 and 5-sty brick and limestone apartment, 75x104 ft, at 150 Harrison st, for the Solow Construction Co., Inc., 574 St. Nicholas av, Manhattan, owner and builder. Cost, about \$75,000.

**CHURCHES.**

PATERSON, N. J.—Van Vlandren & Culver, 140 Market st, Paterson, have plans nearing completion for a 1-sty brick and terra cotta church, 65x90 ft, seating about 900 in Hopper st, near Haledon av, for the Sixth Holland Reformed Church, Rev. H. P. Schuuman, pastor, 79 Paterson st, Paterson, owner. Cost, approximately \$50,000. Architects will soon be ready for estimates on general contract.

BLOOMFIELD, N. J.—Fred L. Pierson, 160 Bloomfield av, has plans in progress for a 2-sty hollow tile and stucco church, 27x75 ft, on Bloomfield av, for the Union Baptist Church (colored), owner. Cost, about \$12,000.

**DWELLINGS.**

HILLSIDE, N. J.—M. B. Silberstein, 133 Springfield av, Newark, has completed plans for a 2½-sty hollow tile and stucco dwelling, 28x45 ft, on Maple av, for Mrs. Julia Sommer, 558 Highland av, owner. Owner will take estimates on general contract. Cost, about \$10,000.

BLOOMFIELD, N. J.—F. L. Pierson, 160 Bloomfield av, has completed plans for two 2½-sty frame dwellings, 22x28 ft, in Halcyon Park for Henry Hendricks, 71 Florence av, Bloomfield, owner and builder. Cost, \$4,000 each.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x42 ft, in Christine st, for Sussano Brothers, 20 Christine st, owners and builders. Cost, \$4,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, have completed plans for a 2½-sty frame dwelling, 33x29 ft, at Montclair, for the Montclair Realty Co., 188 Park st, Montclair, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Jersey City, has plans in progress for a 2½-sty frame dwelling, 32x25 ft, in Oxford st, for owner to be announced later. Cost, \$8,000.

**FACTORIES AND WAREHOUSES.**

NEWARK, N. J.—Plans have been prepared privately for a 2-sty brick and cement block storage building, 27x72 ft, at 697 South 12th st, for John Clark & Sons, Furniture, 699 South 12th st, owners and builders. Cost, \$5,000.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has plans in progress for a 4-sty brick, mill construction, warehouse, 80x150 ft, on Badger av, south of Alpine st, for the American Food Co., 302 Pine st, owner. Cost, about \$100,000.

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**JERSEY CITY, N. J.**—Chris. Ziegler, 75 Montgomery st., Jersey City, has completed plans for a 4-sty brick and reinforced concrete laundry addition, 75x75 ft., at Oakland and Laidlaw av., for the R. H. H. Steel Laundry Co., 138 Oakland av., owner. Cost, approximately \$60,000. Architect will soon be ready for estimates on general contract.

#### SCHOOLS AND COLLEGES.

**EAST ORANGE, N. J.**—The Board of Education of the Town of West Orange, T. Powers Farr, president, contemplate the erection of a public school building to cost approximately \$150,000, at Gaston st and Lindsley av., for which name of architect and details of construction will be available later.

**DUNELLEN, N. J.**—J. N. Pierson & Son, Raritan Building, Perth Amboy, N. J., have plans in progress for alterations and additions to the 2-sty brick public school at Dunellen for the Board of Education of Dunellen, owner. Cost, about \$80,000.

**PATERSON, N. J.**—Fred W. Wentworth, 140 Market st., has been selected to prepare plans and specifications for a high school building on Park av., through to Market st., near Graham av., for the Board of Education, George Keese, president, owner. Details will be available later.

**MONTCLAIR, N. J.**—Starrtee & Van Vleck, 8 West 40th st., Manhattan, have been selected to prepare plans for a 1-sty brick addition to the public school at Montclair for the Town of

Montclair, Board of Education, owner. Details will be available later.

#### STORES, OFFICES AND LOFTS.

**PATERSON, N. J.**—Charles E. Sleight & Son, 163 Washington st., Paterson, have started plans for four 1-sty brick auto sales rooms, 52x112 ft., at the corner of Van Houten and Paterson sts., for Charles Levine, 79 Hamilton av., Paterson, owner. Cost, about \$15,000.

#### Other Cities.

#### APARTMENTS, FLATS AND TENEMENTS.

**STAMFORD, CONN.**—Emmens & Abbott, 1 Bank st., Stamford, have completed plans for five 3-sty brick apartment houses, 41x75 ft., at Stamford, for the Spelke Construction Co., 415 Atlantic st., Stamford, owner and builder. Cost, \$15,000 each.

**ALBANY, N. Y.**—Pember & Campaigne, 24 James st., Albany, have plans in progress for a 10-sty brick and limestone apartment house, 50x150 ft., at the corner of State st. and North Boulevard, for the Leo T. Welch Co., 70 Central av., owner and builder. Cost, approximately \$500,000.

#### CHURCHES.

**ENDICOTT, N. Y.**—S. O. Lacey, Phelps Building, Binghamton, N. Y., has started sketches for a 1½-sty tapestry brick church, 75x150 ft., at Endicott, for the Methodist Episcopal Church, owner. Cost, about \$100,000. Details will be available later.

#### DWELLINGS.

**STAMFORD, CONN.**—Plans have been prepared privately for a 2½-sty frame and stucco residence at Southfield Point, Stamford, for James C. Green, architect, 7 West 47th st., Manhattan, owner. Cost, about \$18,000. Owner will call for estimates on separate contracts.

### CONTRACTS AWARDED.

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

#### CHURCHES.

**NYACK, N. Y.**—P. J. Rooney, 65 Brookside av., has the general contract for a 2-sty brick and stone church addition in North 1st st., for the Grace P. E. Church, Rev. Albert Longley, rector, owner, from plans by Hutton & Buys, 103 Park av., Manhattan, architects.

**PASSAIC, N. J.**—Wills-Egeloff Co., Inc., 101 Park av., Manhattan, has the general contract for a brick and cast stone church and school at 8-10 Wall st., for the Holy Rosary R. C. Church, owner, from plans by F. J. Schwartz, Colt Building, Paterson, architect.

#### DWELLINGS.

**MANHATTAN.**—Magoba Construction Co., 1178 Broadway, has the general contract for alterations to three 4-sty brick and stone residences, 42x70 ft., at 6-10 East 68th st., for Otto H. Kahn, 52 William st., owner, from plans by Harry Allen Jacobs, 320 Fifth av., architect. Cost total, about \$200,000. Work consists of new brick and stone fronts and general interior alterations.

**FLUSHING, L. I.**—Roberts-Nash Co., 93 Amity st., Flushing, L. I., has the general contract for a 2½-sty frame residence, 26x42 ft., at the northwest corner of Myrtle and Parsons av., for G. A. Hammer, 100 Parsons av., owner, from plans by John Boese, 280 Broadway, Manhattan, architect. Cost, about \$30,000.

**SCARSDALE, N. Y.**—Joseph Mulholland, 57 Lawton st., New Rochelle, N. Y., has the general contract for a 2½-sty brick residence, 30x50 ft., at Heathcote rd and Morris lane, for Frank Bannerman, 501 Broadway, Manhattan, owner, from plans by Julius Gregory, 56 West 45th st., Manhattan, architect. Cost, approximately \$30,000.

**MONTCLAIR, N. J.**—Thomas A. Curtis, 47 Forest av., Montclair, has the general contract for a 2½-sty frame dwelling, 27x40 ft., at the northeast corner of Columbus av and Christopher st., for Otto P. Hinch, 86 Christopher st., owner, from plans by H. M. Fisher, 483 Bloomfield av., Montclair, architect. Cost, about \$8,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick factory building, 99x200 ft., in the north side of 6th st., 900 ft west of West av., for the General Carbonic Co., 877 Flushing av., owner, from privately prepared plans. Cost, about \$40,000.

**NEWARK, N. J.**—E. M. Waldron, Inc., 665 Broad st., has the general contract for a 2-sty brick drying building, 36x64 ft., at 420 Freylinghuysen av for the General Leather Co., owner, from plans by Fred A. Phelps, architect and engineer, Union Building, Newark. Cost, about \$14,000.

#### SCHOOLS AND COLLEGES.

**MANHATTAN.**—Story & Flickenger, Inc., 5 Great Jones st., have the general contract for alterations to the 4-sty brick and stone residence at 836 Fifth av into a school building for the Bovee School for Boys, 291 Fifth av., owner, from privately prepared plans. Project consists of adding 1 story and interior changes.

#### STABLES AND GARAGES.

**BROOKLYN.**—L. Ettinger, 1503 Lincoln pl., has the general contract for a 1-sty brick garage, 112x300 ft., at the southwest corner of Classon av and Atlantic av., for Hyman Aaron, 1205 Eastern Parkway, owner, from plans by Cohn Erothers, 361 Stone av., architects. Cost, \$85,000.

**MANHATTAN.**—Wharton-Green Co., 37 West 39th st., has the general contract for a 2-sty brick garage, 100x175 ft., at the southeast corner of 10th av and 54th st., for Theo. Schmidt, owner, care of Starrett & Van Vleck, 8 West 40th st., architects. Cost, about \$10,000.

**MANHATTAN.**—J. C. Mack, 31 Liberty st., has the general contract for a 2-sty reinforced concrete garage, 71x100 ft., at 221-225 Thompson st., for Henry Birdsall, 183 West st., owner, from plans by H. L. Gillen, 379 Grand st., Brooklyn, architect. Cost, about \$40,000.

**MANHATTAN.**—Charles J. Brooks, 872 Ninth av., has the general contract for a 1-sty brick garage, 75x150 ft., at 605-619 West 5th st., for Mary Handley, Spelmtown, L. I., owner, from plans by G. F. Spelman, 2550 Briggs av., architect. Lessee, Sarah J. Brooks, 349 West 56th st. Cost, \$28,000.

#### THEATRES.

**BROOKLYN.**—Louis Gold, 44 Court st., has the general contract for a 2-sty brick, limestone and terra cotta moving picture and vaudeville theatre, 100x120 ft., seating 1,900 at the northeast corner of Kings Highway and East 12th st., for the Kingsway Realty Co., owner, from plans by Carlson & Wiseman, 226 Henry st., architects. Plans are now being prepared. Details will be available later.

### 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 24. Headquarters will be held 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 MEETING.

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 STANDARD AND APPEALS.

Tuesday, April 1, 1919, at 10 A. M.

*Petitions for Variations.*

2222-17-S—56-58 Grove street, Manhattan. Reopened October 24, 1918.

965-18-S—958-964 University avenue, The Bronx. Reopened Dec. 17, 1918.

151-19-S—50-52 West 3d street, Manhattan.

133-19-S—185 Spring street, Manhattan.

164-19-S—248 West 23d street, Manhattan.

165-19-S—109 East 12th street, Manhattan.

167-19-S—52-54 Maiden lane & 29-31 Liberty street, Manhattan.

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

#### BOARD OF APPEALS.

Tuesday, April 1, 1919, at 1:30 P. M.

*Appeals from Administrative Orders.*

140-19-A—149 Broadway, Manhattan.

155-19-A—1818 Webster avenue, The Bronx.

157-19-A—1372-1382 Broadway, Manhattan.

163-19-A—910 Fifth avenue & 1-5 East 72 street, Manhattan.

166-19-A—52-54 Maiden lane & 29-31 Liberty street, Manhattan.

131-19-A—2330 Pitkin avenue, Brooklyn.

92-19-BZ—82 Stanhope street, Brooklyn.

125-19-BZ—267-269 Bay Ridge avenue, Bklyn.

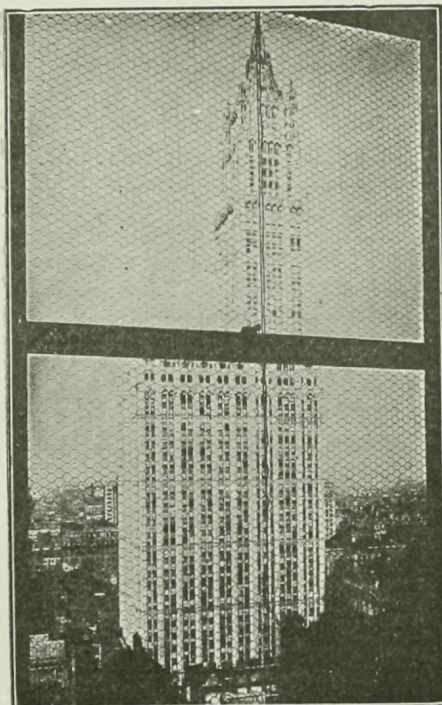
97-19-BZ—733-741 59th street, Brooklyn.

1486-181BZ—23 Fort Washington avenue, Manhattan. Reopened, Mar. 11, 1919.

121-19-BZ—236-238 Stagg street, Brooklyn.

123-19-BZ—1937 Coney Island avenue, Bklyn.

156-19-BZ—948-958 59th street, Brooklyn.



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**BOARD OF APPEALS.  
SPECIAL MEETING.**

Friday, April 4, 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.
- 55-19-A—Pier 72, 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.

**Leases.**

(Continued from page 408)

DOUGLAS ROBINSON, CHARLES S. BROWN COMPANY leased a loft in 127-9 Prince st, to Paristyle Petticoat Company, the entire building 360 Canal st, to Isaac Michaels; space in 80 5th ave, to Jacob Siff; space in 41 West 21st st, to Jacob Balaban; in the same building to Jacob Weiss; loft in 127-9 Prince st, to Clyde E. Black; in 44 3rd ave, to Vincent Coriario; store and basement, in 2-4 Reade st, to Samuel Abramowitz; space in 23-5 East 26th st, to Herman Raub and Son; entire building 75 Wooster st, to Carlo Rocconova.

SPEAR & CO. rented for the M. & G. W. Corporation the entire building at 588-590 9th av to Jacob Lahn, dealer in furniture, for a long term.

E. K. VAN WINKLE rented the following furnished apartments: at 500 West End av for J. Jerome Finn to Mrs. Martha C. Reed; at 344 West 72d st for Mrs. Grace Rogers to Joseph E. Packard; at 504 West 113th st for Miss Susan H. Kurtz to Mrs. Louise H. Wall; at 250 Riverside dr for Mrs. Emma H. Jordan to Harold C. Folts; at 808 West End av for Mrs. Anna Gonzalez to Chas. W. Luke, in conjunction with Douglas L. Elliman & Co.; at 620 West 122d st for Mrs. H. C. McMath to Rene Froebe; at 36 Gramercy Park for Theo. Holm to Mrs. Dorothy D. Hawkins, in conjunction with Gaines, Van Nostrand & Morrison; at 40 West 84th st for Lord George Wellesley to Edwin B. Dickinson; at 440 Riverside dr for J. C. Thorn to Capt. Adolphus Andrews; at 259 West 90th st for Mrs. T. Erdman to Louis H. Goldsoll; at 200 West 59th st for Raoul Tolentino to Mrs. K. Lehing.

E. K. VAN WINKLE rented unfurnished an apartment at 59 West 76th st to Ferd N. Spaeder; for Mark Rafalsky & Co. an unfurnished apartment at 2 West 86th st to Rev. Chas. S. Burch; for Ernest Harvier the private house at 27 West 95th st to Mrs. M. A. Messer; the store at 19 East 57th st to Louis F. Dorbon, in conjunction with Wm. A. White & Sons; for Edw. C. Ely the store at 128 West 72d st to F. R. Wood & Co., Inc.; also the following furnished apartments: at 723 St. Nicholas av for Frank S. Drew to Kenneth C. Browne; at 124 West 72d st for Alex. M. Charlton to Maurice Goodman; at 165 West 72d st for Mrs. Emily A. Whitney to Elmer F. McConaha; and at 1155 Park av for Mrs. M. Hirschfeld to Mrs. John D. Spreckles, Jr.

WM. A. WHITE & SONS leased at 68 William st offices to Rawson, Drew & Clydesdale, and to Charles J. Foltz and Charles R. Carruth; at 85-87 John st a loft to Squire Co., Inc.; at 114-116 East 16th st space to Harry A. Tobin and John J. O'Brien; at 158 Spring st, a loft to Charles Freund; with George R. Read & Co., a loft at 72 Wall st to Robert B. Freeman and Son, and with Spear & Co., at 127-129 Bleecker st, a loft to Hyman Schau. Wm. A. White & Sons have also leased at 174 West 72d st, an apartment to Jerome Rosenberg. This completes the renting of the entire building, all leases having been closed within a period of sixty days.

**REAL ESTATE NOTES.**

HENRY HOF has been appointed agent for 629 and 829 2d av.

J. K. MOORS has been appointed agent of the building 702 East 138th st for the Wendel Bieser Realty Co.

CHARLES S. KOHLER (INC.) has been appointed agents of 2 Pinehurst av, 706 West 179th st and 562 West 191st st.

THE AXELRAD MORTGAGE CO., INC., Peter Axelrad, president, has opened an office to transact a general real estate business at 503 5th av, corner 42d st.

JAMES F. KERNS, formerly president of E. J. Hollahan Inc., having taken over the business of this corporation, will hereafter conduct the business under the firm name of James F. Kerns Co., retaining the office at 7109 3d ave.

BUILT-WELL HOMES CORPORATION has opened offices at 1800 Church av, opposite the Brighton Line station. Besides doing the usual

brokerage and insurance business, the corporation will build homes to order on the easy payment plan.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new apartment house to be erected at the northeast corner of 5th av and 72d st, on the property recently purchased by the Post Investing Co., Fred F. French, president, from the Stillman estate.

HARLEM PROPERTY OWNERS' ASSOCIATION has leased new meeting rooms from May 1, 1919, in the Chatham & Pheix National Bank

Building, 67 West 125th st. The meeting nights will be the first and third Thursdays of each month, instead of the second and fourth, as at present.

WILLIAM RAYMOND BURLING, JR., son of William Raymond Burling, a pioneer real estate operator of Brooklyn, whose office is at 209 Bridge st, has formed a partnership with Halsted Swan, of 120 Pierrepont st, recently discharged from service, and will open a real estate office in the ground floor of the Brooklyn Real Estate Exchange, 189 Montague st.

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