

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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EDITORIAL

Unionism and Its Antidote

Judge Gary has advanced the argument as a basis for his belief that the employes of the United States Steel Corporation will not strike to enforce a demand for a reversal of its "open shop" policy, that the men are better off under present conditions than they would be if unionized.

"The employes," he says, "have received and will continue to receive better treatment and better working conditions of employment from the Steel Corporation under its principles and policies pertaining to labor than they could expect through the efforts of labor unions."

Judge Gary may be wrong in his judgment of the probable outcome of the effort which again undoubtedly will be made soon to unionize the steel mills. But at least he has substantial reasons for faith in the loyalty of the great body of workmen in his employ. This is not the first time that the unions have tried to shut the doors to all not holding cards. But the men realized that if the unions were recognized they would lose the right to subscribe to steel stock on advantageous terms and that instead of receiving advances in wages by unsolicited act of the corporation, they would have to strike for every raise in pay with all the hazards and losses that strikes involve. The advantages of the "open shop" were real, not chimerical.

The fact that only about fifteen per cent. of the labor of this country is unionized too often is lost sight of. To a considerable extent this is due to lack of initiative on the part of the workmen themselves. Probably many more wage earners would join unions if an effort was made to organize them. It is easy to plead the benefits of collective bargaining in alluring phrases. But it is apparent that independence of thought and action, so desirable in other matters, is also appreciated by large numbers of workmen who have had the opportunity to weigh the arguments made in favor of unionism against the known defects in the system.

It cannot be doubted that the unions have been of material assistance in bringing about better working conditions for large numbers of men and women, nor that unionism has proved its right to exist. But that other influences have been as helpful in bettering working conditions as unionism, without incorporating in their program the undesirable features of unionism, is pointed out by Judge Gary when he says that the Steel Corporation has done and will continue to do more for its workmen than they could expect from the unions. The National Biscuit Company, to mention one of a number of large corporations which treat their workmen on a basis that commends itself to them, is another "open shop" where efforts to unionize it failed even when the organizers had the benefit of friendly overtures of the United States Department of Labor. The Biscuit Company, like the Steel Corporation, gives its men better treatment than they would receive under the union regulations of employment.

The best way to effectively combat the onward sweep of unionism is to make non-union workers so satisfied with their status as free and independent men that they will not find it necessary to subscribe to membership in organizations which deprive them of the greatest desideratum of the freeman while at the same time obliging them to join in collective acts which in some particulars are open to criticism as unfair. With eighty-five per cent. of wage workers in the country still in a state of freedom from union control, it is within the power of employers to put down a barrage through which unionism cannot advance further until it has rid itself of its questionable features. The way to do it is suggested by Judge Gary—treat the men better than those under the union yoke and they will put aside the fancied benefits of enrollment under leadership not always actuated by respect for law and abstract justice.

May Cost Taxpayers Dearly

Even the seat of municipal government, the beautiful City Hall, seems not to have escaped the debilitating effect of the recent weather conditions. The noble structure itself, of course, has valiantly withstood the trials put upon it by Old Sol and St. Swithin, but there is evidence that as much cannot be said of some of the occupants of the Hall.

Upon no other ground than that of befuddlement due to the oppressive weather can the Record and Guide account for the surprising opposition of Mayor Hylan and some of his associates in the Board of Estimate to accepting a gift of \$350,000 from the Rockefeller Foundation. One of the pressing problems of the day is the city's duty in regard to drug addicts and the capable Commissioner of Health, Dr. Royal S. Copeland, was alert both to his duty and his opportunity when he discovered that the city could get free of cost a \$350,000 plant for the care of this class of its unfortunates. The buildings which the Rockefeller Foundation offered to give to the city were used as a demonstration hospital during the war. The plant includes thirteen buildings, a modern kitchen equipment and a laundry installation. It was Dr. Copeland's idea to have these buildings, no longer needed for their original purposes, removed to Warwick and turned into a home for drug addicts recovering from treatment. The Rockefeller Foundation offered, in addition to furnishing the buildings free, to bear the expense of removing them to Warwick for the city's use.

It is inconceivable that any city official could object to the acceptance of such a generous gift, particularly in view of the great need of a modern institution to meet the situation outlined by Commissioner Copeland. Mayor Hylan based his objection on the ground that he is opposed "to accepting anything from the Rockefeller crowd." Never probably has a more puerile reason been given by a prominent official for rejecting an exceedingly good business proposition for the city.

Mayor Hylan may think he can add to his political prestige by rejecting a legitimate \$350,000 gift to the city, but he is apt to know better when he hears from the taxpayers who, through his petty action, may be compelled to go down into their own pockets for much more than \$350,000 of additional taxes to offset the rejected gift to the city.

The Record and Guide has been designated again this

Readers' Comment on Current Topics

July 22nd, 1919.

Editor of the Record and Guide:

My attention has been called to the "Advisory Council's" letter of the 15th instant, which calls for comment.

Realty demands all the mortgage money it can beg or borrow—full loans—low interest and long terms—from anybody and anywhere.

If every mortgage were free from Federal and State taxation of every kind—it would benefit realty.

The Federal Farm Loan bonds (mortgage securing same made through local Federal Loan Banks) being exempt—benefit the farm borrower. Savings banks and other corporate lenders can't compete—hence they object.

The proposed Federal Home Building bonds (Senator Calder's bill) (mortgage securing same made through local building and loan associations) intended to be tax exempt—savings banks and other corporate mortgage lenders can't compete—hence they object.

We go a step further than Senator Calder's bill and want a Federal Urban Mortgage Bank—not confined to single residence property—but we want all corporate mortgage lenders to be part of the system (as per plan inclosed herewith).

The present "Farm bonds" and the proposed Urban Home bonds," both tax exempt—help the urban realty mortgage situation because they force the corporate mortgage lenders that previously made these loans and can't now compete to increase their loans on urban general property. In addition they educate Congress and the Nation to the necessity and advantage of having a single Federal mortgage system covering all kinds of real property and including in it all classes of corporate mortgage lenders.

We are neither defending or opposing taxing or tax-exempting all mortgages—but with the high interest rates on foreign government and municipal bonds and on domestic industrial corporate bonds and with tax exempt municipal bonds realty mortgage loans to compete with the above and benefit realty—must be tax-exempt. We would like to see 100% tax-exempt and if not 100% then 75% and down the line to 25%. We want the principle legally established whether it be class legislation or otherwise—then we will use it to widen the principle out.

"The Advisory Council" is looking at the matter purely from a corporate lending standpoint and not from the mortgage borrower's standpoint. I don't blame them for this. The savings banks want a bill similar to the Building and Loan Association. They recognize the advantages. Instead of the advisory council kicking, why don't they join with us and advocate a Federal Urban Mortgage Bank System with all corporate mortgage lenders part of the system and making the original loans as at present?

The corporate mortgage lenders if included in such a system will make more money than they make today with all their "rake off" commissions, etc., etc.

STEWART BROWNE,

President United Real Estate Owners Association.

The principal features of the proposed Federal Mortgage Bank referred to are:

Office, Washington, D. C., without branches. On local banks. Board of Directors, same as Federal Reserve Board (Sec. 18). Capital stock, unlimited. 7% cumulative dividends—after pay-

ment dividends, 50% of remaining net profits to go for franchise tax and 50% to go to reserve fund and when latter equals 100% of capital—100% of remaining net profits to go for franchise tax. Stock to be sold at par to "Member Corporations" and to the public generally. Stockholders to have no vote.

All banks, savings banks, trust, mortgage, title, insurance, fire and life insurance companies, and building and loan associations may become "Member Corporations" of the Federal Mortgage Bank on complying with following clause:

To become "Member Corporations" all such corporations must take and pay for at par capital stock of the Federal Mortgage Bank in face amount equal to 5% of the "Member Corporation's" combine capital and surplus, but in no case less than \$10,000 and not more than \$100,000 unless with the consent of the "Member Corporation." Whenever the capital stock of the Federal Mortgage Bank owned by a "Member Corporation" is less in face amount than 5% of its outstanding loans obtained from the Federal Mortgage Bank, said "Member Corporation" shall be required to take and pay for at par an additional amount of Federal Mortgage Banks capital stock to bring up to 5% of said outstanding loans—said capital stock owned by a "Member Corporation" shall neither be sold nor hypothecated.

Subject to the approval of its Directors, the Federal Mortgage Bank to make loans to "Members Corporations" on their guarantee of the payment of principle and interest and upon the deposit of the following collateral:

(a) On first lien installment or amortization mortgages running for not less than ten years and for not longer than fifty years with annual installment payments of principle of not less than 1% and where the mortgage loan does not exceed two-thirds of the appraised value of land and buildings and where the net income of property mortgaged is sufficient to pay taxes, interest, amortization and cost of operation;

(b) No loan by Federal Mortgage Bank shall exceed 90% of the amount of unpaid, but not past due, principle on any mortgage;

(c) The rate of interest on loans made by the Federal Mortgage Bank shall be fixed quarterly by its Board of Directors.

Funds for said loans, apart from the capital stock of the Federal Mortgage Bank, shall be obtained by the issue of its bonds running for not longer than fifty years and at rates of interest to be fixed from time to time by its Board of Directors; said bonds to be free from all Federal, State and Municipal taxation.

With a merchant, rent is a part of the administrative expense, to be added to the cost of production, and it amounts to an almost negligible per cent. of the total. With the householder, rent may be as much as one-fourth or even one-third of his earning capacity. For the latter, therefore, any increase becomes a serious and irritating factor. It is this peculiar condition, affecting so adversely the mental condition of the apartment-house dweller and so relatively unimportant to the merchant, that makes business property stand out in marked contrast to the apartment investment.

A Saving people make a safe Government. Buy W. S. S.

REAL ESTATE SECTION

Merchants' Association For Exemption of Mortgages

Reports Prices and Wages Will Remain High Indefinitely and Relief for Building Shortage Is in Finding New Money for Operations.

THE present level of prices and wages will be maintained indefinitely.

Increased industrial activity throughout the world, with a shortage of labor tending to rising wages and higher selling prices, are inevitable.

Manufacturers must realize profits through increased efficiency in production, with the co-operation of wage earners.

The housing shortage cannot be relieved until more houses are built under normal conditions which will ensure a profit.

These are some of the conclusions reached by The Merchants' Association after consideration of a report made by its Housing Committee and submitted to the Executive Committee of The Association last week.

The members of the Housing Committee are as follows:

Chairman, Mr. Burt L. Fenner, of McKim, Mead and White; Mr. Leo S. Bing, of Bing and Bing; Mr. G. Richard Davis, of A. L. Mordecai and Son, Incorporated; Mr. Ernest F. Eidlitz, Counsel of the Building Trades Employers' Association; Mr. Francis N. Howland, of Candee, Smith and Howland; Mr. Clarence H. Kelsey, President of the Title Guarantee and Trust Company; Mr. Charles D. Norton, Vice-President of the First National Bank; Mr. Robert E. Simon; Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; Mr. Charles H. Strong, of Strong and Mellen.

The report submitted by the Special Committee on Housing contains the following: "It is the unanimous opinion of the members of your Committee that construction of the houses is being delayed by two things:

- (1) Lack of money for building operations caused by
 - (a) Insufficient return on mortgages due to Federal taxes.
 - (b) Insufficient return on operation of buildings, and apparent hostility of the public to the collection by the owner of a sufficient return, and
- (2) Doubt as to the continuance of the prevailing high prices of building construction, and reluctance to build now while they do prevail.

"The Committee is firmly of the conviction that the problem is so immense that no palliative, while it may assist to some extent, is capable of meeting the situation satisfactorily. The rapidity with which the situation improves will depend directly upon the extent to which these two adverse factors are eliminated.

"It has appeared to the Committee that the lack of money for building operations is by far the most serious hindrance to construction. This lack of money is manifest by the difficulty of obtaining adequate mortgage loans, which in the past have furnished not less than 80 per cent. of the capital invested in building construction, and by the reluctance of either investors or speculators to finance the equity.

"The unattractiveness of real estate mortgages as investments is of recent origin and is due to the fact that the net return to the investor has decreased materially on account of the income taxes. The investor has been unable to maintain his net income by increasing the interest rate on his mortgage investment. Consequently, individuals subject to income taxes, which applies to practically all investors, and especially individuals subject to sur-taxes, cannot afford

to invest in real estate mortgages, as the net return to such investors often falls as low as two or three per cent. To make conditions worse, investors are not only refusing to invest further in real estate mortgages, but they are exerting every effort to liquidate those they now hold. It was inevitable that the decreasing demand for real estate mortgages as investments, coupled with the liquidation of present real estate mortgage holdings, would result in almost complete stagnation of the real estate mortgage market and of new house construction.

"There is only one way in which a demand for real estate mortgages can be increased, namely, by increasing the net return to the investor, either by raising the interest rate or by eliminating taxes. The former method is impracticable, if not impossible; the latter method is advocated by your Committee.

"The Committee believes that it has excellent grounds for advocating the elimination of income taxes on real estate mortgages. In the first place, the housing shortage is nationwide, if not world-wide, and seriously threatens the industrial efficiency, peace and prosperity of this country and the health and contentment of its people. For this reason, it warrants the earnest attention of Congress. In the second place, Congress has already established the principle of assisting in the financing of urgently needed projects by the elimination of income taxes from securities, as in the case of the Governmental Loans, those of the Federal Farm Loan Banks, War Finance Corporation and municipalities. The urgent necessity for building construction all over the country is such as to place real estate securities in the same class with these others, from the standpoint of exemption from income taxes. In the third place, the present housing situation is due in large degree to curtailment of construction by government order during the war.

"At first consideration, it may be thought that such legislation would deprive the Government of a substantial revenue, but further consideration shows that such would not be the case.

"A single illustration will demonstrate the effect on the Government's revenue of exempting new loans.

"An operator intends to build one hundred houses at a cost of \$5,000 each, a total building cost of \$500,000. They are to be erected on land owned by him worth \$250,000. He will furnish the land and \$100,000 capital and must borrow \$400,000 divided into one hundred mortgages of \$4,000 each. This money will be furnished by from ten to 100 individuals. For the purpose of the illustration, let us assume that it will be furnished by twenty individuals, taking \$20,000 each, upon which the income would be 5 per cent. or \$1,000. The Government would thus collect a tax upon twenty incomes of \$1,000 each. All this is, of course, based on the assumption that the mortgages could be placed, which today is not the case.

"On the other hand, if the tax on these mortgages were removed, the money would be readily secured and the operation would proceed. On completion, the operator would sell the houses at a profit of \$500 each, a total of \$50,000, which would accrue to one individual and be subject to both the normal tax and sur-taxes. Thus the Government would

collect, in one year, taxes equal in amount to at least five years' income from mortgages.

"It is plain that income tax exemption should not be allowed without limitation to the mortgage holdings of any individual. Otherwise this exemption would assist the wealthy in avoiding taxation by transfer of investments into real estate mortgages. The Committee believes, furthermore, that a great demand for real estate mortgages can be created by appealing to the small investor. For this reason, the Committee advocates that the exemption apply to real estate mortgage holdings of any individual up to forty thousand dollars only. While the Committee does not advocate the forty thousand dollar limit as being necessarily the proper one, it does believe that, by setting the limit at approximately this figure, the amount of taxes which the wealthy would avoid would be immaterial, while an appeal would be made to a sufficient number of small investors to create the mortgage demand required.

"The question has also been raised: Why should not this exemption from taxation be limited to new construction, inasmuch as funds are needed for new construction rather than for investment in buildings already erected? The Committee discussed this point very thoroughly and is of the conviction that the real estate mortgage market is indivisible and must be treated as a unit. If money is brought into the real estate mortgage market, the demand for new mortgages will automatically increase; but if the market for new mortgages only is stimulated, the advantages received will be largely, if not entirely, offset by the stagnating effect on the market for old mortgages. To be more specific, if the elimination of taxes is confined to new mortgages, the liquidation of old mortgages will not only continue but increase, with the result that the real estate market will be called upon to place a great volume of old mortgages with new investors. It is inconceivable that property owners who are having difficulty in replacing old mortgages will be desirous, or able, to finance the equity on new construction. Furthermore, a decided and disastrous slump in the values of existing building will undoubtedly follow.

"Inasmuch as this plan of relieving the present housing situation has been discussed more or less in a public way by persons connected with large loaning institutions, especially savings banks and life insurance companies, who have stated that this change in the income tax law would not promote investment by such concerns in real estate mortgages, because they are not now subject to these income taxes, the Committee wishes to point out that it was not the intention of stimulating the mortgage market by attracting such large investors. These concerns, in most cases, have their funds so tied up in Liberty Loan bonds, which in many cases they have borrowed money to purchase, that they are unable to invest extensively in real estate mortgages which is an important reason for the present situation in the mortgage market. It is from the small investor whom this plan will affect, and who after all is the source of the bulk of mortgage money, that the mortgage market must obtain relief.

"Next to the scarcity of money available for building construction, the Committee believes that doubt as to the continuance of the prevailing high prices of building construction is the chief detriment to immediate activity in building. The Committee has investigated this subject of prices with great care, both individually and as a Committee, and it is the unanimous opinion of the members that building construction prices will not decrease to a material extent for an indeterminate period—a number of years at least.

"It appears to be almost the unanimous opinion among the economists and business men who have carefully studied the present price situation that we are now on a new world price level, and that future price adjustments will be made toward this new and higher price level rather than to the price level existing in 1914. This new price level is due partly to world-wide expansion of credit on the basis of which business is now conducted and of which increased volume

of paper currency is one evidence. The inevitable result of inflation is a decrease in the purchasing value of the currency unit.

"Inasmuch as the increase in prices and monetary inflation has taken place in practically every civilized part of the world, there is no reason why the adjustment should be one toward the prices existing in 1914. On the contrary, this adjustment will be a process of rearranging prices on the basis of the new price level so that prices of individual commodities will bear the proper relation to prices in general. For this reason it may be expected that the prices of some commodities which have not advanced materially during the past few years will rise in order to complete the adjustment to the new price level. On the other hand, of course, it is true that many prices, which due to war conditions have been increased even beyond the new general price level, will gradually fall to it.

"Even if there were not a new price level, the prices of most ordinary commodities would remain high, and in many cases increase, due to the economic situation surrounding their production and sale.

"As a result there would be a tendency toward an increase on the rest of the commodities in order to eliminate price discrepancies, and this of itself would bring us to a new price level. This statement applies to conditions in all of the leading countries and especially in the United States.

"It has been estimated that in general seventy per cent. of the cost of production of articles in common use may be attributed to wages. This explains why the most important reason for the general increase in prices and for the maintenance of high prices is the higher wage scale.

"Wages advanced during the war period because of the scarcity of workers and the great demand for them. Wages will be maintained for this and for other reasons. Before long we will undoubtedly see a great labor shortage; in fact, there is already a marked labor shortage in many skilled trades, and the unemployment situation, about which so much is said, is due to maladjustment of labor and a surplus in individual lines of industry—such as the building trades—rather than to a general labor surplus.

"The supply of labor the world over has been diminished greatly by wastage of war operations, while in this country in particular there has been a further decrease due to cessation of immigration accompanied by a rapid increase in emigration, and to the absorption of many of our workers in industries hitherto unknown or unimportant in this country. At the same time the demand for workers will increase as soon as our industries expand to meet the vast requirements which will be put upon them by the world's markets.

"The effect of this situation upon prices can readily be imagined when it is realized that there has been no marked drop in prices even during the past few months, when industry in general has been curtailed, and when the labor supply has been increased by millions of soldiers and war workers.

"The determination of workers to maintain the high wage schedule is another factor to be considered and would be important even though the law of supply and demand should not operate to maintain present wages. It is this determination on the part of workers to prevent wage decreases that has been to a large degree responsible for the maintenance of wages since the signing of the armistice. Workers are determined that they will receive a greater share in the profits of business enterprises than has hitherto been the case, and there seems to be a growing conviction on the part of students of this subject that in the future a larger return from industry than hitherto will go to labor. This return will be chiefly in the form of higher wages.

"Up to the present time, higher wages have not yielded a correspondingly higher real return to labor. The policy of the manufacturer has been to increase the price of his product sufficiently to cover the increased labor cost. Inas-

(Continued on page 105.)

Predicts Population of 3,000,000 For Queens Borough

Greatest Building Development of Homes, Industrial Buildings and Stores Ever Known in This City, Says Walter I. Willis

THIRTY years hence—in 1950—the Borough of Queens will have a population of 3,000,000 and this will represent 27% of the entire population of New York City, according to an estimate made by Walter I. Willis, Secretary of Chamber of Commerce of the Borough of Queens, who has studied carefully the trend of both manufacturing and residential development in New York City. Mr. Willis bases his estimate of future population in Queens Borough upon the following facts:

“The greatest building development of homes of every description, modern industrial buildings, stores and other commercial enterprises, that has ever taken place in any Borough of New York City, is now starting in Queens Borough. Its future population depends only upon the extent to which living accommodations are provided, not alone for the thousands of home-seekers from other boroughs, and from other cities, who have been attracted by the excellent transit facilities connecting Queens with every section of the city, but for the thousands of industrial employes of both the existing and new factories.

“No other section of New York City possesses the advantages that Queens offers for the construction of homes. Its thousands of undeveloped acres are closer to the business centers of Manhattan and Brooklyn and have lower land values in comparison than any other section of the city. Queens now has the rapid transit facilities of the Interborough Rapid Transit and the Brooklyn Rapid Transit companies at a 5-cent fare to all parts of the city. In addition, the electric trains of the Long Island Railroad from the Pennsylvania station in Manhattan, from the Flatbush Avenue station in Brooklyn, and from the Long Island City and Woodside stations in Queens, provide rapid, modern and comfortable service to every section of the Borough, an advantage which is not possessed by any other part of New York City.

“If a circle with a radius of ten miles is drawn, with Herald Square as the center, there will be a larger number of square miles of Queens Borough within that circle than of any other borough. All that Queens has lacked in the past to make it an integral part of New York City has been rapid transit facilities eastward from Manhattan and Brooklyn.

“Prior to 1909, the only means of direct transportation from Queens Borough to Manhattan was over the Long Island Railroad ferry to 34th street. Since that time, however, bridges and tunnels have been constructed which are linking the vast areas of Queens with the business centers of the city.

“The first link was the Queensboro Bridge itself, opened for trolley and vehicular traffic in July 1909.

“The second link was the inauguration of the silent, swift and smokeless electrified train service from the Pennsylvania station over seventy miles of track of the Long Island Railroad in Queens, serving every section of the Borough.

“The third link was the operation of the Queensboro subway trains from 42nd street and Lexington Avenue, Manhattan, to Long Island City on June 22, 1915, enabling passengers to transfer to all parts of the Interboro subway system.

“The fourth link was the operation of trains across the New York Connecting Railroad Bridge at Hell Gate in April, 1917, giving an all rail route between Queens and the New England States, saving an average of 24 hours on all shipments of freight.

“The fifth link was the operation of the Second Avenue “L” across the Queensboro Bridge on July 23rd, 1917, bringing into close touch the most congested section of the city on the east side of Manhattan and the least developed portions of the city in the Borough of Queens. These two sections were in actual sight of each other, but had been separated by the East River which acted as a barrier.

“The sixth link will be the operation of the Brooklyn Rapid Transit trains of the Broadway-59th street line about January 1, 1920, through the new tunnel from Second Avenue and 60th street, Manhattan, under the East River to the Bridge Plaza station and over the extension to Astoria and Corona.

Merchants Favor Mortgage Exemption

(Continued from page 104.)

much as this policy has been general, the result has been an increase in price of all products and hence an increase in the cost of living with the further result that workers have demanded additional wage increases to offset the continued increased cost of living. There seems no way of stopping this alternating increase in wages and cost of living, except by increased efficiency of production or by decreased profit per unit in production, or both. This means that the manufacturer must eventually make his profits through an increased volume of business with less profit per unit of product, and must keep production cost low in the face of rising wages, by more efficient machinery, improved methods of management, and especially by the cooperation and earnest efforts of employes. Granting that this is the ultimate solution of the problem, nevertheless, it will come gradually rather than immediately.

“The stocks of merchandise the world over were depleted during the war, while since then the expectation or hope that prices would fall has caused continued sales by merchandisers without corresponding purchases. This situation cannot continue long. There must soon be a marked increase in manufacturing to complete the depleted stocks of merchandise. As soon as peace is declared, the devastated countries of Europe will commence extensive reconstruction operations, the results of which will be seen in increased activity of industrial plants the world over. Without doubt, our industries will be unable to keep pace with orders received. The inevitable tendency will be higher selling prices.

“A study of price conditions in other important countries shows that the increase of prices in this country has been less than in most countries. Therefore, prices here are doubtless nearer the new general price level than is the case elsewhere, and if this is so, prices will tend to maintain their present level here until material adjustment has been made in foreign countries. Our tremendous stocks of gold will likewise tend to maintain prices until after prices in other countries have dropped.

“Practically every argument which applies to the general price situation applies especially to building construction. Labor is an extremely important factor in building construction, so if the conclusions stated above concerning maintenance of wages are correct, it does not seem possible that building construction prices can be materially decreased. Furthermore, the building materials situation is such that the deductions arrived at above concerning general prices apply with particular force to building materials, especially because the increase in price of building material has been below the average price increases. Not only have building material prices already been maintained during a period of great stagnation in the construction industry, but the demands for building materials—with consequent effects on prices—will be especially heavy when the inevitable building activity does commence. It should also be remembered that the prices of many building materials, lumber for instance, have been constantly and rapidly increasing for several years, and there is no new economic factor operating to prevent this continued upward trend.”

Good Prices Prevail For Houses in Westchester County

Demand for Detached Buildings at Prices Ranging from \$10,000 to \$25,000 Is Producing Great Construction Program

INTEREST in suburban property is so pronounced among those interested in New York City real estate that the Record and Guide has asked realty men in Westchester County to describe market conditions in that section. Among the replies received are the following:

CHARLES I. MARVIN, Of Fish & Marvin.

Westchester County in common with other nearby sections is enjoying a period of great activity. A demand has developed which does not confine itself to any particular class of properties and is due to many causes—one of the principal ones being that during the war period there was very little new construction work undertaken although population was steadily on the increase. The demand at first was for properties that could be acquired on a rental basis. These were rapidly absorbed and it is almost literally true today that there is nothing for rent in Westchester County. A fair example of this is the apartment house situation at Bronxville.

Some years ago a number of apartment buildings were constructed in this section—the idea being to place these buildings on large plots and in park-like surroundings. The tenants would then be able to enjoy the open life of the country while the buildings themselves would be so constructed that they would have the conveniences of the city. There are something over two hundred apartments in the village today, all are rented, and there is a waiting list of several hundred names.

There being nothing to rent a great number of homeseekers are now interesting themselves in purchasing improved properties and there is also an ever-increasing demand for unimproved land for building purposes. A great deal of building is going on in every section in spite of the present high costs. Something like two hundred houses are in process of construction in the Pelhams and over one hundred at Bronxville. This is fairly typical of the activity that is being shown in almost every nearby county.

The trend toward suburban life which has recently been greatly accentuated is due to numerous causes. A great number of people prefer country surroundings to those of the city in any event and the steady and normal increase of population in former years has brought with it better transportation facilities and local improvements. This in turn has caused a further increase in population. The housing situation in New York which has been growing increasingly serious within the last few years has added greatly to the trend toward the suburbs so that numerous people are now interesting themselves in country homes who had never thought of doing so in former years.

My opinion is that it will be many years before there will be any material let up in activity in Westchester County. The entire country is far behind in its housing facilities and in spite of all the building operations now going on we are getting further behind each month. When construction catches up to and can keep up with the normal demands we may expect a let up in the present-day activity, but I think this time is many years in the future.

Some of the most important sales that Fish & Marvin have made during the last few weeks in Westchester County are the sales of the Hayward Property at Bronxville—a large stone dwelling on a plot of about two acres which was held at \$100,000 and sold to Silas Birdsong of this city; the sale of Robbinswood at Stamford also held at \$100,000 and comprising a country estate of fifty acres recently purchased by Martin Carey and the McDonough Estate at Rye at \$150,000 and sold to John N. Steele.

BURKE STONE (INC.).

The demand in Bronxville is not limited to any class or type of property, although, of course, there is a greater demand for improved property on the part of the home seekers. This

is probably due to the fact that people of moderate means, who have never had any experience in building are timid about attempting to build because of the high prices of material and scarcity of labor today, preferring to invest in an article which is already in concrete form rather than take a chance on varying prices and conditions.

We find that of the most part the clients whom we have handled lately are New York business men, who have become tired of the uncertainty of renting conditions, and have decided that after all, they may as well locate permanently in a suburban community where they really have all the advantages of the city together with those of the country.

Our local builders are taking advantage of the unusual conditions which now exist and are building on a large scale. Their efforts in the most part are directed in the building of moderate sized houses.

The chief demand seems to be for houses with four master bedrooms and one or two maid's rooms. Our builders are contractng on a large scale, and the cost of each house is comparatively less. The houses are all built along modern lines and yet there is a sufficient difference in the exterior to give a variety in each section. As regards prices there is no doubt that new houses are bringing much higher prices than they would have two or three years ago, but the fact still remains that the prices of construction will never be lower and hence the unusual activity even at the advanced prices.

Among the most important Bronxville sales which have taken place within the last two weeks were the sale of two prominent corners on Pondfield Road, the main business section. These corners are directly opposite a large tract of land which has recently been purchased by the village for a public park. It is no doubt the intention of the new owners to hold this property for apartment sites. This will probably be the initial movement for the extensive building of apartments in that immediate vicinity. Several other very important sales were put through early in the season, most of them being private residences purchased by New York business men.

PRINCE & RIPLEY.

White Plains stands out differently from other Westchester County localities in its peculiar real estate condition. Proportionally, White Plains has as much, if not more, demand for homes than any other Westchester city or town, but oddly enough the building activities in White Plains are far behind those in cities like Mr. Vernon, New Rochelle, Pelham, etc. White Plains is a very conservative, substantial home town. People who locate here inevitably make it their permanent home. It is a well established community, in no sense speculative. Perhaps this accounts for the dull building activity.

During the past Spring, White Plains has enjoyed a wonderful home buying market. The New Yorker having settled the little argument on the other side of the water and being in a peevish attitude toward his landlord for raising his rent, coupled with a growing desire in the heart of every American to have more "elbow room," naturally looks to Westchester as the best place to make his home. This Spring he came to White Plains in large numbers and purchased. He bought places right under the nose of the White Plains man, who has been contentedly renting a house for the past five years, and then served notice that he wanted possession May 1. Reluctant to leave White Plains and finding nothing for rent, this man purchased a home and somebody else was forced out. This created a very keen buying market, in fact, so keen that the first real estate man who listed a good house always had a buyer ready for it. The maximum demand was for property between \$10,000 and \$20,000.

Now this is over but we see signs of a repetition of this same condition this Fall.

Modern Apartment Building is Now Standardized

Requirements of Tenants Have Been Studied by Experts and Useless Things Eliminated for Up-to-Date Appliances

BY R. W. MURRAY.*

THE high class modern apartment house has today become a standardized article. To reach this condition there have been a general rearrangement of floor plans and the elimination of elaborate interiors and mechanical extravagances.

Years ago the highest type of apartment consisted of from seven to ten rooms, with a single bathroom, only fair-sized rooms, with a great deal of handsome woodwork, elaborate plastering, soft wood floors and gas fixtures. There was but one servants' room and that very small and dark. There were, however, numerous wood-burning open fireplaces.

Refrigeration was considered a great luxury and the best houses were so equipped. This meant a high pressure isolated plant usually with generators and often with storage batteries. Wall paper was used for decorating all master's rooms, grass cloth being most popular. Lighting was usually from a center fixture and base plugs did not exist.

Electricity replaced gas, hard wood replaced soft wood floors, rooms became larger and a servants' bathroom was added. Only within the past few years were more servants' rooms considered necessary. The mechanical equipment kept pace with improved practice, particularly in reference to elevators. The small and most popular family apartment of today, judging from New York standards, consists of six, seven or eight rooms. In the six-room apartment one will always find two master's bedrooms with usually one master bath and one servants' room with a bath. The seven-room apartment usually has three master's bedrooms, one of which may be used as a library, with two master baths and one servants' room and bath. The eight-room apartment has three master's bedrooms, with two master baths and two servants' rooms with one servant's bath. In all such apartments the builder endeavors to make the rooms as large as possible with wood-burning fireplaces in the living room. All floors except servants' quarters are of hard wood, some parquet and some not and walls are seldom papered. In most cases the walls are paneled and painted. Such treatment has become very popular. Formerly it was sufficient to paint the paneling a different tone from that of the walls, but lately two-tone paneling is being used.

Base plugs are in every room, being particularly numerous in the living room. Center lighting is not as popular as it was and side brackets are found in most of the newer houses. These are not used very much as table lamps serve mostly for illuminating purposes. Such apartments as these rent for from about \$1,800 to \$4,000 a year, depending on location and class of building. Most of the buildings containing such apartments are built on side streets and limited to nine stories in height.

The very highest type of apartment consists of from about fourteen rooms and four baths to eighteen rooms and six baths, or more in a few instances. Such apartments, I believe, are peculiar to New York. They bring rentals of from \$6,000 to \$25,000. The finish is in many instances little better than that of the smaller apartment, but the rooms and closets are much larger with, of course, many extra conveniences. Ceilings are always higher. The fourteen-room and four-bath apartment, which is very popular in New York, has four master's bedrooms, with a library which may, in many instances, be used as a bedroom. There are usually four servants' rooms,

with a servants' dining room.

As the apartments become larger the number of master's rooms increases as does also the number of servants' rooms. The eighteen-room and six-bath apartment usually has five master's bedrooms and four master baths with seven servants' rooms, a servants' dining hall and two servants' baths. There are apartments in Fifth avenue where a few rooms of one apartment have been connected with a typical floor. These rent for about \$30,000.

In all modern buildings there is at least one passenger and one service elevator. Sometimes you will find two passenger cars and one large service car, or one passenger and two service cars, depending on the arrangement of the floor. In a pent house built on the roof one usually finds extra servants' rooms which are often all rented and many times a building has a long waiting list for such rooms, particularly in these days of numerous servants. In the basement of the smaller house there is a general laundry with modern equipment, such as steam dryer tubs and sometimes with a live steam connection, gas heaters for irons and stationary ironing boards. Either a general storeroom or individual storerooms are provided. In the more expensive houses each tenant has an individual laundry and at least one individual storeroom in the basement.

Mechanically all the modern buildings are practically similar. High pressure plants are no longer found in the newer buildings and refrigeration is a thing of the past. When the modern type of building first came into vogue the tenants all looked for and expected to find refrigeration. In order to overcome this objection the owners agreed to furnish ice free to the tenants, and some went so far as to give window cleaning and vacuum service free. Today conditions are entirely different. Free ice is no longer furnished, nor is window cleaning. A portable vacuum machine is kept in each house for the use of the tenants, but no general piping system is installed. These eliminations have naturally resulted in operating costs.

Generally speaking, the highest class of apartment usually occupies an entire floor in a building. Such a building is usually of twelve stories, although some are found in nine-story buildings. Where buildings occupy an entire block front, or an entire block, there is more than one large apartment to a floor. Single floor apartments are found possibly in New York only. This type is becoming more popular every day and there seems to be a demand which it is impossible to fill. Such buildings very seldom carry a vacancy. The elevators open directly into the apartments and there are no public halls whatever above the main floor except fire exists. Twelve tenants in a building is very close to an ideal condition from an operating standpoint. Service must be of the very best, labor particularly intelligent and all public portions kept absolutely spic and span.

Renting conditions are rather unusual when dealing with the higher type of apartment. Before the ground is broken the plans are in the hands of the agents and leases are made direct from these plans. Numerous times tenants wish certain changes in partitions, etc., and unless these changes are very radical, the owners usually agree to make them. Leases are for a term varying from three to ten years. No leases in new buildings are ever made for less than three years and when building starts again the owners of large apartment buildings will probably insist upon and the tenants will be willing to take five or ten-year leases. There have been many instances in the past where all apartments in a building were rented before the building was completed. I might quote a number of instances, but can recall one in particular, a sev-

*Mr. Murray who is now vice-president of Cushman & Wakefield (Inc.) was formerly manager of the management department of Douglas L. Elliman & Co. The above paper which was read several weeks ago at the Annual Convention of the National Association of Building Owners and Managers was written for the benefit of the large number of western managers who were very much interested in the \$20,000 New York City apartment. Nevertheless, New York building owners and managers will be just as interested in so detailed a description of the operation, maintenance and equipment of the high class New York apartment house.

enteen-story building, occupying a plot 50 feet by 200 feet, two apartments on a floor, consisting of eighteen rooms and five baths, and thirteen rooms and three baths, where the building was entirely rented before the steel work was completed. This applies not only to the extremely large apartments, but also to buildings where there are six, seven and eight rooms. It was necessary to educate tenants to making leases from plans, and it is a policy which can very well be followed in all parts of the country. After your clients are once accustomed to it they become very enthusiastic about it. The renting season in New York is early spring. Tenants wish to make their arrangements before leaving town for the summer and they begin looking around as early as January. All leases covering apartments in the fashionable section carry a seven-months' clause referring to the showing of the apartment to prospective tenants.

From a mechanical point of view I might describe a typical building, as I believe the arrangement existing in this building will become standard, particularly where a builder or architect consults a building manager, who is familiar with the problems and conditions existing today.

There is one passenger elevator and one service elevator, both electric. A two-pipe low pressure heating system is installed with the newest type of valve on both inlet and outlet, particularly outlet. There is nothing unusual in connection with the water system centrifugal pumps being used for circulating purposes on the hot water. A roof tank is used and water pumped to it from the city supply by centrifugal pumps. The water for the hot water system is heated by means of a steam coil in the tank during the winter season, and a coal burning circulating hot water heater is used during the summer. I find much better results from the direct hot water heater than with a small boiler connected with the coils in the tank. As you all know, the greatest fault with any building and a fault which we have never been able to overcome in the past with any great success, is in the hot water piping. Whether steel or wrought iron pipe is used there is a period when the pipes will become pitted and will eventually have to be replaced. Exterior corrosion can be overcome by having no piping in direct contact with concrete. This should be done in every instance, but unfortunately some builders do not do so. There is no difficulty in the vertical run of pipe and the simplest way I have ever seen to overcome pitting in the horizontal runs is to place the hot water pipe inside a larger pipe.

If a builder could guarantee a purchaser against interior corrosion of piping, real estate investors would be much more numerous. The only reason for interior corrosion is the free oxygen in the water, and if this could be overcome the pipes would last indefinitely. To accomplish this purpose a simple apparatus has been designed and installed in numerous buildings and plants within the last few years. My experience is limited to one building where it has only lately been installed, hence I have no figures to submit, nor examples to show of the results which are accomplished. I can say, however, that by tests it has been proven that the free oxygen has been taken from the water and theoretically there should be no action whatever on the interior of the pipes. The apparatus is very simple and consists of a large auxiliary tank in which is placed a certain type of iron which, I understand, has been dipped in some special preparation. The hot water passes from the hot water tank into this so-called "deoxidizer" and through the "deoxidizer" to the filters. With a properly proportioned installation the results should be all that are claimed and piping should show no signs of interior corrosion after years of service. I have gone into some detail in connection with this apparatus because I believe it will eventually solve one of our most serious problems and should be welcomed by all owners and managers. In New York both a hot and cold water filter are necessary in the higher type of building. Possibly this is not so in other sections of the country, but our city water is none too clean. However, it is perfectly pure.

The question of laundries has caused a great deal of dis-

cussion among builders and architects, but I am convinced that in the future where individual laundries are supplied no steam will be furnished to the dryers, nor will live steam, except in the very highest type of house be furnished to the tubs. A specially designed gas stove directly connected with each set of dryers seems to be very satisfactory as the laundresses can boil their clothes and heat their irons on this stove while the heat from the stove is utilized in the dryers.

In most buildings an individual meter is connected with each laundry so that the tenant deals directly with the gas company and the owner is under no maintenance expense whatever. In some of the older types of houses the maintenance expense of the laundries has been extremely heavy. In building where steam dryers are used during the winter season, gas connections are also installed so that when the steam is off the building, the dryers may be heated by gas and coal used only for heating the hot water. This naturally cuts the fuel bill considerably. Roof drying of clothes is seldom seen today.

In the larger houses the owners purchase and install the electric meters, billing the tenants direct for the consumption in each apartment. The rate to tenants is the same as that charged the individual by the Public Service Corporation, but the cost to the owner is less and a certain profit is made. This profit applied to the public light and power results in a small cost for electricity to the owner. I know of some instances where the public light and power costs the owners nothing.

Formerly practically every apartment house had a telephone switchboard, but today they are seldom found in apartment houses of the better class. Regardless of a switchboard being in the building, tenants installed private telephones and used the house phone little. The result was a loss to the owners every year. They could not remove the board, as it was satisfactory. In non-housekeeping or small apartments, the switchboard is necessary, as tenants usually have no maids and incoming messages can be received by the operator.

The aim of all owners and builders has naturally been to keep operating expenses down and still give proper service. Today speaking mechanically a modern apartment house is very simple. By the elimination of what were once considered necessities, the results have been entirely satisfactory from an owner's standpoint and the service to tenants is still maintained at a high standard.

Service is always the first consideration and the class of help is most important. During the winter season the front hall help, in the more expensive houses, consists of carriage man, doorman, and elevator men, both day and night. Carriage men and doormen usually leave about 1 a. m. or after all tenants are on. In the medium-priced house, carriage men are not used, but doormen must be supplied. Above all the men must be courteous and neat appearing at all times. The back help must be the same and treat the tenants' servants the same as the front help treats the tenants.

I might say a word about the semi-or non-housekeeping type of apartment house where a restaurant is run in connection with the building. They are naturally similar to an apartment hotel and are becoming very popular. They appeal particularly to people who have large country estates and wish to maintain a city apartment for use at various times during the year. Maid service is usually included in the rent. Either kitchens or kitchenettes are in each apartment, but no dining room. Light meals or after theatre suppers are served in the apartment, but large luncheons or dinners are obtained either in the restaurant or sent to the apartment by the restaurant. The prediction has been made by many people that this is the coming type of house and I am inclined to believe they are right. It removes housekeeping cares, solves the servant problem and is a delightful way to live.

One rain drop won't make a crop, and one Thrift Stamp won't make a fortune, but both usually bring others of their kind with them.

Real Estate Review for the Current Week

Purchase by Gimbel Brothers of their Store Building in Greeley Square and the Sale of the Chesebrough Building Make the Week Noteworthy in Real Estate History

MIDSUMMER lethargy combined with a season of unusual inclement weather has not slowed down activity in the New York real estate market. The past week was a period noteworthy as bringing to a focus the most important transaction involving the sale of property that has occurred this year. The deal involves the sale of the 10-story department store building covering the entire westerly frontage on Broadway, between 32d and 33d streets and extending back a distance of 400 feet. The property was bought by Gimbel Brothers, who have been occupying the building since 1910 as a department store. The original terms of occupancy were under a lease for 105 years, and the sale of the building to the lessees automatically terminated that lease. This property is assessed at \$6,630,000, and the sale price is reputed to be considerably more than \$7,000,000.

Another transaction of outstanding importance this week was the sale of the Chesebrough Building in State Street to an unknown buyer, who, it is rumored, is acting for large shipping interests. This sale involved approximately \$1,000,000 and it was rumored at the time the sale was announced that negotiations were pending for the sale of adjoining prop-

erties to the same principals, and that these old buildings would be torn down to make way for the construction of a modern office building in the near future.

There was considerable activity, but on a smaller scale, widely scattered throughout the city during the past week. A number of important deals involving apartments in upper Manhattan and the Bronx were closed and there was a continuation of activity in the purchase of dwellings.

In Brooklyn and Queens there has been no recession of the home buying movement, and brokers in both of these boroughs have reported unusually heavy sales with prospects for an increased number as the autumn moving season draws nigh. The scarcity of accommodations in apartments there has been so pronounced that home seekers who desire to lease apartments are easily influenced into the purchase of private dwellings.

The leasing market in Manhattan manifested great firmness and is practically a continuation of the excellent conditions that have now maintained for many weeks past. Mid-town store and loft properties figured prominently among the important leases of the week and there were many announcements of deals closed for residential properties.

Prominent Brooklyn Broker Dies.

James L. Brumley, one of the leading real estate brokers in Brooklyn, and widely known throughout the real estate field in Greater New York, died Tuesday in a hospital at Glen Falls, N. Y., following an operation for appendicitis. Mr. Brumley had been spending a vacation at Lake George when he became ill and was taken to the hospital last Thursday. He was apparently in excellent health when he left Brooklyn for his vacation several weeks ago, and news of his death came as a distinct shock to his associates and friends. Just prior to leaving the city, Mr. Brumley conducted several auction sales in the Real Estate Exchange, 189 Montague street, in which building he had his office.

Mr. Brumley was an ardent Brooklyn booster and was prominent in the activities of the Brooklyn Board of Real Estate Brokers, of which he was a charter member. He was chairman of the committee on membership because of the large number of new members he influenced to join the organization. He was regarded as one of the most reliable authorities on real estate values in Brooklyn and was even better known as an appraiser of waterfront values than as an auctioneer, and he was frequently called into consultation when important shore front deal were under negotiation.

Mr. Brumley, through his career as an auctioneer and real estate dealer, evinced an intense interest in the improvement of the borough. For many years he was manager of the Brooklyn office of Jere Johnson, Jr., and in March, 1895, engaged in business for himself. His training under Mr. Johnson gave him a good insight into suburban values, and early in his career he became one of the leading experts on that character of development. Mr. Brumley had a marked influence on the development of the outlying districts of Brooklyn and Queens.

Most of his work has been along the line of selling realty at private sales and the appraisal of property and condemnation proceedings. He was regarded as one of the most reliable authorities on the auction market and was one of the first incorporators of the Brooklyn Real Estate Exchange, later becoming one of its trustees and for a time treasurer.

He was a trustee of the Dime Savings Bank and acted as appraiser for several large banks in Manhattan. He was a prominent member of the Brooklyn Board of Real Estate Brokers and served on several of its committees. He was also a member of several civic associations in Brooklyn, and had served on a committee appointed by the Brooklyn Board of Real Estate Brokers to advance the subway projects.

During the United War Work Drive, Mr. Brumley was appointed chairman of the campaign conducted by the Brooklyn Board of Real Estate Brokers. His achievements in the Third and Fourth Liberty Loan Drives for the Real Estate Division in this borough helped to bring this board high up in the list of organization subscriptions.

He was a member of the Rotary Club and prominent in the activities of the Central Congregational Church, for whom he sold the pews. Because of his recognized authority in his field he was for some time engaged in delivering lectures on the work of real estate brokers and auctioneers before various organizations.

Major Kennelly Resumes Duties.

Major William Kennelly has returned to his desk in the office of his uncle, Bryan L. Kennelly, after a distinguished career on the battlefields of France. Major Kennelly was known as the champion rifle shot of the Seventh Infantry, N. G. N. Y., before the war. He was made captain of Company C, 165th U. S. Infantry shortly after the organization of the Rainbow Division and was for two years continu-



MAJOR WILLIAM KENNELLY.

ously in service with the American Expeditionary Force.

After going over the top with his regiment in several battles and receiving a shrapnel wound in his neck, he was commissioned major and promoted to the office of Provost Marshall at Marseilles, where he served with distinction, and later was again promoted as Provost Marshall of Rome. Major Kennelly was recently decorated with the French Legion of Honor and has been highly commended for his splendid work as Provost Marshal by H. B. Bandholtz, Provost Marshal General of the American Expeditionary Force.

R. O. Chittick Returns.

Richard O. Chittick, Executive Secretary of the Real Estate Board of New York, has returned from Overseas Service with the Y. M. C. A. and has resumed his work with the Real Estate Board.

Mr. Chittick received a year's leave of absence from the Board last September. After a brief stay in Switzerland, with the International Committee in its work among Interned Persons, he was reassigned to work in Paris, in the Leave Area Division of the War Work Council of the Y. M. C. A.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 100 as against 100 last week and 33 a year ago.

The number of sales south of 59th street was 44 as compared with 36 last week and 22 a year ago.

The number of sales north of 59th street was 65 as compared with 64 last week and 22 a year ago.

From the Bronx 45 sales at private contract were reported as against 45 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 118 of this issue.

Gimbel Brothers Buy Their Building.

The sensational purchase by Gimbel Brothers of the 10-story department store building covering the entire frontage on Broadway, between 32d and 33d streets and extending west a distance of 400 feet, terminated their 10-year lease of the property which was entered into in 1910. The building was formerly owned by the Greeley Square Realty Company, and while the exact price they obtained was not made known it was rumored to be upward of \$7,000,000. The property is assessed at \$6,630,000.

The Gimbel store, which directly adjoins the new Pennsylvania Hotel, covers a base of 197.6 x 400 and contains twenty-eight acres of floor space. The original McAdoo tunnel and the tunnels of the Pennsylvania and Long Island railroads which run under the street at either side of the Pennsylvania Station, open into the basement of the store.

Negotiations of the sale, which is considered among the greatest individual transactions of improved real estate in the history of the city, were made by William Henry Barnum & Co. in conjunction with the Douglas, Robinson, Charles S. Brown Co. Simpson, Thatcher & Bartlett, attorneys, represented the Greeley Square Realty Co. and Rose & Paskus acted for Gimbel Brothers.

The firm of Gimbel Brothers was established in 1842 by Adam Gimbel and the business is now in the hands of the third generation, the members being Jacob, Isaac, Ellis A., Daniel Charles, Louis and Bernard F. Gimbel.

There are persistent rumors, which, however, Mr. Fisk strongly denies, that the Greeley Square Realty Co., a subsidiary of the Hudson Companies, which built the Hudson and Manhattan Railroad tunnels from New Jersey to Greeley Square, will use the proceeds of this sale to build the extension of the tubes from Greeley Square to the Grand Central Terminal.

Chesebrough Building Figures in Sale.

The Chesebrough Building in State street, facing Battery Park and covering the south corner of Pearl street, has been sold by the Chesebrough Realty Co. A price said to be close to \$1,000,000 was paid for the realty by the buyer, whose name was not announced. The supposition is that the new owner is a large concern

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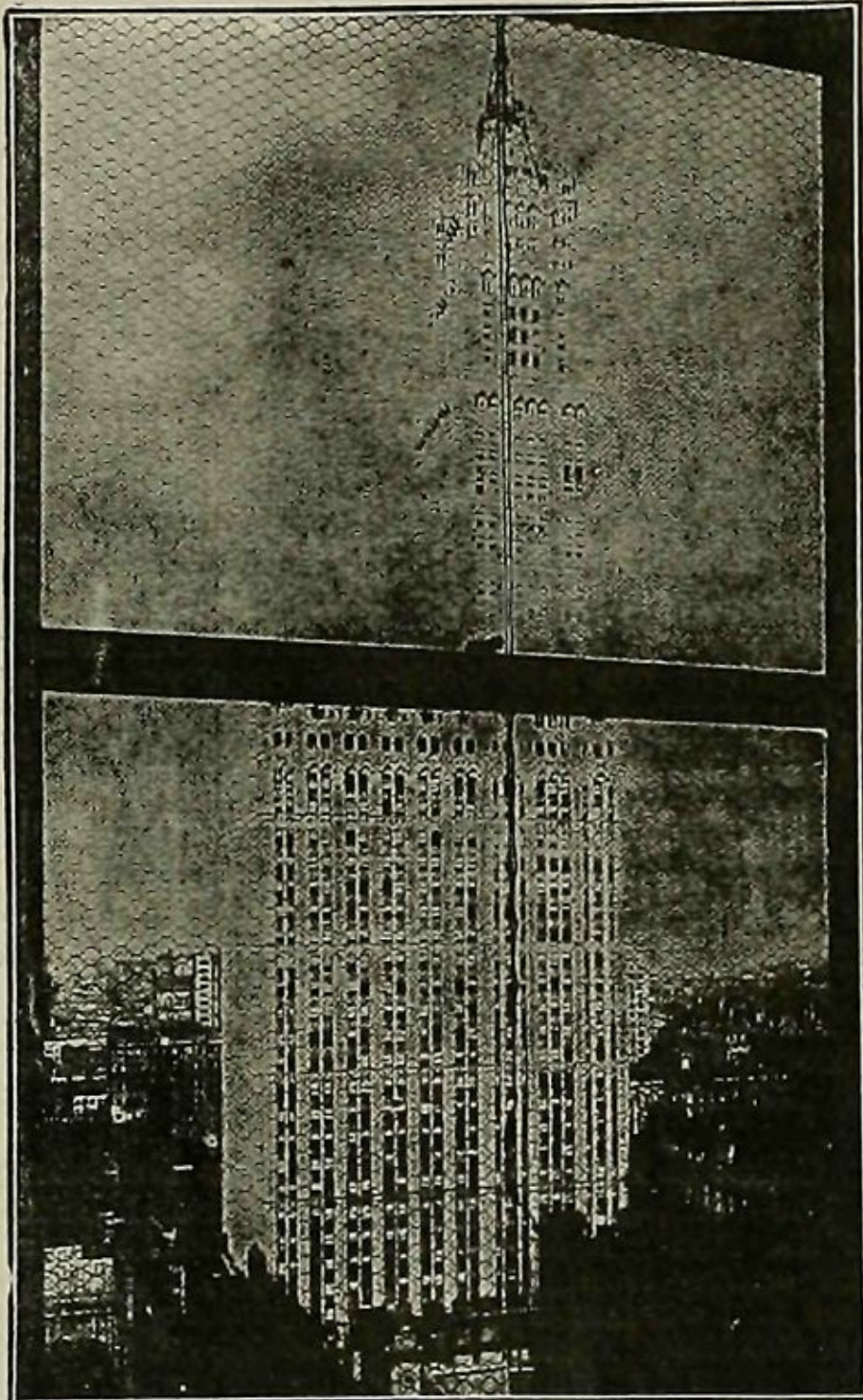
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engaged in the shipping business, as this building and State street are particularly associated with water-way trade. It is rumored that the property adjoining this building to the south facing in State street and also in Pearl street, has been secured by the same interests which have acquired the Chesebrough Building, and that the unimproved property will be developed with a tall building.

The Chesebrough Building is triangular in shape, with wide frontages in State and Pearl streets. It is one of several tall commercial developments made in the Battery section by the late William H. Chesebrough and associate. The South Ferry Building, at the south end of this block, fronting in State and Whitehall streets, land which once held the home of Governor Stuyvesant and later those of Ericson, the inventor of the Monitor, and Robert Fulton, was the last of the Chesebrough operations facing Battery Park. The Maritime Building, diagonally across Pearl street from the structure just sold, is another Chesebrough building.

Edward Margolies Buys Large Plot.

Times Square furnished another important transaction yesterday, the second this week, when Edward Margolies, an operator, who has been active in the section for several years, yesterday exercised a year-old option and purchased 227-239 West 45th street.

The property, which was purchased from John T. Brook and other owners, consists of six 4-story and basement private dwellings, occupying a plot 125x100, located 310 feet west of Broadway. It is valued at about \$500,000 and abuts a plot at 225-250 West 46th street, which Mr. Margolies took over several years ago on a long lease from the Astor Estate. Definite plans for the improvement of the property have not been completed as yet, but it is understood that an apartment house and theatre are being considered. Ashforth & Co. negotiated the transaction.

Sale of Broadway Apartment.

Hispania Holding Corp., John A. Philbrick, pres., sold to the North Castle Realty Corp., Otto R. Hartmann, pres., "The Hispania Hall," a 6-story apartment, 106.8x168, at the northwest corner of Broadway and 156th street. The building contains sixty-three apartments of four to eight rooms. It is opposite the Spanish Museum and was held at \$400,000, subject to a Greenwich Savings Bank mortgage of \$265,000 at 5 per cent, and rents for about \$54,000. It is reported that Mr. Hartmann has resold the property to a syndicate organized by Louis Schlechter, who will manage the property and who contemplates installing stores in the balance of the Broadway front.

Big Times Square Deal.

Frederick Brown is the buyer of the 45th Street Exchange Building at 141-147 West 45th street, from William Crawford, of Monroe county, who acquired it in 1911 and held it at \$750,000. The property is just east of Broadway, and adjoins the Lyceum Theatre. The Hudson and New York theatres are close by in the same block, it is fully rented, and occupies a plot 68.7x100.5. Julien T. Saxe and Howard Forbes were the brokers in the transaction. Middlebrook & Borland represented the sellers as attorneys. The 45th Street Exchange, of which John E. Olson was president, acquired the site in 1909, and later erected the building which Mr. Brown bought yesterday. James Riely Gordon was the architect.

C. K. G. Billings' Residence Sold.

Nicholas C. Partos, president of the Partola Manufacturing Co., the present tenant of the former C. K. G. Billings mansion in Fort Washington, owned by John D. Rockefeller, Jr., has purchased for occupancy the 5-sty American basement dwelling at 28 East 52d street.

The structure occupies a plot, 30x100 feet, on the southeast corner of Madison avenue, and was sold by the Sterling Realty Co., John J. Schwartz, pres., which held it at \$200,000. Pease & Elliman negotiated the sale. The house adjoins the residence of Mrs. O. H. P. Belmont. Oliver Harriman and Whitelaw Reid.

\$400,000 Dyckman Deal.

Samuel Behrman, who built a number of apartment houses on Washington Heights and in the Bronx, has bought from the William F. Kenney Company a row of six houses at the southeast corner of Post avenue and 204th street, in the Dyckman section. Five of the houses, 40x105 each, have four apartments on a floor and the corner house, 50x105, six apartments on a floor, a total of 110 apartments. The six houses return over \$60,000 in rentals and were held at \$400,000. Maurice I. Strunsky was the broker in the transaction.

"Albemarle" Sale Pending.

Negotiations are pending for the sale of the Albemarle Building, a 16-sty structure, at the northwest corner of Broadway and 24th street, built about four years ago by the Thompson-Starrett Co. from plans by Severance & Van Alen, architects. The owner of record is the Broadway and 24th Street Corp., Henry E. Miller, president. At the office of Douglas Robin-

son, Charles S. Brown Co., agents for the building, yesterday it was stated that while negotiations were pending, no papers had as yet been signed.

Irene Castle's Former Home Sold.

Harris and Maurice Mandelbaum have purchased from Mrs. Robert E. Treman, formerly Mrs. Irene Castle, her former home at 120 Lexington avenue, northwest corner of 28th street, together with the adjoining property at 122 Lexington avenue, to which Mrs. Castle also holds title. The properties are both 4-story and basement dwelling, having a combined frontage of about 40 feet on Lexington avenue and 80 feet on 28th street. They were owned for a number of years by Mrs. Treman, who now lives at Ithaca, N. Y. The purchasers, who have been active traders along Lexington avenue in recent years, will remodel the buildings completely, installing stores in the lower floors and arranging the upper two floors for apartments containing two rooms and a bath each. One of the largest operations undertaken by the Mandelbaums on this thoroughfare resulted in the erection of the Lexington Avenue Theatre, formerly Hammerstein's Opera House.

Piano Factory for Bronx.

Winter & Co., piano manufacturers, have purchased from the Shipway Estates the vacant plot on the north side of East 141st street, running from Walnut avenue to the tracks of the New York, New Haven and Hartford Railroad and bounded on the north by the tracks of the Port Morris Branch of the New York Central. The plot measures 376x382x376x318, and contains more than fifty lots. Winter & Co. will erect a 6-story steel and concrete factory building over the entire plot for their own occupancy. Construction work will begin at once. Railroad sidings of both railroads will run into the building. J. Clarence Davies negotiated the sale.

London Man Buys.

Norman S. Riesenfeld resold 369 Broadway to Alfred Stern, of London, England. The property, now occupied by the purchaser, is a 5-story, basement and sub-basement loft building, on plot 25x150, running through from Broadway to Franklin place, and adjoins the northwest corner of Franklin street. It is assessed at \$113,000, and was held at \$125,000. Mr. Riesenfeld purchased this property a few weeks ago from the Seaman's Bank for Savings. The attorneys in the transaction were Cadwalader, Wickersham & Taft and Stern & Reubens.

Buy Harlem Apartment.

Louis Block and Benjamin Lachnowsky sold for a Mr. Pressberger to the Weiss-Lemlein Holding Co 4 and 8 Manhattan av, adjoining the north corner of 100th street, two 6-sty apartment houses known as the Richfield and Mount Clemens, on a combined plot of 75x95. They are arranged for 36 families, rent for about \$20,000 and were held at \$125,000.

It was inadvertently stated last Saturday that this deal involved the Hesperus apartment house at 468 Manhattan avenue, corner of 118th street. The latter property is owned by Joseph G. Abramson and has not been sold.

Purchaser for "Yorktown Court."

"Yorktown Court," the 6-sty elevator apartment house, 100x165, at the northeast corner of Fort Washington avenue and 162d street, held at \$300,000, has been sold by the Ararat Realty Co. to Arthur Greenbaum, who recently bought and resold the 6-sty Studer Court apartments at the northeast corner of St. Nicholas avenue and 76th street. The building accommodates 60 families and returns an annual rental of about \$50,000. The brokers in the transaction were Leitner, Brener & Saarr.

Additional Site for Church.

The Church of the Sacred Heart of Jesus and Mary for Italians has increased its holdings adjoining its edifice in East 33d street by the purchase of 321 and 323, from Margaret Byrne and Joseph Bucher, respectively. The church owns 309 to 319, and with the property purchased, two 3-story dwellings, on a plot 33.4x98.9, it controls a total frontage of 128 feet between 1st and 2d avenues.

Trinity Corporation Sells Plot.

Trinity Church Corporation, which has been disposing of many of its numerous realty holdings on the lower west side, yesterday sold to a corporation as a site for a building the property at 539 to 547 Broome street, just east of Varick street. Last Spring the plot was reported sold, but the deal was never completed.

"Dyckman Arms" Sold.

The Dyckman Arms, a 5-sty apartment house, with eight stores, at 140 Vermilyea avenue, northwest corner of 207th street, has been sold to a client of S. H. Golding, attorney, by the Winco Realty Corp., representing William N. Cohen, which acquired title to the house three years ago. The structure occupies a plot fronting 100 feet on each thoroughfare, and was held at \$200,000. Ludwig Marx was the broker in the transaction.

Douglas Robinson, Charles S. Brown Company Real Estate

announce that under an agreement made with the late Douglas Robinson when the Company was incorporated in 1904 and now in consequence of his death, the use of his name will be discontinued in its corporate title. The necessary legal steps having been taken, this Company will on July 25th, 1919, change its name to

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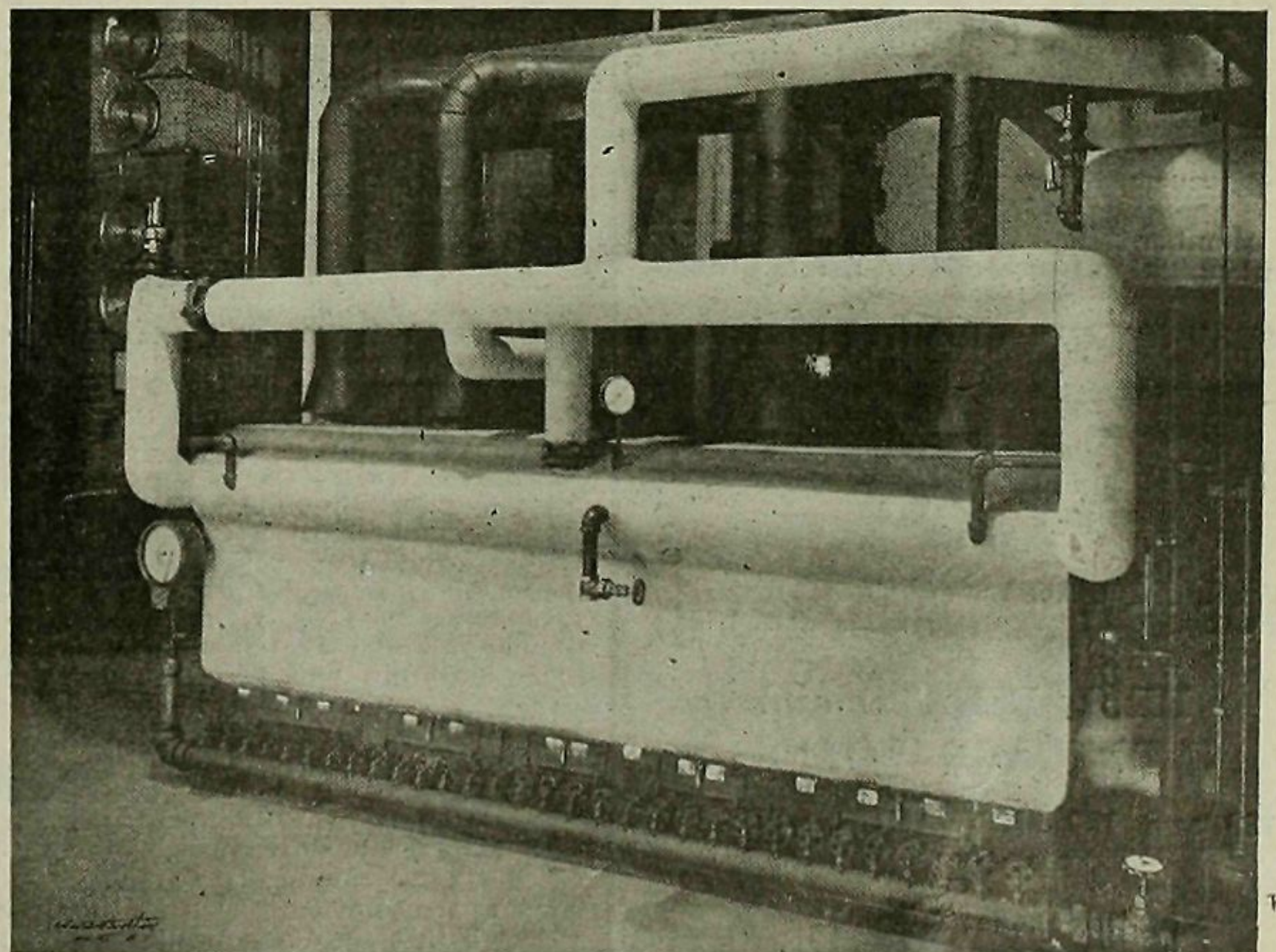
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South of 59th Street.

BEAVER ST.—Robert R. Rainey and E. H. Ludlow & Co. sold for the estate of John G. McCullough and Frederic B. Jennings the 5-sty office building 45 Beaver st, 22.6x117. The property adjoins 47 to 53 Beaver st, recently sold to the Merchant Marine House, which buildings are now being reconstructed for occupancy for Marine Insurance firms. It was held at \$175,000.

CHRISTOPHER ST.—Bastine & Co., Inc., sold to the Ford Mica Co., Inc., who is the tenant of the property, the 5-sty building at 14 Christopher st.

DELANCEY ST.—The Salem Land Co. sold to Jacob Branfman, wholesale provision merchant, 178 Delancey st, a 3-sty building, on lot 25x100. The purchaser will alter it at a cost of \$10,000. Spier & Meyer, attorneys, represented the sellers. Hiram Rinaldo and Jacob Fine were the brokers.

DOMINICK ST.—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank 31 Dominick st, a 3-sty dwelling, 19x75, to Mrs. Mary Fisher.

DOWNING ST.—J. S. Maxwell sold for Elizabeth Hanson to David I. Christie the 3-sty dwelling at 58 Downing st, on lot 16x60.

FRONT ST.—The Markham Realty Co., Clarence W. Eckardt, pres., sold 71-73 Front st, adjoining the southwest corner of Old Slip, a 5-sty business building, on a plot 38x65. The purchaser, a client of Clarence Sparks, will occupy a portion of the building, which was recently altered extensively.

GREENE ST.—Spear & Co. sold to Pauline Gutman the three 5-sty loft buildings, size 25x100 each, at 107-9-11 Greene st, to Meyer Guralnick. In 1891, Spear & Co. bought this property for \$180,000.

MADISON ST.—Frederick Brown sold to Beth Aknesses Chevro Ancha 183 Madison st, a 4-sty house, 23x100, acquired by the seller recently in part payment for the Stratford-Avon apartments. The property will be altered extensively into a synagogue.

PEARL ST.—William B. May & Co. sold for T. M. J. O'Donohue 259 Pearl st, a 5-sty business building, 22x100.

PELL ST.—Peter P. Cappell purchased for \$9,000 the 5-sty building, on lot 25.4x89.5, at 11 Pell st, between Doyers st and Bowery, from William H. Sage and other trustees.

STANTON ST.—Stanton Improvement Corp. bought 130-134 Stanton st, a 3-sty building, 80x100, which was used as a mission and nursery house. It was held at \$75,000. The purchasers intend to alter into stores and dwellings for the clothing trade.

WEST HOUSTON ST.—Louis Lande, tenant of the 4-sty loft building at 38 West Houston st, northeast corner of Greene st, has purchased the property from the Empire State Holding Corp.

WOOSTER ST.—Leonia Reiman has sold 47 Wooster st, a 3-sty tenement, 24x75.

19TH ST.—Emma E. Taylor, tenant, bought from Mary Carey Owens 142 East 19th st, a 3-sty dwelling, on lot 23.6x92.

19TH ST.—Sale of the 6-sty American basement residence, at 17 East 19th st, erected by Mrs. R. L. Fowler, in 1916, was announced today by William B. May & Co. The house, an American basement structure, on a plot 28.1x108, is at the easterly end of the block containing the Carnegie mansion and gardens, and had been held by Mrs. Fowler, the brokers report, at \$250,000. It adjoins the residence at No. 15, bought by Pliny Fisk last February. The residence of George McAlpin, at 9 East 19th st, adjoining the Carnegie property, was sold about six weeks ago to a client of Pease & Elliman.

22D ST.—Max Lovett purchased from the Bank for Savings the 6-sty loft building, 50.1x98.9, at 28-30 West 23d st, acquired by the bank in foreclosure proceedings about five years ago. The property was held at \$170,000 and was sold through H. N. Barude & Co.

22D ST.—Edgar A. Levy bought from the Dennison Realty Co. 150-154 West 23d st, a 12-sty loft building, 62.6x100, through H. Rhineheimer and Sharp & Co.

23D ST.—C. J. Elgar and Sol. Fineberg have sold for the estate of Leonard Lewisohn 218-220 West 23d st, a 7-sty elevator apartment house, on plot 48x100, known as the Alhambra. The building has four apartments on a floor, shows a rent roll of about \$20,000, and was held at \$150,000.

33D ST.—The H. M. Weill Co. sold for Henry W. Showers, as trustee, the dwelling at 148 East 33d st to William Lynn, who expects to alter it for business use.

35TH ST.—James C. McGuire & Co. bought from the Lawyers' Title Insurance Co. 133 East 35th st, a 4-sty dwelling, 20x74.

36TH ST.—The 12-sty loft building, with stores, at 261 to 265 West 36th st has been sold. The structure stands on a plot 50.6x98.8, east of 8th av. Title to the property stands in the name of the 261 West Thirty-sixth Street

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Co., of which Kate F. Margrave is president. The company acquired the property nine years ago.

36TH ST.—Henry Hof sold for Hermann Buchtenkirch the 3-sty private dwelling at 232 East 36th st to Hermann R. Steege, who will alter same for his business, interior decorator.

40TH ST.—Gertrude and Elmer Meyer sold the 4-sty store and tenement, on a plot 25x100, at 306 West 40th st.

48TH ST.—J. W. May Co. sold to an investor the 5-sty single flat at 367 West 48th st on lot 15x100. The property was held at \$20,000.

49TH ST.—Frank B. Taylor sold for the estate of W. S. Gurner the dwelling at 36 West 40th st, on a lot 26x100.5, which is a Columbia College leasehold. After extensive alterations the buyer will occupy.

50TH ST.—Thomas P. Gilchrist, executor of the estate of Mrs. J. B. M. Grosvenor, sold through Douglas L. Elliman & Co. 39 East 50th st, a 5½-sty American basement dwelling, 22x100.5, held at \$100,000. The buyer is a physician who will occupy the residence.

54TH ST.—W. R. K. Taylor, of Taylor, Smith & Hard, bought from Mrs. J. S. Hale, through Pease & Elliman, the 5-sty dwelling, 20x100, at 32 West 54th st, which he has occupied for some time as tenant. The property was held at \$100,000.

57TH ST.—Frank B. Haubert, of Edward C. H. Vogler's office, sold for Lizzie A. Steers 459 West 57th st, a 4-sty building, 16.8x100.5; also for Edith A. Vogler a similar building adjoining, 461 West 57th st. John Horn is the buyer of both properties and already owns 457, giving him a privilege of 50 ft.

WEST 49TH ST.—Mrs. Caroline Tolfree, tenant, purchased from George E. Wood 51 West 49th st, a 4-sty dwelling, 20x100.5, Columbia College leasehold.

BROADWAY.—The 5-sty building 240 and 244 Broadway, which was purchased some time ago by Louis C. Wills and James B. Fisher, has been resold to A. Geller.

BROADWAY.—Heil & Stern sold for the Equitable Life Assurance Society to an investor the 11-sty loft building at 520-22 Broadway, which was erected some years ago by the J. C. Lyons Building Co., on plot 50x100. The property is fully rented, and was held at \$300,000.

6TH AV.—Louis Schrag sold for the New York Life Insurance Co. the 4-sty building at 364 6th av, 24.8x62 ft.

7TH AV.—Amelia M. Bauchle sold 352 and 354 7th av, two 4-sty houses, with stores, 38x75.

North of 59th Street.

60TH ST.—The Manhattan Maternity Hospital bought from Henry A. O. Taylor 323 East 60th st, a 5-sty building, 25x100.5, adjoining the hospital at 325 to 331, and increasing its frontage to 150 feet.

62D ST.—Douglas L. Elliman & Co., Inc., sold for the Guaranty Trust Co., trustees, 159 East 62d st, a 3-sty dwelling, 16x100, to Electus D. Litchfield.

69TH ST.—Haggstrom & Callen sold for Sarah Cohen estate, Max Cohen, trustee, the 4-sty dwelling, 20x95x100, at 68 West 69th st, held at \$40,000, to a client for occupancy.

72D ST.—The Congregation Beth Israel Bikur Cholim purchased for its synagogue from the Arvade Realty Corp. the 2-sty edifice at 143 East 72d st, at the northeast corner of Lexington av, for \$110,000.

74TH ST.—William E. Steinback is the buyer of the house at 157 West 74th st, sold through the Houghton Co.

75TH ST.—Frederick Brown bought from William Farrell the 4-sty dwelling, on a lot 20x 102.2, at 46 West 75th st, near Central Park West. Mr. Brown also sold to Benjamin Katz 2216 Adams pl, near 182d st, a 5-sty apartment house, on a plot 50x80, renting for about \$6,000, and held at \$48,000.

75TH ST.—Benenson Realty Co. resold to the Iron Hill Realty Co. the two 4-sty apartments, 39x102, at 208 and 210 East 75th st, held at \$25,000, purchased in June from Harry Fischel.

76TH ST.—Pease & Elliman sold for Larkin & Perry, attorneys, the 4-sty dwelling on a lot 19x60x102.2 at 22 East 76th st, held at \$60,000.

76TH ST.—Mrs. W. H. Douglas sold a 4-sty dwelling, 20x100, at 317 West 76th st, to a client of Peason & Elliman for occupancy.

77TH ST.—Edgar J. Moeller is the purchaser of the dwelling at 322 West 77th st, sold recently through Slawson & Hobbs.

79TH ST.—The 4-sty dwelling, on a lot 20x 102.2, at 108 East 79th st, is reported to have been sold. Foote & Martin acquired the property last April from Mrs. J. West Roosevelt.

83D ST.—Elsie E. Bohsung sold 322 East 83d st, a 5-sty flat, 25x102.2.

84TH ST.—Pease & Elliman sold for the estate of Simon Rosenstamm, 345 West 84th st, a 5-sty dwelling, 17x100.

87TH ST.—Fred Oppenheimer sold for Louise Horstman, of Bayshore, L. I., the 5-sty and basement 12 room apartment known as 444

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East 87th st, on lot 25x100 ft, to an investor. This is the first sale of the property since 1894.

89TH ST.—The Paupack Power and Timber Co. sold 69 West 89th st, a 4-sty dwelling, 18x100.8, to a client of the H. M. Weill Co.

92D ST.—Douglas L. Elliman & Co., Inc., sold for Mrs. C. Schlosser her 4-sty residence at 4 East 92d st, on lot 20x100, adjoining the south corner of 5th av, on which is situated the former house of I. Townsend Burden, which the same brokers sold a few years ago. The Schlosser house was held at \$75,000.

94TH ST.—The estate of Susan A. Pullyn sold a 3-sty dwelling, on a plot 19x100, at 171 West 94th st, to a client of Thomas J. O'Reilly for occupancy.

96TH ST.—The estate of Edmund Abby Hurry sold the 6-sty apartment house, 500x100.8, held at \$110,000, and renting for \$14,000, at 102-104 West 96th st, to Mrs. Lena Britt for investment. Hurry & Dutton were the attorneys for the sellers, J. M. Davidson for the buyers, and Joseph P. Day negotiated the deal.

97TH ST.—Frankenthaler Bros. negotiated the sale of 315-325 East 97th st for the F. & F. Property Corp. to the Union Smoked Fish Co.

106TH ST.—Guilla Vitoli purchased from the William P. Mitchell estate 238 and 240 East 106th st, two 4-sty tenements, each on lot 25x100, near 2d av. The purchaser owns the adjoining similar property at 236, and now controls a frontage of 75 ft.

106TH ST.—Charles S. Kohler, Inc., sold for the Equality Construction Co., Inc., to an investor the 5-sty single flat 109 West 106th st, on plot 25x100.11, held at \$25,000.

112TH ST.—Samuel Wacht, Jr., sold the 6-sty apartment, 50x100, renting for \$16,350 and held at \$110,000, at 522-524 West 112th st, to the Normar Real Estate Corp. and the H. W. G. Realty Co.

114TH ST.—Hank Realty Co. bought from the No. 885 West End Av. Co. the 8-sty apartment at 508 West 114th st, 75x100, erected by the seller about ten years ago. L. S. Palmer was the broker. It was held at \$250,000 and rents for about \$34,000.

117TH ST.—Greenfeld & Saffir sold for Francis L. Noble, as trustee of the estate of Elizabeth A. T. Phelps to the Silbo Realty Corp. the 5-sty apartment house at 12 West 117th st, on plot 33.4x100, held at \$30,000. The buyers have immediately prepared plans for an extensive alteration on this house and the two adjoining apartments which the same buyer purchased last week.

117TH ST.—James L. Van Sant sold the 5-sty tenement, 24x50, at 303 East 117th st, adjoining the northeast corner of 2d av, to Charles Guerriera.

119TH ST.—Hamilton S. Foster sold to an operator the Arlington and Rappahannock, two 6-sty apartment houses at 23 to 35 West 119th st, on lot 98.7 ft and having an irregular depth. The properties are assessed at \$110,000.

122D ST.—Bridget M. Barrett sold 430 East 122d st, a 4-sty dwelling, on lot 25x100.11.

122D ST.—Bridget M. Barrett sold the 4-sty dwelling, 25x100.11, at 430 East 122d st.

124TH ST.—Joseph G. Abramson bought Elmore Court, a 6-sty elevator apartment house, 108x101, held at \$175,000 and renting for \$26,000, at 541 West 124th st, from Marie Kahrs through S. Rosen.

128TH ST.—J. Harry Riker sold to a client of George W. Royall 248 West 128th st, a 3-sty dwelling.

129TH ST.—Porter & Co. sold for the estate of A. L. Mordecai to a client for investment the 5-sty double flat at 302 West 129th st, 25x100.

130TH ST.—The Farmers' Loan and Trust Co. sold 268 West 130th st, a 3-sty dwelling, 18.6x100, adjoining the southeast corner of 8th av.

132D ST.—The trustees of the estate of Thomas F. Jeremiah sold 281 West 132d st, a 3-sty dwelling, 16.8x100, to a client of Ernest T. Bower.

136TH ST.—Shaw & Co. sold for the Reyvan Realty Co. 254 West 136th st, a 3-sty dwelling, 16.8x50x99.11.

138TH ST.—B. W. Smith, Inc., resold for Emma S. Hoffman 120 West 138th st, a 4-sty dwelling, 17x90.

138TH ST.—B. W. Smith, Inc., resold for Mary Reid to Bessie A. Pierce, for occupancy, 313 West 138th st, a 3-sty and basement dwelling, on lot 17.6x100.

138TH ST.—B. W. Smith, Inc., sold for Emma S. Hoffman to a client, for occupancy, the 4-sty

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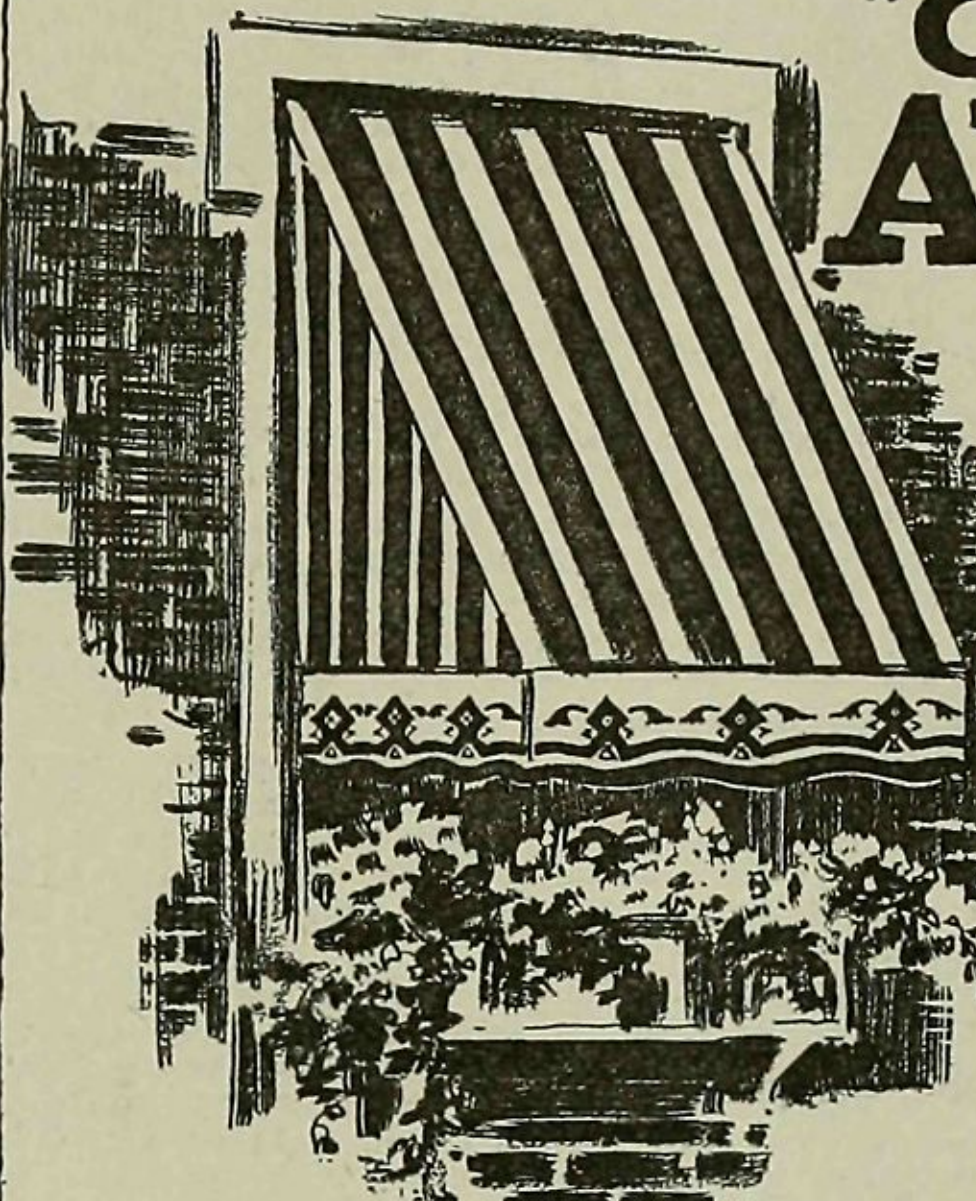
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and basement dwelling at 320 West 138th st, on a lot 17x90.

138TH ST, ETC.—Mrs. L. G. Johnson sold the 3-sty dwelling at 318 West 138th st to William Manning through A. G. Thompson & Co. The same brokers sold the 3-sty brick dwelling at 248 West 128th st for J. Harry Riker to a client of George W. Royall.

138TH ST.—The house on lot 17.6x99.11 at 317 West 138th st was sold to a client of Nail & Parker for occupancy.

145TH ST.—A. W. Miller & Co. sold for Thomas W. Dougherty, of Philadelphia, 408 West 145th st, a 4-sty American basement dwelling. The purchaser is a physician who will occupy the premises.

145TH ST, ETC.—Louis Block and B. Lachowsky for the Lucymore Realty Co. to the Plumbers' Realty Co. two 5-sty apartment houses, on a plot 80x100, at 155 to 161 West 145th st, containing fifty apartments and five stores, renting for about \$20,000 and held at \$120,000. Louis Block and B. Lachowsky also sold the Hesperus, a 7-sty elevator apartment house, on a plot 75x100, at 408 Manhattan av for M. Pressburger to the Weiss-Lemliem Holding Corp. This property rents for \$20,000 and was held at \$125,000. It accommodates thirty-six families.

145TH ST.—Louis Block and B. Lachowsky sold for the Lucymore Realty Co. to the Plumbers' Realty Co. two 5-sty apartment houses, 80x100, at 155 and 161 West 145th st.

152D ST.—B. W. Smith, Inc., sold for the Estates Leasing Co. 117-119 West 152d st, a 6-sty new-law apartment, 50x100.

158TH ST.—Charles Herman sold to Nellie Rosenberg 529-531 West 158th st, a 6-sty apartment house, 50x100.

165TH ST.—Herbert R. Limburg sold 554 West 165th st, a 4-sty house, on a lot 16x100, through Sharp & Co.

180TH ST.—The Isaac Lowenfeld Realty Corp. sold to Benjamin Bernstein 870 West 180th st, southwest corner of Northern av, a 5-sty new-law house, 50x100, renting for \$11,000, and held at \$75,000. Isidor Federman was the broker.

215TH ST.—Leopold Weiss sold, through Louis Block and Benjamin Lachowsky, the 5-sty apartment, 75x100, at 416-418 West 215th st. The structure accommodates 25 families, renting for about \$16,000, and held at \$118,000. In part payment was given the dwelling at 1418 Cedar av, 20x100.

ALEXANDER AV.—Samuel Cowen sold for the College Point Savings Bank five 4-sty brick buildings at 126 and 134 Alexander av.

AMSTERDAM AV.—A. B. Meyer sold the plot on the east side of Amsterdam av, 100 ft. south of 184th st, fronting 129.11 ft. and having a depth of 150 ft. It was a cash transaction, and the new owners plan to begin the immediate erection of a garage.

AMSTERDAM AV, ETC.—Abbottsford Realty Co. bought from Samuel L. Ayers the 5-sty apartment house, 46x100, at 2071 to 2081 Amsterdam av, southeast corner of 163d st. The same firm recently bought from the same seller the site at 1049 to 1053 Park av, southeast corner of 87th st, for improvement with a tall apartment.

AUDUBON AV.—Charles S. Kohler, Inc., sold for Frederick Brown 411 Audubon av, southeast corner of 186th st, a 5-sty apartment house, containing 25 suites of three, four, five and six room apartments, on plot 54x95 ft. The property rents for over \$14,000 and was held at \$105,000.

BROADWAY.—The Carrolton apartment house, at the northwest corner of Broadway and 168th st, was resold by the Union Chemical Glassware Co. to George Thompson, of Weehawken, N. J., for investment. It is a 6-sty elevator structure having seven suites on a floor and containing five stores, rents for \$50,000 and had been held at \$350,000.

BROADWAY.—Wm. A. White & Sons sold for the Hays Estate about five lots at the southwest corner of Broadway and Fort Washington av, fronting 118 ft in Broadway with a depth of 125 ft.

CENTRAL PARK WEST.—George H. Walker sold 464 Central Park West, a 5-sty flat, 18x100. The N. S. Lien Co., which recently acquired the adjoining similar property at No. 463, is reported to be the buyer. Mr. Walker acquired No. 464 last March.

EDGEcombe AV.—Mrs. S. Norma Winch sold to Dr. Godfrey Nurse the 3-sty dwelling at 48 Edgecombe av, northeast corner of 137th st, 20x68, through James C. Thomas, Jr.

FT. WASHINGTON AV.—The Union Chemical Glassware Co. bought from the Tyndall Realty Co., Fort Washington Court, a 6-sty elevator apartment house, 100x150, at the southwest corner of Fort Washington av and 170th st, held at \$350,000. E. S. Willard & Co. were the brokers. The same company bought 502-504 West 177th st, a 5-sty house, 40x100, held at \$55,000.

MADISON AV.—Henry P. Talmadge sold the 4-sty dwelling 538 Madison av, 25x55x70, built in 1870 and sold to the Talmadge family the following year by the builders. The buyer is a prominent art dealer, who will use the build-

ing for his business when alterations are completed. The property was held at \$90,000. Pease & Elliman were the brokers.

SHERMAN AV.—Fisher & Irving I. Lewine purchased the 5-sty apartment at 967 Sherman av, 45x100, through A. Konopolsky.

ST. NICHOLAS AV.—James Butler, Inc., sold to Nicholas Batsocos, proprietor of the Nicholas Restaurant, the market building and stores covering a plot, 50x100 ft., on the west side of St. Nicholas av, 75 ft. south of 179th st. L. J. Phillips & Co. negotiated the sale of the property, which was held at \$100,000 and leased a portion of the store property to James Butler, Inc.

WADSWORTH AV.—James E. Barry, of Knap & Wasson Co., sold for the Barry Realty Co. 90 Wadsworth av, a 5-sty apartment, 40x100.

5TH AV.—Frederick Brown sold to a client of Kirk & Diamond 1359 5th av, near 113th st,

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a 5-sty apartment house, on a plot 25x100, renting for \$4,308, and held at \$37,500. Mr. Brown recently acquired the property, together with 1361 5th av, from H. & A. Weeks.

5TH AV.—The 4-sty dwelling, on a lot 16.8x 85, at 2010 5th av, has been sold by the estate of W. E. Pruden. The buyer, an investor, who now resides in Orange, N. J., plans to alter the property into small suites.

8TH AV.—Emil G. Hantsche, Jr., bought 2100 8th av, a 5-sty tenement, on lot 25x100.

RECENT LEASES.

Important Mid-Town Leases.

E. Tanenbaum Corporation subleased for the Peerless Bakery and Restaurant Company, the northeast corner of 7th av and 33d st, the entire 3-sty building at a higher rental than it has been paying for a period of ten years, the aggregate rental amounting to over \$550,000. E. Tanenbaum Corp, recently leased the building for Frank J. Cassidy to the Peerless Bakery and Restaurant Company for a period of ten years at a total rental of \$500,000. The same brokers also leased recently the store and basement at the northeast corner of Broadway and 39th st, on lot 76x107 ft, to Samuel J. Klein for a term of ten years at a total rental of \$500,000 and are subleasing for Mr. Klein several of the stores which are now being divided. E. Tanenbaum Corporation is the exclusive agent for the properties.

Mirror Candy Co. Leases.

The Oceanic Investing Co. leased to the Mirror Candy Co. 1-3 East 42d st. The lease does not give possession of the premises acquired until 1926, and the rental indicates an increase of \$24,000 per annum over the rentals paid now.

The premises leased from 1926 by the candy company are the two narrow buildings, now occupied, at Nos. 1 and 3, by the Liggett Drug Company and Child's restaurant for which the Mirror Co. will pay five per cent, on a valuation of \$1,000,000, or \$50,000, rent per annum, as against the \$26,000 the present tenants pay yearly. The candy company, in addition, will pay, as rent, a percentage of the cost of a new building to be erected.

A. V. AMY & CO. leased the 5-sty American basement house at 309 West 100th st, for Mrs. Estela Parsons to Mr. John Whitmore, for 5 years.

CUSHMAN & WAKEFIELD, Inc., subleased for the Seaboard Steel & Manganese Corp. the westerly half of the 23d floor in the 50 East 42d St. Building to Peter Cooper Bryce, one of the executors of the estate of Edith B. Bryce, owner of large realty holdings in this city.

DOUGLAS L. ELLIMAN & CO., INC., leased for Mrs. Moses Hopkins 16 East 70th st, a 5-sty American basement house, on lot 17x100, to Myron C. Taylor.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment at 383 Park av to Mrs. A. Alexander Smith; also a parlor floor at 44 East 72d st for Mrs. W. T. Middleton to Dr. Chas. W. Hlavac.

M. & L. HESS, INC., leased for the Halidon Realty Co., the store and basement at 130 Madison av to the Le Roy Silk Co., Inc.; for the Ellisdale Co., the store and basement at 55 5th av to Oppenheimer & Berliner; the store and basement at 27-33 West 20th st to L. Bachman & Co.; the store and basement at 115-117 East 23d st to A. Rosen Co.; the store at 27-33 West 20th st to Simensen, Rogers & Jaeger, Inc.; the 8th floor at 912-20 Broadway to Mitchell Publications, Inc.; for H. Herman Sternbach & Co., part of the 3d floor at 23-5 East 25th st to the Old Bleach Linen Co.; the 4th floor at 240-2 East 20th st to the Columbia X-Ray & Electric Corp.; for the Bijou Waist Co., at 121-31 West 19th st, the 8th floor to Hays-Levy & Co.; the 9th floor to the Rothenberg Gown Co., and the 10th floor to J. Friedman & Co.; the 2d floor, at 27-33 West 20th st to Tuttmann Bros.; the 10th floor at 151-3 West 30th st to Dexter & Barnett, and the 4th floor at 24-6 West 25th st to Lipman Bros.

OGDEN & CLARKSON CORP. leased the 5th floor in the building 44-46 East 25th st to Sig. I. Rothschild; an office in the building 516 5th av to Snedeker Studios, Inc., and a parlor floor store at 22 West 57th st to Robert R. Bennett for A. J. Robertson.

GEO. R. READ & CO. leased the private dwelling houses 144 and 146 East 35th st, to Mrs. C. E. Young, for Tompkins McIlvaine, and 89 Park av, to St. John Alexander for Geo. C. Fraser.

(Leases continued on page 130)

REAL ESTATE NOTES.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. announces that the firm name has been changed to the Brown, Wheelock Co., Inc. The firm states that no other change has taken place and that the name of the late Douglas Robinson is discontinued from its corporate title under an agreement made when the company was incorporated in 1904. The officers of the company, as heretofore, are; Charles

S. Brown, chairman of the board; William R. Buchanan, vice-president; Simon Newman, vice-president; C. P. Donnelly, treasurer and secretary, and Charles S. Carson, assistant treasurer.

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West 71st st, which will be replaced by a 9-sty fireproof, high-class apartment house. The proposed building is within a few hundred feet of the 72d st subway station and is surrounded by many prominent hotels. The New York Title and Mortgage Co. has made a building loan of \$265,000 to finance the new structure.



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BROOKLYN, NEW YORK

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 July 16 to 21	1918 July 19 to 25
Total.....	200	95
Assessed Value.....	\$10,611,650	\$3,765,300
No. with consideration.....	29	16
Consideration.....	\$903,565	\$338,800
Assessed Value.....	\$812,800	\$383,500
Jan. 1 to July 21 Jan. 1 to July 25		
Total No.....	5,216	3,555
Assessed Value.....	\$302,630,850	\$206,907,680
No. with consideration.....	700	574
Consideration.....	\$27,564,090	\$26,055,038
Assessed Value.....	\$28,415,800	\$27,696,100

Mortgages.

	1919 July 16 to 21	1918 July 19 to 25
Total No.....	141	37
Amount.....	\$2,697,747	\$340,475
To Banks & Ins. Cos..	24	5
Amount.....	\$718,350	\$49,000
No. at 6%.....	74	13
Amount.....	\$811,622	\$50,900
No. at 5½%.....	31	2
Amount.....	\$733,375	\$20,500
No. at 5%.....	23	9
Amount.....	\$903,250	\$153,000
No. at 4½%.....	.....	1
Amount.....	.....	\$62,500
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	13	12
Amount.....	\$249,500	\$53,575
Jan. 1 to July 21 Jan. 1 to July 25		
Total No.....	2,679	1,432
Amount.....	\$75,101,569	\$36,760,241
To Banks & Ins. Cos..	462	254
Amount.....	\$28,482,600	\$18,526,643

Mortgage Extensions.

	1919 July 16 to 21	1918 July 19 to 25
Total No.....	19	15
Amount.....	\$2,940,500	\$347,250
To Banks & Ins. Cos..	11	7
Amount.....	\$2,795,000	\$227,750
Jan. 1 to July 21 Jan. 1 to July 25		
Total No.....	766	735
Amount.....	\$51,784,345	\$51,792,549
To Banks & Ins. Cos..	408	278
Amount.....	\$41,479,050	\$28,501,957

Building Permits.

	1919 July 18 to 21	1918 July 20 to 26
New Buildings.....	9	1
Cost.....	\$345,000	\$200,000
Alterations.....	\$1,201,230	\$484,300
Jan. 1 to July 21 Jan. 1 to July 26		
New Buildings.....	200	115
Cost.....	\$26,757,911	\$7,163,450
Alterations.....	\$13,533,465	\$6,248,452

BRONX. Conveyances.

	1919 July 16 to 21	1918 July 19 to 25
Total No.....	224	68
No. with consideration.....	21	5
Consideration.....	\$363,600	\$23,900
Jan. 1 to July 21 Jan. 1 to July 25		
Total No.....	4,440	2,573
No. with consideration.....	330	337
Consideration.....	\$4,486,771	\$3,235,834

Mortgages.

	1919 July 16 to 21	1918 July 19 to 25
Total No.....	142	29
Amount.....	\$1,023,011	\$137,185
To Bank & Ins. Cos..	6	.....
Amount.....	\$69,000	.....
No. at 6%.....	81	14
Amount.....	\$575,511	\$84,265
No. at 5½%.....	35	4
Amount.....	\$335,200	\$17,000
No. at 5%.....	15	4
Amount.....	\$51,200	\$10,890
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$11,000	.....
Interest not given.....	10	7
Amount.....	\$50,100	\$25,030

	Jan. 1 to July 21	Jan. 1 to July 25
Total No.....	2,356	1,003
Amount.....	\$16,925,618	\$6,646,135
To Banks & Ins. Cos..	122	52
Amount.....	\$1,685,142	\$839,142

Mortgage Extensions.

	1919 July 16 to 21	1918 July 19 to 25
Total No.....	21	11
Amount.....	\$434,850	\$235,050
To Banks & Ins. Cos..	7	5
Amount.....	\$198,000	\$177,500
Jan. 1 to July 22 Jan. 1 to July 25		
Total No.....	395	230
Amount.....	\$8,114,872	\$4,609,712
To Banks & Ins. Cos..	136	56
Amount.....	\$4,072,750	\$1,479,750

Building Permits.

	1919 July 17 to 23	1918 July 19 to 25
New Buildings.....	21	2
Cost.....	\$471,300	\$463,000
Alterations.....	\$14,350	\$4,025
Jan. 1 to July 23 Jan. 1 to July 25		
New Building.....	311	145
Cost.....	\$9,281,665	\$3,395,750
Alterations.....	\$869,996	\$331,715

BROOKLYN. Conveyances

	1919 July 6 to 11	1918 July 18 to 24
Total No.....	1,172	490
No. with consideration.....	77	31
Consideration.....	\$876,475	\$276,906
Jan. 1 to July 11 Jan. 1 to July 24		
Total No.....	24,583	12,961
No. with consideration.....	1,319	929
Consideration.....	\$15,015,709	\$7,431,667

Mortgages.

	1919 July 6 to 11	1918 July 18 to 24
Total No.....	882	304
Amount.....	\$3,621,613	\$1,000,318
To Banks & Ins. Cos..	61	29
Amount.....	\$471,600	\$198,400
No. at 6%.....	648	210
Amount.....	\$2,424,588	\$627,618
No. at 5½%.....	162	50
Amount.....	\$694,525	\$201,000
No. at 5%.....	48	14
Amount.....	\$399,450	\$103,075
Unusual rates.....	3	2
Amount.....	\$11,000	\$2,500
Interest not given.....	21	23
Amount.....	\$92,050	\$66,125
Jan. 1 to July 11 Jan. 1 to July 24		
Total No.....	16,898	7,458
Amount.....	\$63,012,049	\$25,317,797
To Banks & Ins. Cos..	1,176	788
Amount.....	\$7,917,034	\$4,022,190

Building Permits.

	1919 July 16 to 21	1918 July 18 to 24
New Buildings.....	204	65
Cost.....	\$2,744,150	\$244,225
Alterations.....	\$248,125	\$103,400
Jan. 1 to July 21 Jan. 1 to July 24		
New Buildings.....	5,495	1,867
Cost.....	\$42,641,830	\$12,377,526
Alterations.....	\$4,867,851	\$2,496,518

QUEENS. Building Permits.

	1919 July 16 to 21	1918 July 19 to 25
New Buildings.....	198	43
Cost.....	\$3,265,384	\$80,275
Alterations.....	\$24,385	\$70,354
Jan. 1 to July 21 Jan. 1 to July 25		
New Buildings.....	4,374	1,424
Cost.....	\$22,527,744	\$4,492,964
Alterations.....	\$1,416,944	\$920,221

RICHMOND. Building Permits.

	1919 July 1 to July 8	1918 July 19 to 25
New Buildings.....	17	7
Cost.....	\$29,670	\$6,810
Alterations.....	\$775	\$650
Jan. 1 to July 21 Jan. 1 to July 25		
New Buildings.....	628	329
Cost.....	\$816,477	\$736,473
Alterations.....	\$73,806	\$265,546

BUILDING SECTION

Strike of Barge Captains and Brick Handlers Settled

Brick Supplies for All Demands Now Assured—Legislative Committee Resumes Investigation Into Building Material Costs

ADEQUATE supplies of Hudson River common brick are now assured to builders as a result of a compromise between the barge captains and the manufacturers of brick and the settlement of the strike of the brick handlers in this city. The barge captains have returned to work and from now on brick will be brought to the city in sufficient quantity to supply every possible demand without delay.

In discussing the building material and supply situation with a representative of the Record and Guide, Mr. Hammond said:

"Every effort is now being made by the Hudson River common brick manufacturers to hold down the cost of production and also to keep the delivery costs to the lowest possible minimum. To that end the long fight has been made which is now ended with a victory for the manufacturers. The barge captains returned to work Thursday morning and the brick handlers have declared that they will continue to work throughout the balance of the season at the wages formerly paid. Compromise was made to the captains through which they receive \$10 a month in excess of their former wages. Brick will be forwarded now just as rapidly as the jobs will receive them."

In connection with the statement of Mr. Hammond it might be well to state that eight barge loads of brick were docked during the week and all were disposed of, and on Thursday at noon the wholesale market for Hudson River common brick was cleaned out.

Investigation into the existing high prices for building materials and supplies was again resumed early this week by the Joint Legislative Committee on Housing, of which Senator Charles C. Lockwood is chairman. The witnesses called at the meeting last Tuesday were men of wide reputation and standing in the lumber and brick business and their testimony is taken as representative of the mental attitude of the material interests as a whole. All of the men called upon by the committee were unanimous in their declaration that the prevailing high prices for building materials are not the result of any direct arrangements or agreements among the members of any trade associations. Prices are high they claim because labor, transportation and everything else entering into the production and sale of these commodities are excessive.

William K. Hammond, widely known to the trade as a manufacturer of common brick, with a plant at Dutchess Junction, N. Y., stated in his testimony that he greatly preferred to sell his brick to dealers rather than direct to builders, "in pursuance of my experience of losses in dealing with people not reliable to deal with." He explained that the selling prices for brick put out at different plants are the same at the various plants in the Hudson River district because the cost of production is practically the same. In giving further details as to the methods used in determining the selling price of common brick Mr. Hammond made reference to the manner in which coal dealers arrive at their selling prices and stated that brick prices to the consumer were arrived at in a similar way.

Mr. Hammond said: "We find out exactly what our costs are, and these costs being about the same we have a way

of speaking to each other and finding out what our costs are and we say we must sell our brick for so much. We do not fix prices. I might say we began this during the war at the direction of the War Service Board."

In the testimony of Mr. Hammond it was brought out that in 1914, before the war, prices for hard brick, delivered at the wharf were \$5.75 per thousand in cargo lots. The high cost of labor, fuel, transportation and other items entering into the overhead of brick making are the prime factors responsible for the high prices now ruling. In 1916 it cost sixteen cents a thousand for towing brick from the up-river plants in to this city. Now it costs fifty cents a thousand for the same distance. Mr. Hammond stated that the annual production of his yards was ordinarily 28,000,000 brick, but that last year the output dropped to 2,229,000. In 1914 it was 18,000,000. He stated that one of his yards, with an annual capacity of approximately 12,000,000 brick, has not been operated since 1916, because of the scarcity of labor and the extremely low rate of demand.

Robert L. Findlay, of the Hay-Walker Brick Company, manufacturers of face brick, was also called to give testimony before the Joint Committee, and he said that labor was principally responsible for the increase in the prices of face brick from \$22 to \$25 a thousand, in 1914, to \$36 to \$40 at the present time.

Lumber dealers of the city were also called before the committee to give their side of the lumber situation and the reasons for the rapid advance in the prices of practically all kinds and grades of lumber.

Everett L. Barnard, vice-president of the Church E. Gates Company, dealers in lumber and building materials said that at the present time his company is furnishing the lumber for ten building operations whereas before the war approximately ten times the amount of business would be in hand. Mr. Barnard stressed the point that practically all of the difficulty in getting new construction work started upon a large scale was caused by labor in some form or other. When asked if the increases in wages among the Southern mill hands warranted a 300 per cent. increase in the cost of lumber, Mr. Barnard replied: "No, I don't think it warrants it all. The increase in lumber on that particular item is due to the fact that the mills are over sold and are announcing these enormous increases simply because they can obtain the higher prices."

While no one in the lumber business is willing to predict a recession in the prices of this material, all are of the opinion that something should be done to stabilize the market and to keep levels from jumping as they have been recently. According to a trade circular sent out by one of the Yellow Pine operating companies, they advise that while their present prices are somewhat lower than the average manufacturer of Yellow Pine in their class, and while they know the tendency is to higher prices, yet it is their strong conviction that it would be better for the trade in general if prices were more stable and that they are disposed to use their influence to that end. This concern therefore announces to the trade that their prices on Yellow Pine lumber, until August 15, will be no higher than now.

The Foundations Started For New Wurlitzer Building

More Than \$6,000,000 of New Construction Within Radius of Three Blocks in Mid-Town Section

FOUNDATION work is underway for the new fifteen-story and basement store and loft building made necessary by the growing activities of the Rudolph Wurlitzer Co., manufacturer of mechanical pianos and other musical instruments. The building is being constructed at 119 to 121 West 41st street and runs through the block to 42d street. The 41st street frontage is 85 feet and in 42d street a 41-foot front will be occupied. This structure will have a mean depth of 197 feet.

The plans were prepared under the direction of Maynicke & Franke, architects, 25 Madison square, North, and Pattison Brothers are the electrical engineers. The building is being constructed under a general contract by Jacob Zimmermann,

for out-of-town manufacturers. This building was designed by William Higginson, architect and engineer.

The facades of the Wurlitzer building will be of granite, terra cotta, face brick and Indiana limestone. The structure will be fireproof throughout with skeleton steel frame, curtain walls and floor construction of reinforced concrete. The project will represent the investment of approximately \$2,500,000 including the value of the land.

One of the interesting features of this building will be a concert auditorium, seating about three hundred people, which will be used by the Wurlitzer Company for demonstrations of its products and for small concerts and recitals. Some years ago when the six-story building, adjoining the Lewisohn Building, was erected for the exclusive use of this company, an auditorium was included in the plans. This room was beautifully planned and decorated and became a most attractive and profitable feature of the business. Construction of this building will be rushed and it is hoped that it will be ready for occupancy early next spring.

The new Wurlitzer Building is only one of a group of important building operations in the mid-town section of Manhattan. On the southwest corner of Sixth avenue and 41st street, diagonally opposite this project the Cauldwell-Wingate Company is building under a general contract a twelve-story store and loft building for the Buckley-Newhall Co., on ground leased for a long term from the Louisa M. Gerry Estate. This project is from plans and specifications by J. B. Snook Sons, architects, and will cost approximately \$1,000,000. This building occupies a plot 100x125 feet and is also planned to be completed and ready for occupancy by the spring of 1920.

Another interesting building operation in the immediate neighborhood of these two large projects is the alteration of the group of old tenement houses in the south side of 40th street just west of Sixth avenue, making them over into high class bachelor apartments of one and two rooms, with baths. This work is being done according to plans and specifications prepared by George and Edward Blum and Katz & Feiner, associated architects and will call for the expenditure of more than \$100,000.

Under the direction of the G. B. Beaumont Company work is rapidly progressing on the \$3,000,000 office building at the corner of Seventh avenue and 39th street for the Pictorial Review Company. The steel framework is up to about the fifteenth floor level and work has been commenced on the concrete floor construction. This structure has also been designed in the Gothic style of architecture and is being built from plans prepared by Renwick-Aspinwall & Tucker, architects.

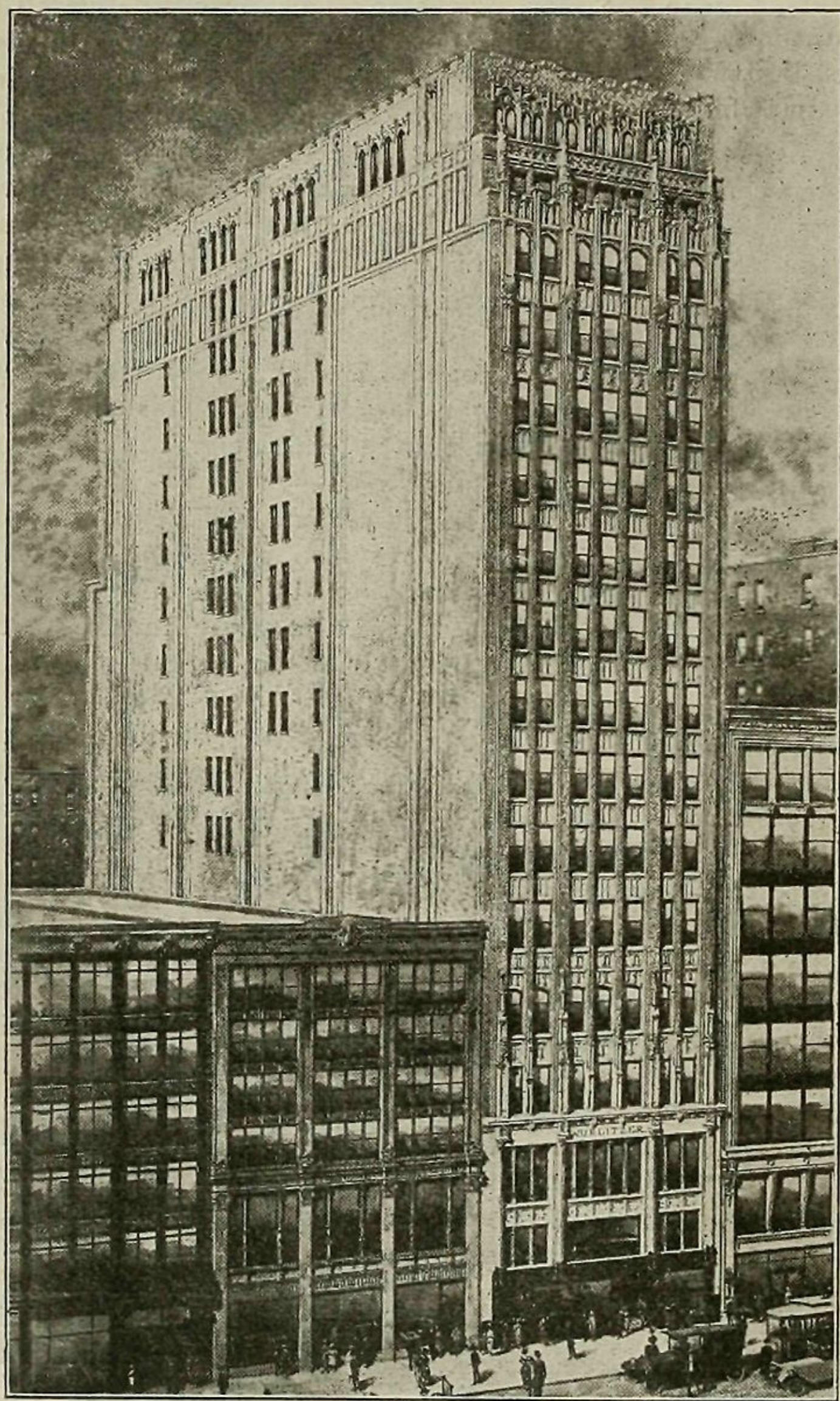
The Real Estate Board of New York is preparing to duplicate its great success of two years ago in a campaign for new membership.

Work along this line has recently been started and is meeting with gratifying success.

There is at present a limit of two hundred placed by the Constitution on the class known as Active Members. There is a substantial waiting list in this class, and this list is steadily growing.

A special drive, however, is being made for Active-Associate Members, which includes owners, attorneys, architects, corporations, or persons closely or incidentally interested in real estate, except brokers, mortgage loan brokers, agents, etc.

The fact that the Real Estate Board of New York has in recent years greatly expanded its field of activities and has built up an organization that is dealing intelligently, for example, with large problems of taxation and legislation, has attracted the attention of owners of New York City real estate.



Jacob Zimmerman, Builder. Maynicke & Frank, Architects.
NEW WURLITZER BUILDING IN 41ST STREET.

18 East 42d street. The steel is being furnished and erected by Levering & Garrigues Co.

This building has been designed in the Gothic style of architecture and will harmonize with the other new buildings recently put up in the vicinity. The new Wurlitzer Building will have for its immediate neighbors the twenty-two story store and loft building known as the Lewisohn Building at 119 West 40th street, running through to 41st street, which was built about six years ago from plans by Maynicke & Franke and in which at present are located the offices of the Wurlitzer Company and will be on the same block as the handsome Gothic structure built about a year ago by the Bush Terminal interests as an office and exposition building

Greater Expansion Evident in Local Building Field

Weekly Figures of the Dodge Company Show Many New Projects Being Planned and Considerable Work Placed Under Contract

NEW building and engineering construction representing an expenditure of more than \$28,000,000 was announced during the week of July 12 to 18 inclusive. This amount is divided between about 625 separate projects located in New York State and New Jersey, north of Trenton. The total is also divided into three distinct groups according to the actual condition of the work-preparation of plans; plans figuring and contracts awarded.

According to the weekly statistics of the F. W. Dodge Company there were, during the week of July 12 to 18 a total of 274 projects, involving upward of \$13,000,000 for which plans were being prepared. At the same time in this territory there were 130 projects in the hands of general contractors for estimates and this work will require an outlay of \$4,717,000. The same week included the award of 214 contracts for new building and engineering operations which will call for an additional expenditure of \$10,263,810.

The group of 274 projects for which plans were being prepared was subdivided as follows: 1 club, \$6,000; 3 Federal, State and municipal projects, \$1,530,000; 22 stables and garages, \$474,000; 18 factory and industrial buildings, \$763,000; 7 public improvements, \$4,264,500; 184 residential operations

including apartments and one and two-family dwellings, \$3,906,500; 14 churches, schools and theatres, \$1,857,000 and 25 store, office, loft and banking buildings, \$529,500.

Among the 130 projects out for estimates were included 3 bridges and culverts, \$450,000; 5 hotels, clubs and institutions, \$138,000; 7 Federal, State and municipal operations, \$365,000; 8 stables and garages, \$96,000; 15 factory and industrial buildings, \$424,000; 32 public improvements such as street openings, sewers, sidewalks, water mains, etc., \$1,155,000; 28 residential projects of various types, \$1,085,000; 19 churches, schools and theatres, \$797,000 and 13 store, office, loft and banking buildings, \$207,000.

The 214 projects for which contracts were awarded during the week of July 12 to 18 inclusive included the following groups: 3 bridges and culverts, \$82,000; 5 hotels, clubs and institutions, \$45,000; 14 Federal, State and municipal operations, \$993,000; 11 stables and garages, \$200,000; 20 factory and industrial buildings, \$872,709; 39 public improvements, \$3,925,201; 74 residential jobs including apartments and one and two-family dwellings, \$925,900; 24 churches, schools and theatres, \$2,144,000 and 24 store, office, loft and bank buildings, \$976,000.

PERSONAL AND TRADE NOTES.

Lewis F. Shoemaker & Co., steel contractors, Philadelphia, New York and Pottstown, Pa., announce the change of the corporate name to the Shoemaker-Satterthwait Bridge Co. The management of the business and personnel will remain unchanged.

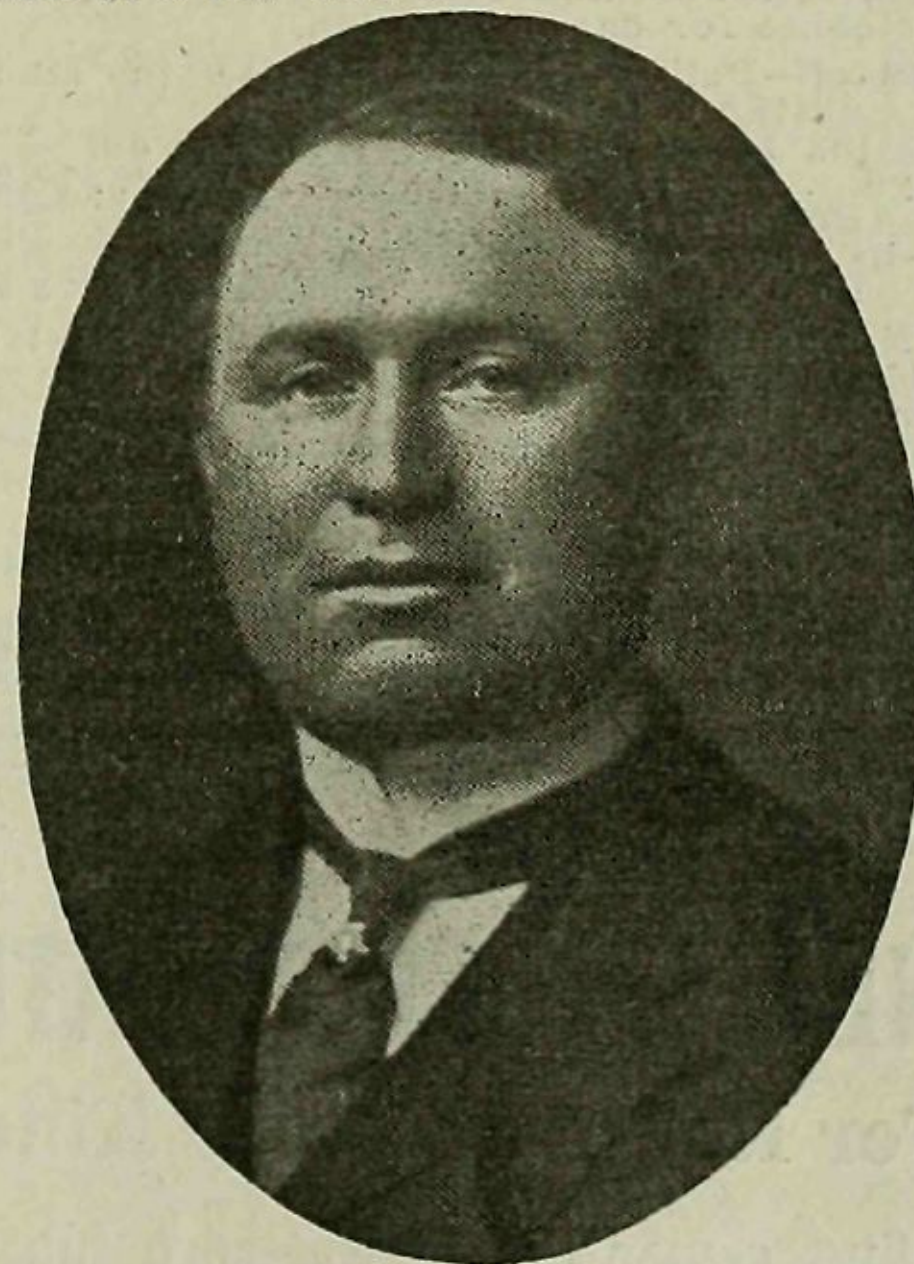
Kay B. Knudsen has been appointed secretary of the New York chapter of the American Association of Engineers. He was graduated in engineering from Cooper Union, New York, in 1911. About four and a half years of his experience has been on railroad work, two years on sanitary and municipal work and one and a half years on building construction, subway construction and drainage work. For the past six months he has been employed as principal assistant engineer in the office of Alexander Potter, consulting engineer, New York.

Hecla Iron Works, 118 North 11th street, Brooklyn, recently obtained a contract for all of the architectural iron and bronze work for the new Pictorial Review Building new under construction at the corner of Seventh avenue and 39th street, for which Renwick, Aspinwall & Tucker and the architects. The same firm also obtained contracts for ornamental iron and bronze work for the following projects: Oppenheim & Collins Building, Pittsburgh, Pa., Buchman & Kahn, New York, architects; C. A. Werner Store, Pittsburgh, Pa., Benno Jansses, architect; Phoenix Mutual Life Insurance Building, Hartford, Conn., Benjamin W. Morris, New York, architect; Maryland Trust Company Building, Baltimore, Md., Smith & May, architects; Chemung Canal Trust Company Building, Elmira, N. Y., Dennison & Hirons, New York, architects; addition to the Bonwit, Teller Company store, New York City, Buchman & Kahn, architects; Federal Reserve Bank Building, Dallas, Texas, Graham, Anderson, Probst & White, architects; First National Bank Building, Southampton, L. I., Cross & Cross, New York, architects, and a number of other important operations in various parts of the United States. In addition, the Hecla Iron Works is making the steel doors, tanks and miscellaneous fittings for one hundred and seventy Ferris type ships for the Emergency Fleet Corporation. The estimating department is exceptionally busy figuring additional projects.

Brooklyn Builder's Business Expansion.

For a number of years past the operations of Louis Gold, speculative and investment builder, have been a notable part of the development of certain sections in the Borough of Brooklyn. He erected many important projects in Flatbush and had considerable to do with the rapid growth of the Bay Ridge section into a popular residential district.

During the war, when building activity was at a low ebb, he realized the tremen-



LOUIS GOLD.

dous demand for space for manufacturing purposes that would follow the advent of peace and a return to normal economic conditions. In order to anticipate where possible the requirements of industrial and commercial establishments who would be in the market for additional facilities, he acquired plots in various parts of Greater New York and planned for the construction of modern factories, garages and other structures of a similar nature. In order to do this he increased his office personnel, taking on engineers, estimators and clerks to handle the large amount of work in prospect. He rapidly outgrew the office space occupied for a number of years in the Temple Bar Building, 44 Court street, Brooklyn, and recently moved into a much larger suite on the seventh floor of the same building.

TRADE AND TECHNICAL SOCIETY EVENTS.

Technical League of America holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

American Society of Mechanical Engineers—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

National Hardware Association and the American Hardware Manufacturers' Association will hold a joint convention at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 15 to 17, inclusive.

Treatment of Cement and Stucco Surfaces.

The increased use of cement and stucco for both exterior and interior of dwellings, garages and other buildings has developed the need of a product to properly finish this type of surface. The cement and stucco in its natural face is not very pleasing in appearance, and this fact becomes more evident as time goes on.

Particularly when exposed to the elements, such a surface will soon become discolored, and the contact with moisture will have a very detrimental effect. For the protection of such surfaces paint is, of course, the natural solution. Such surfaces cannot be protected by the ordinary type of paint as in most cases a gloss effect is not desired. For this purpose, paint manufacturers have designed special cement and stucco coatings to meet these special needs. This product produces a beautiful flat effect which makes possible a wide variety of attractive color schemes. Not only will this coating beautify in appearance, but it will present a surface that is very durable.

In the finishing of cement and stucco, the surface should be thoroughly dry. Inasmuch as such surfaces absorb moisture, do not paint after a rain or during damp weather.

Cement and stucco coating should be applied just as it comes from the can, and two coats should be used, particularly on new work. When used on old work which has been previously painted it should be reduced at the rate of one quart of reducer to each gallon of paint. For reducer, use four parts of linseed oil and one part turpentine. This will form a foundation coat over which the coating may be applied as it comes from the can.

CURRENT BUILDING OPERATIONS

ALTHOUGH the extremely inclement weather of the past week has operated largely to prevent outside work on building projects and strikes have held up considerable inside work the local building situation is developing naturally and satisfactorily to the majority of interests. There is now a large amount of work actually under way in this city and the surrounding territory, and according to the number of plans being prepared by architects and engineers of the city the prospects are excellent for a continuation of the progress that has marked the past month or more.

There has recently been a large increase in the number of plans out for estimates, and the individual operations are more important than the average of but a few weeks ago. Work actually placed under contract has also increased both in number of projects and in the total amount of money involved, so that it is fair to predict that for the next four months or so the building trades of this city will be unusually busy.

There has been but slight change in the material situation. The difficulties between the brick manufacturers and the barge captains has been settled, as has also the strike of the brick handlers. Although common brick prices have held to their level of the past few months there have been increases announced in other material lines; namely, plaster. Increased labor costs making the production of these commodities cost considerably more has been the prime reason for the advancing prices. The final cost of all building materials and supplies is largely governed in some way or other by the cost of labor. Labor as a factor of production includes human activities of every sort, intellectual as well as physical, which have economic significance. Nature and labor do everything from beginning to end in bringing the materials of construction into existence, and as long as the cost of living remains high wages will continue at their present levels.

Common Brick.—Strikes and the continued rains of the past week have combined to reduce activity in the Hudson River brick market to a low level. Buying was somewhat lighter than it has been during recent weeks owing to the fact that the bad weather made outside work on new construction next to impossible. There is a large amount of prospective activity, however, and now that the strike situation has been cleared up there is no

reason to anticipate further slow times in the local wholesale brick market. Prices are holding firmly at the \$15 level, and it is the feeling among manufacturers that this price will continue to hold indefinitely unless production costs should increase to such an extent that the selling price would have to be advanced in order to continue in business. There is little change in the situation at manufacturing points. Labor remains scarce and uncertain, but producers are making every effort to keep ahead of the growing demand for common brick.

Summary.—Transactions in the North River common brick market for the week

ending Friday, July 25, 1919. Condition of market: Demand fair, prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 8; sales, 8. Distribution: Manhattan, 5; Brooklyn, 2; New Jersey, 1.

Lumber.—Conditions in the local lumber market are but slightly changed from those which have maintained for the past three or four weeks. Wholesale dealers are reporting considerable activity, but most of the demand is coming from suburban sections where there has been recently a large amount of small frame house construction. The demand from

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 thousand:

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 ———
Smooth Buff 42.00 to ———
Rough Gray 45.00 to ———
Smooth Gray 45.00 to ———
Colonials 25.00 to ———

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl... **\$3.25**
Rebate for bags, 15c. 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 waterfront, 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. **\$7.00** 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)..... **3.50** per bbl.
Hydrate Finishing, in cloth bags **22.60** 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 \$20.30 per ton
Lath Mortar, in cloth bags. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton
Finishing Plaster, in cloth bags 24.00 per ton
Rebate for returned bags, 15c. per bag.
Finishing Plaster (250-lb. barrel) 3.50 per bbl.
Finishing Plaster (320-lb. barrel) 4.35 per bbl.

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

NUMBER FIVE

This advertisement is number five of a series introducing Colonial Paints and Varnishes. Number six will deal with Colonial Paint Oil.

NEVLEKE black elastic roofing cement is a waterproofing composition always ready for use and easily applied by inexperienced laborers. It makes a fibre coating one-eighth of an inch thick that will remain on the roof and resist the weather for at least ten years. Can be used in wet weather, is inexpensive, wears the longest and insures your property against damage by water. Neva-Leke waterproofing cement is especially valuable for use on large factory roofs.

Where may we send you full information about Neva-Leke Waterproofing Cement?

COLONIAL WORKS

NEW YORK OFFICE, WOOLWORTH BUILDING
FACTORY—BROOKLYN, N. Y.

The Economical and Perfect Dampproofing
NEVA-LEKE WATERPROOFING CEMENT
For Roofs of Every Kind and Foundation Walls



MATERIALS AND SUPPLIES

the city is increasing steadily, but not so rapidly as has that from the outlying districts. Generally the situation is encouraging. The feeling is prevalent that prices will be more settled within the next few weeks and many purchasers are buying only for their immediate requirements as they feel that the prevailing high prices cannot last and that there will be a reaction that will lower price levels materially. Although there has been a slight scarcity in some lines the supply situation is better than it has been. Certain items of flooring and house timbers are scarce, but this condition is likely to be readjusted without difficulty.

Structural Steel.—Conditions are considerably better than they have been, and both steel contractors and producing interests are looking forward to a steady increase in the amount of business transacted in the near future. The construction of large structural projects in the cities has now commenced, and as these operations all call for fabricated material in fairly sizable tonnages the trade is optimistic. Plans have been completed for a number of good sized projects in the Metropolitan district, and it is now almost a certainty that these jobs will be turned over to contractors for estimates within a short time and awards made without de-

lay. Although the prices for fabricated material have remained practically stationary for some time now there is no assurance that the present level will maintain for any great length of time in the future. There is an advancing tendency all along the line, and no surprise would be registered if steel prices followed the trend of other materials. One thing is certain, steel prices will not be lower than they are today, and any prospective builder who is holding off for reduced construction prices is only wasting time and delaying the day when returns can be had from improved properties.

Window Glass.—There is a continuation of growth in the demand for plate and window glass, with prices firm. Producers state that there are no surplus stocks, and that according to present market conditions there will be no large surplus during the non-producing period next winter. Prices are holding firmly at their present levels, and no recession is anticipated. If any price movement occurs it will most certainly be upward.

Linseed Oil.—The market is strong and the business of the week past shows an advance of 5 cents a gallon above the quotations of one week ago, with no signs of a reaction to lower levels. The oil demand is largely in excess of the supply, and in some quarters there is great scarcity. Demand from building trades and manufacturing consumers has increased steadily, while the rate of production has remained practically stationary. The outlook is for a continuation of high price levels for some months to come. Current quotations are \$2.20 per gallon in lots of five barrels or more, and \$2.23 a gallon in less than five barrel orders.

Cast Iron Pipe.—There are some signs of improvement in the market for cast iron pipe, but buyers are holding off with their orders, and as yet developments are problematical. Municipal business, which is the most important factor in the market, is slow, and, although many plans for municipal improvements have been prepared, the work has not been presented for estimates. Private business is light, but with a slightly better tendency. New York prices are as follows: 6-in., 8-in. and heavier, \$50 to \$52.30; 4-in., \$53 to \$55.30, and 3-in., \$60 to \$62.30 a ton.

Wire Nails.—There is said to be scarcity developing in wire nails among the common sizes generally required. The condition is largely brought about by the greatly increased amount of building construction now under way.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x28x1 in.	\$0.35	each
27x48x 1/4 in.	0.32	each
32x36x 1/4 in.	0.21	each
32x36x 3/8 in.	0.21	each
32x36x 1/2 in.	0.23 1/2	each

Sand—

Delivered at job in

Manhattan	\$1.85 to \$2.25	per cu. yd.
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Delivered at job in

Bronx	1.85 to 2.25	per cu. yd.
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White Sand—

Delivered in Manhattan....\$4.00 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 and channels up to 14 in.	\$2.72 to —
Beams and channels over 14 in.	2.72 to —
Angles, 3x2 up to 6x8.	2.72 to —
Zees and tees.	2.72 to —
Steel bars	2.62 to —

Lumber—

Wholesale prices, New York:

Yellow pine, merchantable 1905, f. o. b., N. Y.:	
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3x4 to 14x14, 10 to 20 ft.	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	41.00 to —
Hemlock, W. Va., base price, per M.	41.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).	\$40.00 to \$45.00
Wide cargoes	52.00 to 56.00
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
Firsts and seconds, 1-in.	\$68.00 to —
Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	15.00 to —
Quartered oak	135.00 to \$145.00
Plain oak	95.00 to 100.00
Flooring:	
White oak, quart'd, select.	99.50 to —
Red oak, quart'd, select.	99.50 to —
Maple No. 1.	69.50 to —
Yellow pine, No. 1, common flat	54.00 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%

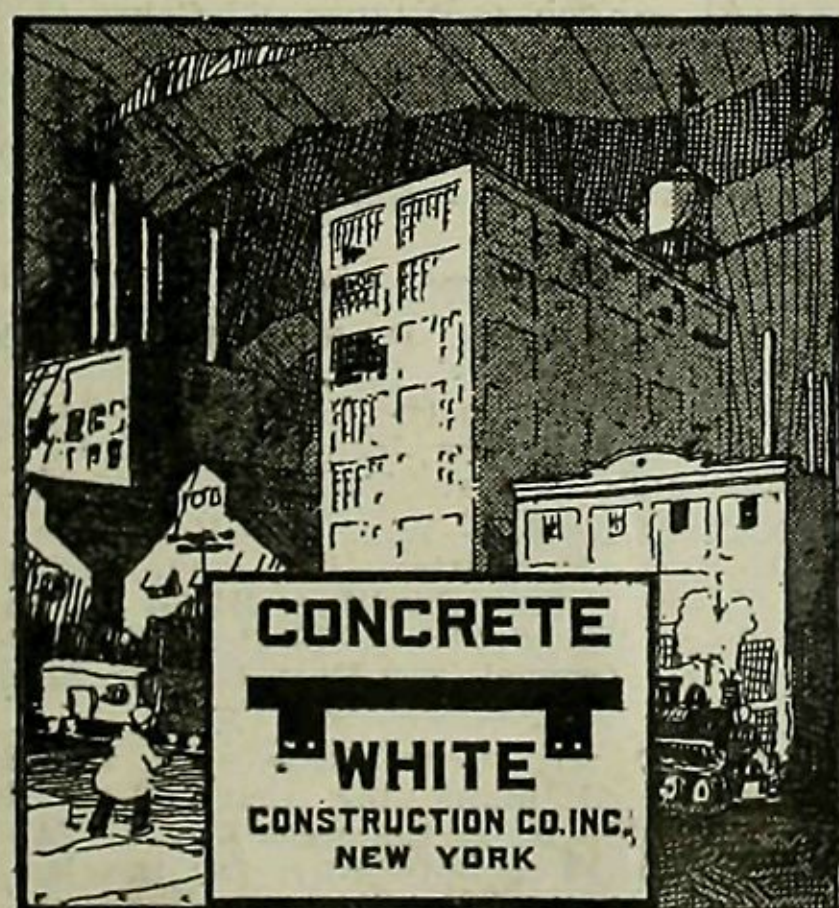
Linseed Oil—

City brands, oiled, 5-bbl. lots.	\$2.20 to —
Less than 5 bbls.	2.23 to —

Turpentine—

Spot in yard, N. Y., per gal.	1.23 to \$1.25
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NEW YORK

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Geo. A. Fuller Company

Fireproof Building Construction

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



IT is with the deepest pleasure and gratification that we announce to our friends and customers, past, present and to come, that we are celebrating this year our golden jubilee—the fiftieth year of our establishment in business in Brooklyn.

TODAY we have in our organization trained, tried and experienced men to serve you satisfactorily, and fully equipped, as you will find, in the following departments:

**All kinds of Wood, Iron, Brick
Stone, Concrete and Terra
Cotta Buildings**

Our business is divided into two departments:

- (1) One for jobbing work up to \$5,000.
- (2) For new buildings costing from \$5,000 to \$500,000.

OUR MOTTO:

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BROOKLYN, N. Y., U. S. A.

Telephone: Hamilton 868-869 Established 1869

PLANS FIGURING.

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

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—Niewenhou Bros., Inc., 163d st and Park av, the Bronx, are figuring the general contract and desire estimates on all subs by July 30, for the factory building for Ricketts, U. S. A., Ltd., at New Brunswick, N. J., from plans by Alexander Merchant, 363 George st, architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV.—Shape, Bready & Peterkin, 220 West 42d st, have completed plans for a 12-sty brick, limestone and terra cotta apartment, 90x76 ft, at 1140 to 1142 5th av for the estate of Lloyd S. Bryce, owner. Cost, about \$600,000. Architects will call for estimates on general contract.

PARK AV.—Quentin Haig, 52 Vanderbilt av, has been selected to prepare plans for alterations to the 4-sty brick and stone residence, 20x60 ft, at 65 Park av, southeast corner of 38th st, into apartments for Turney & Lane, 233 Broadway, owners and builders.

CHURCHES.

5TH AV.—Bannister & Schell, 67 Wall st, have completed plans for alterations to the church and parish house, including a 1-sty brick addition, at 270 5th av for the Collegiate Reformed Dutch Church, 113 Fulton st, owner. Cost, about \$10,000. Architects will take estimates on general contract.

DWELLINGS.

51ST ST.—Gronenberg & Leuchtag, 303 Fifth av, have completed plans for alterations to the 4-sty brick residence, 27x81 ft, at 26 West 51st st, for Edith Lustig, 303 Fifth av, owner and builder. Cost \$9,500.

67TH ST.—T. E. Blake, 52 Vanderbilt av, has completed plans for alterations to the 4-sty brick dwelling, 25x90 ft, at 37 East 67th st, for Mrs. J. Richard Steers, 37 East 67th st, owner. Cost \$9,500.

FACTORIES AND WAREHOUSES.

10TH ST.—Louis A. Sheinart, 194 Bowery, has prepared plans for a 2-sty brick laundry building, 53x92 ft, at 438-440 East 10th st for Samuel Kohn, owner, and the Sun Wet Wash Laundry Co., 711 East 11th st, lessee. Cost, 20,000.

STORES, OFFICES AND LOFTS.

40TH ST.—C. B. Meyers, 1 Union sq, has plans in progress for a 10-sty brick and stone office building, 100x100 ft, at 136 to 138 West 30th st for the City of New York, Department of Health, Dr. Royal S. Copeland, commissioner, owner. Cost, about \$500,000. Details will be available later.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Carner & Lang, 110 West 34th, have completed plans for a 5-sty brick and limestone apartment, 95x85 ft, at the southeast corner of 175th st and Popping av, for the Popping Realty Co, John Brown, pres., 521 East 149th st, owner and builder. Cost \$125,000.

CRESTON AV.—Charles Kreymborg, Park av and 163d st, has completed plans for two 6-sty brick and stone apartments, 120x96 ft and 130x96 ft, at the southeast corner of Creston av and 193d st, for the Gilboa Realty Co., 1381 Fulton av, owner and builder. Cost about \$300,000.

DWELLINGS.

FIELDSTON RD.—Bates & How, 35 West 39th st, have started plans for a 2½-sty residence in Fieldston rd, Fieldston, for Frank S. Rollins, 14 Wall st, owner. Details of construction will be available later.

TAYLOR AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for two 2-sty brick dwellings, 20x50 ft, on the west side of Taylor av, 431 ft south of Gleason av, for James C. Browne, 1812 Gleason av, owner and builder. Total cost, \$16,000.

HOLLAND AV.—B. Ebeling, 2400 Westchester av, has completed plans for a 2-sty brick dwelling, 21x50, on the west side of Holland av, 175 ft north of Rhinelander av, for Karl Schirling, 7312 6th av, Brooklyn, owner and builder. Cost, \$7,500.

GAINSBOROUGH AV.—Anton Pirner, 2069 Westchester av, has presented plans for a 2½-sty frame dwelling, 20x35 ft, at the northwest corner of Gainsborough and Buhre avs for Eugene Olsen, 2239 Powell av, owner and builder. Cost, \$5,000.

NEWTON AV.—Charles Schaefer, Jr., 529 Courtlandt av, has finished plans for a 2-sty brick dwelling, 20x53 ft, on the west side of

Newton av, 250 ft south of Mosholu av, for Charles Gentie, 301 West 259th st, owner and builder. Cost, \$6,500.

CEDAR AV.—Charles S. Clark, 441 Tremont av, has plans in progress for twelve 2-sty frame and stucco dwellings, 21x53, with individual garages, on the east side of Cedar av, 300 ft south of Fordham rd, for Wm. J. Diamond, 1646 Mt. Hope av, owner and builder. Total cost, \$132,000.

FACTORIES AND WAREHOUSES.

WHITLOCK AV.—Wm. Koppe, 935 Intervale av, has completed plans for a 4-sty brick factory and garage, 85x150 ft, on Whitlock av, north of Liggett av, for the F. & H. Realty Co., owner. Cost, \$100,000. Architect will take estimates on general and separate contracts.

238TH ST.—S. A. Guttenberg, Proctor Building, Mt. Vernon, N. Y., has prepared plans for a 2-sty frame dry kiln building, 20x105 ft, at the southwest corner of 238th st and the Bronx blvd, for Otto Higel, Inc., owner, on premises. Cost, \$7,000.

AUSTIN PL.—Neville & Bagge, 570 Bergen av, have completed plans for a 5-sty brick factory, 50x40 ft, in the east side of Austin pl, 132 ft north of 144th st, for H. & F. Messinger Manufacturing Co., 432 Austin pl, owner. Cost, about \$20,000.

STABLES AND GARAGES.

158TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 1-sty brick garage, 200x99 ft, in the south side of 158th st, 82 ft east of the N. Y. C. R. R. tracks, for the J. M. B. Realty Co., 30 East 42d st, owner. Cost, about \$75,000.

WASHINGTON AV.—Goldner & Goldberg, 391 East 149th st, have prepared plans for a 1-sty brick garage, 48x194 ft, on the west side of Washington av, 138 ft north of 138th st, for the Valo Realty Co., Jacob Sanders, president, 1018 East 163d st, owner and builder. Cost, \$12,000.

136TH ST.—Charles Schaefer, Jr., 529 Courtlandt av, has finished plans for a 1-sty brick garage, 62x100 ft, in the north side of 136th st, 189 ft west of Cypress av, for the Benenson Realty Co., 148th st and Willis av, owner and builder. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

CRESTON AV.—Irving Margon, 355 East 149th st, has completed plans for a 1-sty brick store, 50x100 ft, at the northwest corner of Creston av and Tremont av for the 173d Street Realty Co., Aaron Miller, president, 104 Wooster st, owner and builder. Cost, \$25,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARKSIDE AV.—W. T. McCarthy, 16 Court st, has plans in progress for three 6-sty brick and limestone apartments, 50x100 ft each, at the southeast corner of Parkside av and Parade pl for the Safe Construction Co., 128 Bristol st, owner and builder. Details will be available later.

BELMONT AV.—A. Farber, 1746 Pitkin av, has completed plans for a 4-sty brick tenement, 50x90 ft, at the northwest corner of Belmont av and Hendrix st, for Jacon Gengle, 509 Belmont av, owner and builder. Cost, about \$35,000.

CAMBRIDGE PL.—John E. Nitchie, 63 Park Row, Manhattan, has completed plans for alterations to the tenement at the southwest corner of Cambridge pl and Greene av for R. S. Royce, 200 Greene av, owner. Cost, about \$5,000.

CHURCHES.

4TH AV.—Koch & Wagner, 42 Court st, have completed plans for extensions to the 2-sty brick church building at the northwest corner of 4th av and 75th st for the Church of the Good Shepherd, owner, on premises. Cost, \$42,000. Architects will take estimates on general contract.

DWELLINGS.

EAST 2D ST.—Jos. P. Farrell, 230 86th st, has completed plans for eight 2-sty frame dwellings, 20x30 ft, in the west side of 2d st, 100 ft north of Av N, for Jos. P. Quinn, 32 Court st, owner and builder. Total cost, \$32,000.

MANSFIELD PL.—Wm. F. Kenworth, 112 East 19th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 24x36 ft, on the west side of Mansfield pl, 100 ft north of Av J, for Chas. C. Kreppel, 358 East 19th st, Manhattan, owner. Cost, \$6,000.

TAPSCOTT ST.—Cohn Bros., 361 Stone av, have completed plans for three 2-sty brick dwellings, 20x56 ft, in the west side of Tapscott st, 100 ft north of Sutter av, for the R. & S. Construction Co., 361 Stone av, owner and builder. Cost, \$24,000.

EAST 18TH ST.—Carlson & Wiseman, 226 Henry st, have completed plans for a 2-sty frame dwelling, 18x46 ft, at the southeast corner of East 18th st and Av R for the Kingsway Building Co., 1817 Kings Highway, owner and builder. Cost, \$5,500.

VAN SICLEN AV.—Morris Rothstein, 197 Snediker av, has plans in progress for four 2-sty brick dwellings, 20x55 ft, on the west side each.

CORTELYOU RD.—A. Farber, 1746 Pitkin av, has plans in progress for five 2-sty brick dwellings, 20x58 ft, at the northeast corner of Cortelyou rd and East 3d st for owner, care of architect. Owner will take bids on general contract at once. Cost, \$9,000 each.

11TH AV.—Carlson & Wiseman, 226 Henry st, have completed plans for twenty-four 2-sty brick dwellings, 20x57 ft, at the southeast corner of 11th av and 53d st for Coy Bros., 189 Montague st, owners and builders. Total cost, \$192,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 22x38 ft, at the southeast corner of East 7th st and Av K for the John F. Lynch Building Co., 154 Montague st, owner and builder. Cost, \$4,000.

EAST 17TH ST.—Seth H. Cutting, 1721 Av J, has completed plans for two 2-sty frame dwellings, 24x44 ft, in the east side of East 17th st, 300 ft north of Av I, for the Ascutney Realty Co., 1721 Av J, owner and builder. Total cost, \$20,000.

54TH ST.—Samuel Gardstein, 1154 47th st, has prepared plans for twenty-eight 2-sty frame dwellings, 18x47 ft, in the north side of 54th st, 138 ft west of 17th av, for the Crog Building Co., 51 Chambers st, Manhattan, owner and builder. Total cost, \$224,000.

BAY 26TH ST.—Kallich & Subkis, 2208 Bath av, have completed plans for two 2-sty frame dwellings, 25x50 ft, in the east side of Bay 26th st, 115 north of Bath av, for the Argonne Construction Co., 121 Bay 26th st, owner and builder. Total cost, \$20,000.

48TH ST.—Samuel Millman & Son, 26 Court st, have prepared plans for a 2-sty frame dwelling, 27x45 ft, in the north side of 48th st, 180 ft west of 13th av, for the R. F. Realty Corporation, 1647 49th st, owner and builder. Cost, \$16,000.

BAY 10TH ST.—Thos. Bennett, 7826 5th av, has plans in progress for a 2-sty frame dwelling, 20x55 ft, in the south side of Bay 10th st, 100 ft west of Benson av, for O. Johnson & P. Thompson, 137 Bay 10th st, owners, who will take bids on sub-contracts. Cost, \$8,000.

6TH AV.—Thomas Bennett, 7826 5th av, has plans in progress for fifty 2-sty brick dwellings, 17x45 ft, to be erected on 6th av, Fort Hamilton av, 81st and 82d streets, for the Sunapee Realty Corp., N. A. Jones, 256 Broadway, Manhattan, owner and builder. Cost, \$9,000 each.

47TH ST.—Morris Rothstein, 197 Snediker av, has plans in progress for four 2-sty brick dwellings, 20x57 ft, in the north side of 47th st, 100 ft east of 17th av, for Nathan Friedman, 352 Powell st, owner, who will take bids on subs at once. Cost, \$9,000 each.

EAST 19TH ST.—A. W. Pierce, 26 Court st, has completed plans for four 2-sty frame dwellings, 18x40 ft, in the east side of East 19th st, 260 ft north of Av O, for George M. Craigen Co., 637 Mansfield pl, owner and builder. Total cost, \$24,000.

VAN SICLEN AV.—Morris Rothstein, 197 Snediker av, has plans in progress for four 2-sty brick dwellings, 19x55 ft, on the west side of Van Siclen av, 280 ft south of Blake av, for Philip Plotkin, 192 Hegeman av, owner and builder. Total cost, \$52,000.

DOVER ST.—H. J. Nurick, 772 Broadway, has completed plans for 3-2½-sty frame dwellings, 22x25 ft, on the east side of Dover st, 270 ft north of Esplanade and the west side of Dover st, 230 ft north of Esplanade st, for Max Nieman, 12 Sandford st, owner and builder. Total cost, \$36,000.

83D ST.—Thomas Bennett, 7826 5th av, has plans in progress for two 2-sty frame dwellings, 76x44 ft, in 83d st, 100 ft east of 13th av, for S. H. Combe, 1345 76th st, owner, who is taking bids on general contract.

EAST 2D ST.—Morris Rothstein, 197 Snediker av, has plans in progress for three 2-sty brick dwellings, 20x58 ft, in the east side of East 2d st, 320 ft north of Av F, for Isadore Rosenstein, 204 New Lots av, owner and builder. Cost, \$12,000 each.

PARK PL.—Cohn Bros., 363 Stone av, have completed plans for two 2-sty brick dwellings, 20x57 ft, in the north side of Park pl, 175 ft east of Rochester av, for Dr. Samuel Silverman, 259 Stone av, owner. Cost, \$15,000 each.

HOPKINSON AV.—Cohn Bros., 363 Stone av, have plans in progress for three 2-sty brick dwellings, 20x57 ft, on the south side of Hopkinson av, 200 ft north of Lott av, for Isadore Kaplan, 78 Newport av, and Jos. Brusth, 143 Riverdale av, owners and builders. Total cost, \$36,000.

54TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a dwelling in the south side of 54th st, 180 ft west of 16th av, for the B. C. Realty Co., 1563 58th st, owner and builder. Cost, \$15,000.

CROWN ST.—Cohn Bros., 363 Stone av, have completed plans for eight 2-sty brick dwellings, 20x57 ft, in the north side of Crown st, 220 ft east of New York av, for A. W. Fogel, owner and builder, care of architect. Cost, \$15,000 each.

OCEAN AV.—S. Millman & Son, 26 Court st, have completed plans for a 2½-sty frame dwell-

ing, 35x35 ft, on the west side of Ocean av, 160 ft north of Hampton av, for Frank L. Ward, West 36th st and Canal av, owner. Cost, \$12,500.

42D ST.—M. A. Cantor, 373 Fulton st, has prepared plans for two 2-sty brick dwellings, 20x55 ft, in the north side of 42d st, 226 ft east of 16th av, for the Trieb Building Co., 1077 East 12th st, owner and builder. Total cost, \$24,000.

46TH ST.—S. Millman & Son, 26 Court st, have finished plans for a 2½-sty frame dwelling, 26x56 ft, in the north side of 46th st, 140 ft east of 15th av, for Julia Goldberg, 1418 46th st, owner and builder. Cost, \$12,000.

52D ST.—Carlson & Wiseman, 226 Henry st, have completed plans for twelve 3-sty brick dwellings, 20x64 ft, with garages, in the south side of 52d st, 100 ft west of 12th av, for the Dennegon Construction Co., 5904 14th av, owner and builder. Total cost, \$96,000.

OCEAN PARKWAY.—C. P. Cannella, 1163 Herkimer st, has completed plans for two 2-sty frame dwellings, 22x45 ft, on the west side of Ocean parkway, 340 ft north of Av O, for Charles H. Lerner, Woodhaven, L. I., owner and builder. Total cost, \$14,000.

BENSON AV.—Kallich & Subkis, 2208 Bath av, have prepared plans for eight 2-sty brick dwellings, 20x58 ft, on the north side of Benson av, 21 ft east of 17th av, for the Selbach Construction Co., 1831 Bath av, owner and builder. Total cost, \$72,000.

16TH AV.—S. L. Malkind, 1270 54th st, has finished plans for a 2½-sty frame dwelling, 27x59 ft, at the southwest corner of 16th av and 50th st, for Glickman & Schnitzer, 49 1st st, Newburgh, N. Y., owners and builders. Cost, \$12,000.

82D ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty brick and limestone residence, 36x45 ft, at the northwest corner of 82d st and Narrows av for Barth Cronin, owner and builder, care of architects. Cost, about \$30,000.

FACTORIES AND WAREHOUSES.

METROPOLITAN AV.—H. J. Nurick, 772 Broadway, has completed plans for alterations to the 2-sty brick factory building, 100x100 ft on the south side of Metropolitan av, 150 ft west of Graham av, for I. Levy, 17 Marcy av, owner. Cost, about \$25,000.

LIBERTY AV.—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for a 3-sty brick shop, 90x142 ft, at the northeast corner of Liberty av and Barbey st, for the Adreff Construction Co., 467 Hendrix st, owner and builder. Cost, \$80,000.

HOMES AND ASYLUMS.

HOWARD AV.—Louis Allen Abramson, 46 West 46th st, Manhattan, has completed plans for a 4-sty brick and limestone addition, 90x130 ft, to the home at the corner of Howard and Dumont avs, for the Brooklyn Hebrew Home &

Edison Service Saves \$9,310 In One New York Building

During a period without precedent in rising costs this down-town, fifteen-story, office building saved more than \$9,000 last year in the cost of light, heat, and power. The large saving was the result of substituting Edison Service for light and power, in place of the former private plant

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Hospital for the Aged, Mrs. C. Rosenthal, president. Cost, about \$100,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

MYRTLE AV.—H. J. Nurick, 772 Broadway, has completed plans for a 1-sty brick garage, 100x100 ft, on the west side of Myrtle av, 50 ft east of Lewis av, for R. Fenster, 48 Myrtle av, owner. Cost, about \$20,000.

DOUGLASS ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, in Douglass st, between 3d and 4th avts, for Dennis Norton, 301 Douglass st, owner. Cost, \$17,000.

AV I.—M. A. Cantor, 373 Fulton st, has plans in progress for a 1-sty brick garage, 100x100 ft, at the northwest corner of Av I and East 10th st for the Midwood Building Co., 44 Court st, owner and builder. Cost, \$25,000.

BAINBRIDGE ST.—T. Goldstone, 50 Graham av, has completed plans for a 1-sty brick garage, 100x120 ft, in the north side of Bainbridge st, east of Lewis av, for Z. S. Ageloff, 126 Reid av, owner and builder. Cost, \$25,000.

SHEFFIELD AV.—Max Hirsch, 215 Montague st, has prepared plans for a 1-sty brick garage, 80x90 ft, at the southeast corner of Sheffield av and New Lots av for M. Liebowitz, 741 Howard av, owner and builder. Cost, \$12,000.

BRIDGE ST.—B. W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 125x107 ft, in the west side of Bridge st, 100 ft south of Willoughby av, for J. B. Silman, 1511 Emmons av, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

WILLOUGHBY AV.—Slee & Bryson, 154 Montague st, have started plans for a 3-sty brick and limestone office building, 63x90 ft, in the north side of Willoughby st, 44 ft east of Jay st, for the Home Title Insurance Co., Jay and Pearl sts, owner. Cost, about \$100,000.

THEATRES.

ST. JOHNS PL.—R. T. Thomas Short, 370 Macon st, has completed plans for a 1-sty brick, limestone and terra cotta theatre, 140x180 ft, with stores, in the south side of St. Johns pl, 200 ft west of Kingston av, for the Weber Realty Co., 520 St. Marks av, owner. Cost, about \$225,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—R. Geo. Smart, 175 Yaphank st, Woodhaven, L. I., has completed plans for a 2-sty brick tenement, 20x50 ft, in the west side of 17th st, 100 ft north of Grand av, for John Kohout, Grand av and 17th st, owner and builder. Cost, \$12,000.

CHURCHES.

ARVERNE, L. I.—J. P. Powers, Arverne, L. I., has completed plans for a 1-sty frame synagogue, 50x70 ft, on the west side of Remington av, 100 ft north of the L. I. R. R. tracks, for the Arverne Synagogue, 248 Larkin st, owner. Cost, \$8,500.

DWELLINGS.

EAST ELMHURST, L. I.—I. DeBlasi, 94 East Jackson av, Corona, has completed plans for a 2½-sty brick dwelling, 19x59 ft, in the west side of 47th st, 164 ft south of Astoria rd, for Anthony Rizzo, 158 45th st, East Elmhurst, owner and builder. Cost, \$7,500.

JAMAICA, L. I.—Herbert Korber, 1312 Caton av, Brooklyn, has plans on file for two 2-sty frame dwellings, 20x26 ft, on the west side of Martha av, 100 ft south of Remsen st, for Louis H. Pink, 1312 Caton av, Brooklyn, owner. The architect will build. Cost, \$5,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for eight 2-sty frame dwellings, 16x34 ft, at the north east corner of Shelton av and Judd av for N. Rosenblum, 357 Fulton st, owner and builder. Cost, \$42,000.

ELMHURST, L. I.—McCarthy & Kelly, 16 Court st, Brooklyn, have plans in progress for a 2½-sty brick veneer and stucco dwelling, 20x52 ft, in Elmhurst, L. I., for S. J. DeVoe, Borden and Van Pelt avts, Long Island City, owner. Owner and architect will take bids on general contract about July 25. Cost, \$8,000.

SPRINGFIELD, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 24x20 ft, on the south side of Ferview av, 225 ft south of Springfield av, Springfield, for O. Sampson, Springfield Gardens, L. I., owner and builder. Cost, \$3,000.

ARVERNE, L. I.—J. P. Powers, Arverne, has completed plans for four 1-sty frame dwellings, 16x20 ft, on the east side of Ammerman av, 220 ft south of the Boulevard, for M. Seligman, Ammerman av, owner. Cost, \$3,000.

FOREST HILLS, L. I.—Wm. S. Worrall, Jr., Bridge Plaza, Long Island City, has completed plans for a 2½-sty frame dwelling, 34x24 ft, in the south side of Jewell st, 100 ft west of Seminole av, for Cord Meyer Co., Forest Hills, owner and builder. Cost, \$9,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 25x26 ft, on the west side of Lincoln av, 120 ft north of Langdon st, for Wm. Wade, Beech st, Richmond Hill, L. I., owner and builder. Cost, \$7,000.

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LONG ISLAND CITY, L. I.—Plans have been prepared for twenty 2-sty brick dwellings, 20x32 ft, at the northwest corner of Lawrence st and Ditmars av for the Woodward Brown Realty Co., owner and builder, on premises. Total cost, \$100,000.

ELMHURST, L. I.—C. J. Stidolph, 15 Ivy st, has prepared plans for two 2-sty frame dwellings, 20x30 ft, on the north side of Maurice av, 205 ft east of St. James st, for Gus. Kempf, Horton st, owner and builder. Cost, \$7,000 each.

UNION COURSE, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 18x38 ft, on the west side of Shaw av, 225 ft south of 8th st, for Droosch & Bruemeister, 1466 Woodhaven av, Woodhaven, owner and builder. Total cost, \$16,000.

ELMHURST, L. I.—C. J. Stidolph, 15 Ivy st, has finished plans for a 2½-sty brick dwelling, 27x57 ft, in the east side of 19th st, 180 ft south of Fairbanks av, for John Gallin, 121 Judge st, owner and builder. Cost, \$6,500.

BAYSIDE, L. I.—Max Hausle, 3307 3d av, the Bronx, has plans in progress for a 2½-sty frame dwelling, 25x45 ft, at Bayside for owner, to be announced later. Cost, about \$11,000.

DWELLINGS.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 48x58 ft, at the northeast corner of Overhill rd and Greenway North for the Sage Foundations Homes Co., Forest Hills, L. I., owner and builder. Cost, \$20,000.

QUEENS, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, L. I., has completed plans for a 2½-sty frame dwelling, 20x37 ft, in the south side of Poplar st, 220 ft east of Jackson av, for F. J. Diers, Poplar st, Queens, L. I., owner and builder. Cost, about \$4,000.

FLUSHING, L. I.—Peter M. Coco, Main st, has prepared plans for a 2½-sty hollow tile and stucco residence, 25x77 ft, at Flushing for Augustus Loft, Main st, Flushing, owner. Cost, about \$15,000.

FLUSHING, L. I.—H. O. Weigand, Port Washington, L. I., has completed plans for a 2½-sty frame residence, 27x40 ft, at the northwest corner of 29th st and Broadway for Leo A. Strauss, 436 State st, Flushing, owner. Cost, \$13,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 26x40 ft, at the southeast corner of Cypress av and 29th st for Madsen & Wistoff, Beverly rd, Brooklyn, owners and builders. Cost, \$13,000.

FLUSHING, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for five 2½-sty frame dwellings, 19x35 ft, in the south side of Georgia pl, 32 ft east of Burling av, and at the southeast corner of Burling av and Hyacinth pl, for the Operators Associates, owners and builders, on premises. Total cost, \$30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for a 1-sty brick warehouse, 200x280 ft, in School st, Borden av and Mount st, for Eggleston Bros., owners, care of architect. It is undecided when bids will be called for.

Nassau.

DWELLINGS.

MANHASSET, L. I.—John E. Nitchie, 63 Park Row, Manhattan, has started plans for a 2½-sty frame residence, 27x33 ft, at Manhasset, L. I., for owner, to be announced later. Cost, about \$8,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 30x28 ft, on 28 Wendover rd, Yonkers, for Joseph Gillert, 26 Croton terrace, owner.

ARDSLEY-ON-HUDSON, N. Y.—Robert W. Gardner, 43 Cedar st, Manhattan, has completed plans for a 2½-sty frame residence, 27x46 ft, with garage, on Hudson av and Clifton pl, for owner, to be announced later. Architect will take estimates on general contract.

SCARSDALE, N. Y.—W. S. Phillips, 103 Park av, Manhattan, has plans in progress for a 1½-sty frame bungalow, 38x50 ft, at Scarsdale, N. Y., for owner, to be announced later. Cost, about \$10,000.

YONKERS, N. Y.—O. J. Gette, 46 Cedar st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 43x37 ft, at the northeast corner of Brook av and Willaret av for George E. Ryan, 433 Rossmore av, Bronxville, N. Y., owner and builder. Cost, \$18,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—F. H. Koenigsberger, 665 Broad st, has completed plans for a 3-sty brick and frame flat, 22x62 ft, at 50 Fabyan pl, near Clinton av, for owner, to be announced later. Cost, \$10,000.

DWELLINGS.

SOUTH ORANGE, N. J.—John E. Nitchie, 63 Park Row, Manhattan, has plans in progress for a 1½-sty frame bungalow, 42x42 ft, on Sum-

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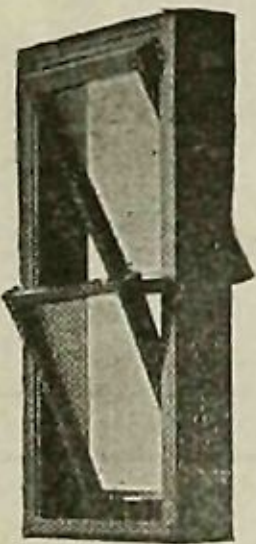
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mit av, for owner, to be announced later. Cost, about \$8,000.

SOUTH ORANGE, N. J.—Nathan Meyers, Cort Theatre Building, Newark, has plans in progress for a 2½-sty frame residence at Grove rd and Irving av for Max G. Hammerschlag, 35 Nelson av, Newark, owner.

WORTENDYKE, N. J.—H. E. Paddon, 280 Madison av, Manhattan, has started sketches for a 2½-sty frame residence, 33x35 ft, at Wortendyke, N. J., for owner, to be announced later. Cost, about \$10,000.

NEWARK, N. J.—Harvey Robertson, 230 Highland av, has plans in progress for a 2½-sty frame dwelling, 34x34 ft, in Ridge st, near Berkley av, for owner, to be announced later. Cost, about \$13,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 280 Madison av, Manhattan, has preliminary plans under way for a 2½-sty frame and stucco residence, 35x40 ft, at the southeast corner of Ridgewood av and Von Dien av for owner, to be announced later. Cost, about \$12,500.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Charles F. Dieffenbach, 84 Washington st, has been retained to prepare plans for a 3-sty brick public school building for the Board of Education of the city of Hoboken. Exact location and details of construction will be available later. Cost, about \$500,000.

STABLES AND GARAGES.

HACKENSACK, N. J.—C. V. R. Bogert, Lyric Building, Hackensack, has plans under way for a 1-sty brick garage, 100x150 ft, including two stores and a salesroom, at Main and Passaic sts, for E. C. Bedell, 18 Mercer st, owner.

JERSEY CITY, N. J.—Abram Davis, 13 Newark av, has started plans for a 1-sty brick garage, 100x92 ft, in Montgomery st for Lewis Max, 52 Green st, owner. Cost, \$20,000.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has prepared plans for a 1-sty brick garage, 143x100 ft, at 661-667 Frelinghuysen av, corner Emerson pl, for the Aetna Realty Co., 738 Broad st, owner and builder. Cost, \$18,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, has the general contract for a 9-sty brick and stone apartment, 112x100 ft, in the south side of 53d st, 200 ft east of Park av, for the Montana Realty Co., E. Clifford Potter, president, from plans by Rouse & Goldstone, architects. Cost, about \$550,000.

LAURELTON, L. I.—T. C. Desmond Co., 31 Nassau st, Manhattan, has the general contract for apartments and a residential group at Laurelton, L. I., for the Land Credit Corp., 50 Pine st, Manhattan, from plans by Trowbridge & Ackerman, 25 West 44th st, Manhattan, architects.

MANHATTAN.—Howard C. Lithgow, 79 King st, has the general contract for alterations to the 4-sty bk residence, 20x50 ft, at 63 West 55th st into apartments, with stores, for Miss Mary Brown and Miss G. Bedell, 103 West 86th st, owners, from plans by Stephenson & Wheeler, 2 West 45th st, architects. Cost, about \$8,500.

CHURCHES.

NEW BRUNSWICK, N. J.—Niewenhaus Brothers, Inc., 163d st and Park av, the Bronx, have the general contract for a 2-sty brick and stone church, 29x76 ft, in Somerset st, near Lewis st, for the First Reformed Magyar Hungarian Evangelical Lutheran Church, from plans by Alexander Merchant, 363 George st, New Brunswick, architect. Cost, about \$70,000.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, has the general contract for the Institutional Synagogue to be constructed at 37 to 43 West 116th st, from plans by Benjamin W. Levitan, architect. Cost, about \$250,000.

CLIFTON, N. J.—Carleton Construction Co., 151 West 42d st, Manhattan, has the general contract for a 1 and 2-sty stone, hollow tile and stucco church and Sunday school, 41x109 ft, at the corner of Lexington and Clifton avs for the Calvary Baptist Church, from plans by John F. Jackson, 1328 Broadway, Manhattan, architect.

ASBURY PARK, N. J.—H. H. Moore, 3d av, Spring Lake, N. J., has the general contract for the brick and stone church, 70x157 ft, at the northeast corner of Grand st and 1st av, Asbury Park, for the First M. E. Church, Rev. L. K. Williams, pastor, from plans by Lucien E. Smith and H. E. Warren, associated architects, 2 West 47th st, Manhattan. Cost, about \$150,000.

DWELLINGS.

MANHATTAN.—Louis Katz, 271 West 125th st, has the general contract for alterations to the 4-sty brick and stone dwelling, 20x68 ft, at 235 East 62d st for H. Rawle Geleylin, 116 East 63d st, owner, from plans by Casale & Witt, 569 5th av, architects. Cost, about \$24,000.

MANHATTAN.—J. & M. Levin, Inc., 118 East 28th st, have the general contract for alterations

to the 5-sty brick residence, 17x76 ft, at 53 East 65th st for Edwin B. Marks, 102 West 38th st, from plans by Lewis Colt Albro, 2 West 47th st, architect. Cost, \$5,000.

PELHAMWOOD, N. Y.—Charles Lloyd, 52 Hillcrest av, New Rochelle, N. Y., has the general contract for a 2½-sty frame and stucco residence, 30x35 ft, on Harmon av for George Ruppert, 6th av, Pelham, owner, from plans by H. J. Robinson, 448 S. Columbus av, Mt. Vernon, architect. Cost, \$9,000.

YONKERS, N. Y.—The Lawrence Park Building Supply Co., Bronxville, N. Y., has the general contract for a 2½-sty frame residence, 25x76 ft, in Lawrence Park West for Chapin S. Pratt, 1 West 64th st, Manhattan, owner, from plans by Bates & How, 35 West 39th st, Manhattan, architects. Cost, about \$20,000.

BROOKLYN, N. Y.—Morris J. Metz, 189 Montague st, has the general contract for a 2½-sty brick and stone residence, 46x50 ft, on Ridge boulevard for George Helliesson, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, about \$35,000.

GLEN RIDGE, N. J.—John D. Allen & Sons, 149 Washington st, Bloomfield, N. J., have the general contract for a 2½-sty frame dwelling at 30 Appleton rd for Earl G. Johnstone, owner, from privately prepared plans. Cost, \$7,500.

GREAT NECK, L. I.—Tullis & Blanchard, 326 East 42d st, Manhattan, have the general contract for five 2½-sty frame residences at Great Neck for Charles H. Goddard, owner, from plans by Chester Patterson, 50 East 42d st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Essex Construction Co., 87 Academy st, Newark, has the general contract for a 1-sty brick and reinforced concrete boiler house, 40x40 ft, and a 2-sty brick and reinforced concrete factory building, 74x100 ft, at 62 Verona av for the Seton Leather Co., from plans by Edward S. Grant, 397 Washington av, Newark, architect. Cost, about \$40,000.

LONG ISLAND CITY, L. I.—H. D. Best Co., 949 Broadway, Manhattan, has the general contract for a 3-sty brick and reinforced concrete warehouse and garage, 81x212 ft, at the northwest corner of Greenpoint av and the L. I. R. R tracks for the Tide Water Oil Co., 11 Broadway, Manhattan, owner, from privately prepared plans. Cost, about \$110,000.

NEWARK, N. J.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty brick and reinforced concrete warehouse, 146x249 ft, at 22-40 East Peddie st, corner Sherman av, for the Great Atlantic & Pacific Tea Co., owner, from privately prepared plans. Cost, about \$200,000.

LONG ISLAND CITY, L. I.—J. O'Dell Whitenack, 231 West 18th st, Manhattan, has the general contract for alterations to the brick factory, including a 1-sty brick extension, at the southeast corner of Harris av and Marion pl, for Henri J. Houpert, owner, on premises, from plans prepared privately. Cost, \$25,000.

MANHATTAN.—J. & M. Levin, 118 East 28th st, have the general contract for alterations to the factory building at 165-167 East 125th st for the Agrion Corporation, owner, from plans by Bruno W. Berger & Son., Bible House, architects. Cost, \$18,000.

MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for a 5-sty brick candy factory, containing approximately 66,000 sq. ft. of floor space, at 127-129 East 12th st and 130-132 East 13th st, for the King Philip Chocolate Co., P. F. Cohen, president, 44 Whitehall st, owner, from privately prepared plans. Cost, about \$30,000.

BRONX.—White Construction Co., 95 Madison av, has the general contract for a 4-sty brick and reinforced concrete warehouse, 90x200 ft, at 1996 to 2010 Park av, 134th to 135th sts, for Crane & Co., Chicago, Ill., from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$175,000.

LITTLE FALLS, N. Y.—The Turner Const. Co., 244 Madison av, Manhattan and Buffalo, N. Y., has the general contract for the 4-sty reinforced concrete tannery, 100x250, at Little Falls, N. Y., for the Barnett Leather Co., Little Falls, N. Y., from privately prepared plans.

HALLS AND CLUBS.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, has the general contract for the construction of six additional stories to the Jewish Center Building at 131 to 135 West 86th st, from plans by Louis Allen Abramson, architect. Cost, approximately \$175,000. The original structure was erected by the same firm of builders about one and one-half years ago, and with the addition of the six stories now contracted for the original plan of the building will be completed.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Caldwell-Wingate Co., 281 4th av, has the general contract for a group of 4 and 5-sty hospital buildings of various dimensions in the south side of 100th st, east of 5th av, for the Mount Sinai Hospital, from plans by Arnold W. Brunner, 101 Park av, architect. Cost, about \$1,500,000.

STABLES AND GARAGES.

EAST WILLIAMSBURGH, L. I.—Barney Ahlers Construction Co., 110 West 40th st. Manhattan, has the general contract for a 1-sty brick garage, 67x65 ft, at the northwest corner L. I. R. tracks and Metropolitan av, for Wm. Wrigley, Jr., Co., Chicago, Ill., owner, from privately prepared plans. Cost, \$10,000.

BROOKLYN, N. Y.—Christian Doenecke, 216 Washington av, has the general contract for extensions to the 3-sty brick garage at the southwest corner of Carlton av and Myrtle av for Walter W. Debevoise, 163 Carlton av, owner, from plans by Henry Holder, 242 Franklin av, architect. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Fleischmann Construction Co., 531 7th av, has the general contract for alterations to the 6 and 7-sty brick and stone office building, 53x83 ft, at 2 to 4 Stone st, through to 19-23 Bridge st, for the Broadway-John Street Corporation, E. A. Cohen, president, 206 Broadway, owner, from plans by Wm. H. Gompert, 171 Madison av, architect.

MANHATTAN.—Butler Co., 18 West 34th st, has the general contract for alterations to the 5-sty brick and stone store and loft building, 28x112 ft, at 206 5th av for the Emigrant Industrial Savings Bank, 51 Chambers st, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, architects. Cost, about \$25,000.

Old Securities Corporation Formed.

A group of Detroit bankers have organized the Old Securities Corporation, with a capital stock of \$25,000,000, to finance contractors and engage in home building. The new company has a charter under the laws of Delaware and offices at 509 Fifth avenue, where it will occupy the entire fourth floor. The corporation will operate in the five boroughs of New York City, and in Westchester, Long Island and New Jersey territory on the same lines as the Detroit Mortgage Corporation. In addition to financing the builders of homes and loaning money on well-secured income producing city real estate, the Detroit company handles for the Federal Land Bank of the United States Government all farm mortgages in the Detroit district, composing seven and one-half counties.

The Detroit group interested in the New York company are Charles J. Higgins, cashier and director of the Commonwealth Federal Savings Bank; John A. Russell, vice-president and treasurer of the Detroit Board of Commerce; Ben B. Jacob, vice-president and general manager of the Detroit Mortgage Corporation; C. R. Talbot, vice-president of the National Bank of Commerce, and C. A. Pfeffer, secretary and general manager of the Saxon Motor Car Company. Mr. Higgins will be the treasurer and active manager of the New York corporation.

The other directors are John W. Goff, Justices of the Supreme Court, retired; James F. Norton, Surrogate of Hudson County, New Jersey; Joseph H. Davis, builder, of 414 West 120th street, New York; John H. McGuire, president of the Fourth Ward Bank of Passaic, N. J., and mayor of that city; Jacob Azelrod, president of the West Side Construction Company, New York; Thomas J. O'Neil, paper manufacturer, and president of the Bank of Nutley, Nutley, N. J.; I. Solomon, manufacturer, 18 West 27th street, New York, and M. James Hughes, real estate operator and secretary of the Third Ward Savings and Loan Association, Port Richmond, Staten Island.

The organizers and directors have selected as president of the corporation the widely-known and experienced newspaper man, Thomas McVeigh, Jr. Mr. McVeigh was for seventeen years on the editorial staff of the New York World, and for the past two and one-half years was the Sunday editor of the Philadelphia Public Ledger.

"The Old Securities Corporation," said Mr. McVeigh, yesterday, "will engage in the community building of homes in any number from one up to hundreds, where the demand exists. The housing shortage is, of course, one of the pressing problems of this unsettled period, which calls for an immediate solution. Recent statistics prove that there is very much less unrest in communities where the majority of the citizens own or are acquiring their own homes. Each owner of a house is naturally a defender of law and order. He is a unit of safety for the state and the nation. He is a dependable asset.

"And recent investigations for the Department of Labor have shown that the small investor is to be an important factor in financing the building of homes. During the few years there has been a great decrease of funds available for investment in real estate mortgages. Large mortgage lenders are not plentiful in the market as various investigators in New York have recently shown. The capital of the small investor marshalled in necessary amounts must come to the rescue of the building situation, and our company plans his profitable participation under legal safeguards in operations which will be a real contribution to the happiness and welfare of the public. Money is always in demand for building operations. The United States Department of Labor Information Service has disclosed that before the war the normal requirements of the building and loan associations called for loanable funds amounting to about \$500,000,000 per year."

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- - ANNOUNCEMENT - -

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STANDARDS AND APPEALS Calendar.

BOARD OF APPEALS.

Tuesday, July 29, 1919, at 10 A. M. Appeals from Administrative Orders.

- 502-19-A-103-105 Greene street, Manhattan. 503-19-A-137-139 Wooster street, Manhattan. 523-19-A-703 West End avenue, Manhattan. 524-19-A-701 West End avenue, Manhattan. 525-19-A-930 Whitlock avenue, The Bronx. 526-19-A-87-91 Third avenue, Brooklyn.

Under Building Zone Resolution.

- 458-19-BZ-1060 Carroll street, Brooklyn. 459-19-BZ-1066 Carroll street, Brooklyn. 460-19-BZ-1074 Carroll street, Brooklyn. 461-19-BZ-1068 Carroll street, Brooklyn. 463-19-BZ-1533-1537 Williamsbridge rd, The Bronx. 466-19-BZ-2415 Richmond rd, Richmond. 505-19-BZ-97-99 Greenwich avenue, 238 West 12th street, Manhattan.

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47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

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512-19-BZ—East Side Harlem River Terrace, 193.6 ft. south of Fordham rd, The Bronx.

514-19-BZ—West side Aslop street, 100 ft. south Hillside avenue, Jamaica, Queens.

BOARD OF APPEALS. SPECIAL MEETING.

Tuesday, July 29, 1919, at 2 P.M. Appeals from Administrative Orders.

- 472-19-A-1812 Himrod street, Queens. 532-19-A-1053 Liberty avenue, Brooklyn. 534-19-A-3702-3708 Park avenue, The Bronx. 535-19-A—Kent avenue and North 10th street, Brooklyn.

536-19-A-1258 Findlay avenue, The Bronx.

Under Building Zone Resolution.

- 468-19-BZ-46-48 Snyder avenue, Brooklyn. 471-19-BZ-1812 Himrod street, Queens. 474-19-BZ—Southeast corner Meyers & Woodside avenue, Winfield, Queens. 487-19-BZ-2116 Quarry rd, The Bronx. 492-19-BZ-1689-1699 St. Marks avenue, northeast corner Eastern Parkway Extension, Brooklyn. 493-19-BZ-31-43 Church avenue, Brooklyn. 501-19-BZ-32-38 Schenectady avenue, Bklyn. 521-19-BZ-126-134 West 50th street, Manh. 533-19-BZ-323-335 West 96th street, Manh.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, July 29, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

LEASES (Continued from page 117)

WRIGHT BARCLAY, INC., leased to Converse & Co. the entire 5-sty loft building, with basement and sub-basement, known as 325 Broadway, on lot 30x100. Lessees will make extensive alterations and occupy in connection with their new store at 86-88 Worth st, running through to 7-9 Thomas st.

BASTINE & CO., INC., leased apartments at 839 West End av to Dr. R. C. Howard. Mrs. Schultz, Mrs. R. K. Hance and Miss Maud Benner.

CUSHMAN & WAKEFIELD, INC., leased for the Park Avenue Operating Co. an office in the Ziegler Building, 5th av and 43d st, to Frank Smith.

CUSHMAN & WAKEFIELD, INC., leased for the New York Life Insurance Co. at 16 East 42d st space on the 5th floor to Calvin L. Robinson.

J. B. ENGLISH leased to the Ogilvie Sisters the 5th loft at 247 West 46th st, also offices at 1416 Broadway to Dr. R. O. Miller, H. G. Goldstone, C. A. Anderson, W. LeBaron.

HAGGESTROM & CALLEN leased for a term of five years the 4-sty dwelling at 21 West 86th st for Edward Benneche to Elizabeth Viau.

HOUGHTON CO. leased to Edith M. Forbes the 4-sty dwelling 71 West 71st st for Julia W. Shaw.

SAMUEL H. MARTIN leased for Edward Benneche his private house at 21 West 86th st to a Mrs. Bain.

OGDEN & CLARKSON leased the 9th floor in the building at 19-21 West 36th st to the Lerner Waist Co.; part of the 2d floor at 34-36 West 46th st to Isidore Goldstone, tailor, for the Superior Slide Corp., and a floor in the building at 56 East 11th st to Fishman Bros.

OGDEN & CLARKSON CORP. leased the 9th floor in the building 16-18 West 39th st to Marlboro Hat Co., Inc.; the basement in the building 27-35 West 24th st to Perfect Patent Folding Box Co and a floor in the building 56 East 11th st to Strunsky Bros.

OGDEN & CLARKSON CORP. leased the 1st loft in 749 5th av to Vincent Collins, Inc.; the 3d, 4th, 5th, 6th and 7th floors in the building 19-21 West 36th st to The Lerner Waist Co., and the 8th floor in the building 63-65 West 36th st to Weider Bros.

OGDEN & CLARKSON leased the entire 3d floor of 634 5th av to Max Marx, men's tailor; the parlor floor in the building 11 East 43d st to Arthur Chegnay, and the 2d floor in the building 34-36 West 46th st to Superior Slide Corp. for Harris & Vaughan.

L. J. PHILLIPS & CO. leased to The Great Atlantic & Pacific Tea Co. the store at 3612 Broadway; in "The Wallace," 568 West 149th st, apartments to Fronk Beck, C. W. Butler, C. Densen, L. E. Winfield, Dr. L. Ginzburg, Mrs. R. J. Rosenblatt, L. M. Chahan, Miguel Volcan, E. Hugh Pryce and I. Koch, and in in the Cortez, 625 West 156th st, apartments to Anthony M. Gilligan, Robert Weld, Ed. L. Schaeffler, Jesse J. Fuerst, Joseph Haag, Michael Cohen, E. L. Wolf, Jacob Rapoport, Abraham Oberstein, Jacob Berman and Albert Lassner.

The N. Y. TITLE & MORTGAGE CO is also making a building loan of \$100,000 to the S. & L. Co. for the erection of a 6-sty apartment on the northwest corner of 179th st and Grand Boulevard and Concourse.

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.

PROPOSALS.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, JULY 29th, 1919, for the improvement of the following highways:

- Chautauqua.....(one highway: 4.64) Jefferson.....(one highway: 6.78)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

- Allegany.....(one highway: 9.07) Cattaraugus.....(one highway: 6.98) Cayuga.....(two highways: 3.89, 4.39) Dutchess.....(two highways: 6.97, 6.78) Franklin.....(one highway: 1.99) Jefferson... (3 highways: 4.05, 14.05, 7:76) Livingston.....(one highway: 7.69) Monroe— (five highways: 2.92, 7.93, 5.27, 6.33 & 4.55) Oneida.....(one highway: 5.34) Onondaga.....(one highway: 3.06) Orange.....(one highway: 4.03) Schuyler.....(one highway: 6.03) Wayne.....(one highway: 2.25)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be improved, completed and repaired are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" on the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE, Commissioner.

ROYAL K. FULLER, Secretary.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, Albany, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, AUGUST 5th, 1919, for the improvement of the following highway:

Warren.....(one highway: 4.59)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

- Broome.....(two highways: 6.93 & 4.70) Franklin.....(one highway: 11.41) Genesee.....(two highways: 2.62 & 7.94) Rensselaer... (two highways: 7.20 & 2.97) St. Lawrence.(two highways: 11.16 & 4.60) Warren.....(one highway: 5.13) Wyoming.....(one highway: 4.73)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division of engineers in whose division the roads to be improved and completed are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" on the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE, Commissioner.

ROYAL K. FULLER, Secretary.

CONCURRENT RESOLUTIONS

ONE

EXPLANATION — Matter in italics is new; matter in brackets [] is old matter to be omitted. STATE OF NEW YORK.

OFFICE OF THE SECRETARY OF STATE ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred nineteen.

FRANCIS M. HUGO, Secretary of State.

AMENDMENT NUMBER ONE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.

Section 1. Resolved (if the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occu-

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

CONCURRENT RESOLUTIONS

pants of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur). That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN SENATE

April 3, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY

April 7, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly, voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE,
ss.:

I have compared the preceding copy of concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall the proposed amendment to section seven of article one of the Constitution, declaring the use of property for the drainage of swamp or agricultural lands to be a public use and providing that the compensation and cost of such drainage may be assessed wholly or partly against any property benefited thereby," be approved?

TWO

EXPLANATION—Matter in italics is new; matter in brackets [] is old matter to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (If the Senate concur). That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (If the Senate concur). That the foregoing amendment be submitted to the people for approval at the general election in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN ASSEMBLY

February 12, 1919.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

CONCURRENT RESOLUTIONS

STATE OF NEW YORK,
IN SENATE

ALBANY, April 4, 1919.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. S.] city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall the proposed amendment to article two of the Constitution, by inserting a new section to be section 1-a, authorizing the Legislature to enact general laws to provide a manner by which absent qualified voters may vote at any general election and for the return and canvass of their votes in the election district in which they respectively reside," be approved?

EXPLANATION—Matter in italics is new; matter in brackets [] is old matter to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (If the Senate concur). That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (If the Senate concur). That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN ASSEMBLY

April 7, 1919.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,
IN SENATE

April 8, 1919.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. S.] city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

CONCURRENT RESOLUTIONS

FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall the proposed amendment to section six of article three of the Constitution, fixing the salaries of State Senators at \$3,500, Assemblymen at \$3,000 and the Speaker of the Assembly at \$5,000," be approved?

FOUR

EXPLANATION—Matter in italics is new; matter in brackets [] is old matter to be omitted.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur). That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undisposed of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur). That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,
IN SENATE

March 4, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,

HARRY C. WALKER,
President.

STATE OF NEW YORK,
IN ASSEMBLY

April 9, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,

THADDEUS C. SWEET,
Speaker.

STATE OF NEW YORK,
OFFICE OF THE SECRETARY OF STATE,
ss.:

I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the [L. S.] city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER FOUR.

"Shall the proposed amendment to article six of the Constitution, increasing the salaries of Judges of the Court of Appeals," be approved?

John P. Kane Company

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