

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

A Strike for Power

President Wilson's appeal to the labor leaders to defer the steel strike until after the Washington conference on October 6th has been turned down and at this writing the strike is scheduled to go into effect at midnight Sunday.

The latest indications are that Mr. Gompers either has been unwilling or has been unable to bring about the postponement President Wilson desired.

A strike in the steel industry will be most unfortunate, especially just at this time, when the nation is struggling to recover from the effects of the great war and when one of the most pressing needs is the prompt resumption of building on a vast scale. While disturbances, if they come, may immediately affect only the steel centres, the detrimental effect is bound to be felt all over the country through interference with the construction work which is so vital to a renewal of the nation's prosperity.

It is naturally difficult for the public to get a satisfactory focus on the motive for the steel strike, in view of conflicting statements by the labor leaders. Up to the last minute the public impression was that the labor leaders would call a strike because Judge Gary, as head of the United States Steel Corporation, had refused to confer with them. Judge Gary explained his refusal on the ground that he did not believe the labor leaders represented the steel workers and therefore no valid reason existed for his meeting these leaders to discuss conditions affecting the steel workers themselves. Subsequently, the question of open and closed shops has come up, and now, at the last minute, the labor leaders have formulated twelve specific demands upon which they seek to justify their action in calling the strike. Among these twelve demands is the right of collective bargaining, an increase in wages and the abolition of company unions. This last demand probably represents the real motive. The labor leaders want to exercise complete authority over the 250,000 or more employes of the Steel Corporation. Doubtless, as the New York Times concisely states it: "It is a strike for power."

If the steel strike actually goes into effect on Sunday night it will be highly interesting to observe the course of the steel workers themselves. For years their welfare has been the subject of earnest and intelligent study on the part of their employers. The steel workers have been given advantageous opportunities to become part owners in this giant industry. The last annual report of the Steel Corporation shows that upwards of 45,000 of the employes had become stockholders in the corporation through the purchase of stock on a partial payment basis which had been arranged for their benefit. During the present year many more employes became stockholders and it is estimated that about 75,000 of the present steel workers hold stock in the corporation.

The policy of the Steel Corporation in making it pos-

sible for employes to become stockholders on easy terms has been held as one of the most hopeful signs of the approach of the millennium in the relations between capital and labor. The action of these stockholding employes during the next few days will afford an instructive lesson to all employers of labor who are striving for the betterment of their employes through sound, helpful, material co-operation.

Must Have Authority To Be Effective

If Governor Smith can devise some plan whereby he can clothe it with authority, the proposed board of nine members to avert strikes in New York State can be made highly useful.

The Record and Guide presents elsewhere in this issue a detailed account of the conference, held in Albany on Tuesday, at which builders, employes, bankers and others gave the Governor their ideas of the situation. It was recognized by all elements that the resumption of construction is vital to the public welfare and that some method of preventing further interruption through strikes must be devised. The net result of the conference was the decision to have a committee of nine members appointed and this plan is now being worked out. On the board will be three representatives of the general public.

On the face of it, there may be no greater prospect of successful results through this new board than have been obtained by various national and state boards heretofore appointed to adjust disputes between employers and employes. Most of the failures to promote industrial peace have been due to the fact that these various boards have not possessed authority to compel compliance with their decisions. The same difficulty is certain to overtake the new board which Governor Smith is now promoting unless some plan, earnestly considered and carefully worked out, can be devised to make the board's decisions final and effective.

One suggestion to accomplish this result is that, after the Governor's new board has considered all aspects of any given dispute, a special jury be called to pass on the case, in much the same way as a civil jury would decide an action at law between two litigants. A great deal could be said in favor of some such plan as this, provided that when such a jury has rendered a verdict it be accepted as final by both sides to the dispute.

His Honor and His Buses

Mayor Hylan insists that he is in dead earnest when he proposes to have the city operate several lines of buses to carry people threatened with having to walk because of the discontinuance of surface car lines. When the Mayor first made this proposal it was quite generally regarded as a Hylan joke and not taken very seriously by anybody.

Now, however, Receiver Hedges, acting under instructions from the Federal Court, finds it necessary

to abandon several of the smaller lines hopelessly caught in a tangle through trying to carry passengers for less money than it costs to carry them. Under these circumstances Receiver Hedges naturally sees no solution of the problem except to abandon these lines.

In this crisis, Mayor Hylan again comes to the fore with his plan for municipal bus lines, and there is a growing disposition to let the Mayor try out his unique scheme. Even Public Service Commissioner Nixon, whose efforts to co-operate with the Hylan Administration in transit matters has been no more successful than has that of Receiver Hedges, has notified the Mayor that he wishes good luck to the city's Chief Executive

in this undertaking. It is true, of course, that Commissioner Nixon might interpose various legal technicalities to delay and possibly thwart the Mayor's bus lines, but Mr. Nixon graciously waives aside these points. Thus, the Hylan bus lines will have to take no legal hurdles at present, and may operate by taking only such hurdles as the buses encounter in passing over the streets used by the car lines about to be abandoned. It is to be feared, however, that Mayor Hylan will have to negotiate a good many other hurdles before he is able to get enough buses and enough passengers to avert making a serious dent in the city treasury.

Transit Facilities Add to Interest in Claflin Sale

The excellent rapid transit facilities which serve the University Heights section of the West Bronx have contributed to a considerable degree to the great interest which is being manifested in the sale of 471 lots of Claflin Estate, which Joseph P. Day will offer on Tuesday, September 23d at the Vesey Street Exchange. Real estate investors and builders long ago recognized the great value of the high altitude of the section, and, as in the case of Washington Heights, only awaited the operation of the Jerome Avenue rapid transit line to begin the construction of apartment houses on a large scale.

This movement began in University Avenue, and the section to the west, overlooking the Harlem River, because of the earlier service of the New York Central Railroad, as also that of the Broadway subway to and through Washington Heights, the Dyckman, Marble Hill, Spuyten Duyvil and Riverdale sections of Manhattan and West Bronx. The University and Fordham Heights sections of the West Bronx derived a limited amount of benefit from the west side service by reason of the connections afforded by the Kingsbridge Road, Fordham Road and University Avenue electric service lines. Until, however, the construction of the Jerome Avenue elevated extension of the subway and the Sixth and Ninth Avenue elevated roads was far advanced, there was but little apartment house construction work projected or completed along the University Heights ridge.

Before the war, real estate investors and builders began to appreciate what this new transit line would mean to the West Bronx. Practically the entire section along the line of University Avenue, as far north as Kingsbridge Road, is now improved with some of the best grade of apartment houses in the Bronx and many superior dwelling houses.

The next section to be opened to quick development is expected to be the Claflin estate property, which fronts in and lies directly north of Kingsbridge Road west, from which it extends almost to the Jerome Park reservoir on the north, to Sedgewick Avenue on the west and to Reservoir Avenue on the east. University and Webb Avenues extend through the property from south to north.

This property is in a strong strategic location, as regards rapid transit advantages, and is but one block to the west of Kingsbridge Road station of the Jerome avenue subway extension, from which point passengers have the service of the Lexington Avenue subway to the Atlantic Avenue, Brooklyn, and of the Sixth and Ninth Avenue elevated roads down the west side of Manhattan to the Battery. The Kingsbridge Road, Fordham Road and University Avenue service car lines connect directly with the stations on the Broadway subway in Manhattan, located between 181st and 238th streets and also north of 225th Street with upper Broadway and Yonkers cars. The Jerome Avenue elevated extension extends north to Woodlawn and the various crosstown lines give additional connections with the Harlem division of the New York Central Railroad, the Third Avenue elevated railroad, the east subway, the White Plains elevated line, and the New York, Westchester and Boston Railroad.

The growth of the Bronx has been steady and uninterrupted, and as a separate city it would now rank sixth in population among the cities of the United States. The population of The Bronx in 1890 was 88,000. On December 31, 1918, this population was estimated to have been increased to 800,000. Between 1881 and 1890 the sum of \$27,500,000 was expended in building operations. From 1901 to 1917 the total was \$387,000,000.

Strike of Bricklayers Not Yet Settled

No developments of consequence have occurred this week in the dispute between the mason builders and the bricklayers. Early in the week there seemed to be a possibility that the two factions would get together in an attempt to adjust their differences but nothing came of the plans. Now both sides are practically marking time and waiting for each other to make the first move toward a conciliation and in the meantime a large amount of important structural work that otherwise would be underway is at a standstill.

The Mason Builders' Association planned for a meeting to be held Friday afternoon at which time it was proposed to discuss the strike situation and it was understood that officials of the International Union of Bricklayers were in town, but whether they would attend the meeting of the employers or not could not be definitely learned before going to press.

There has been no change in the situation as far as the lockout of the painters and decorators is concerned. Both sides are standing fast and are making no apparent attempt

to settle their differences. The employers are determined not to give way to the unions in their radical demands and so far the workmen have indicated no desire to revise their position or recede from their position.

American cities of 20,000 population and over in which the fire losses exceeded \$5 per capita numbered 35 in 1918 compared with 29 in 1917 and with 23 in 1916, according to the latest report of the committee on statistics and origin of fires of the National Board of Fire Underwriters. The range for the thirty-five cities in 1918 was from \$21.74 for Burlington, Vt., to \$5.08 for Tulsa, Okla., and the median city in 1918 was Charlotte, N. C., with a per capita loss of \$7.34. In 1916 Jersey City headed the list with a per capita loss of \$27.71; in 1915, Newport News, Va., \$28, and in 1914, Galveston, Texas, with a loss of \$33.06 per capita.

For the entire United States, urban and rural, the average per capita fire loss in 1918 was \$2.76, and in 1917, \$2.42.

REAL ESTATE SECTION

Shows How the City Budget Could Be Cut Down

Real Estate Board Suggests Material Reductions in 1920 Tentative Figures—
Fears a 2.70 Tax Rate Next Year

THE Budget Committee of the Real Estate Board of New York has issued the first of a series of budget studies, in anticipation of the final budget hearings to be held the latter part of this month. The committee says:

"The tentative budget, now before the Board of Estimate and Apportionment, indicates an increase in the final budget for 1920 of \$30,000,000 over the budget of 1919. This would mean a tax rate for Manhattan in 1920 of 2.70, or 38 points higher than in 1919.

"To this real estate owners would not object if this high rate were unavoidable—that is, if extravagance and waste had been eliminated from city government and if other forms of wealth bore their share of taxation. They realize that the police and firemen have been underpaid since 1916 and that many other worthy city employes are receiving less than men doing similar work in civil life. Men in the Street Cleaning department, men in the Highways departments of the Borough presidents, building inspectors in the Borough Building departments, must have increased pay, and materials used by city and borough departments and the food supply of hospitals and other city institutions are much higher in price than in 1916, and larger appropriations are imperative. The earning power of money has increased and the Department of Finance has greater interest charges to pay. A large increase in the city budget is, therefore, to be expected.

"This administration was elected, however, on a platform pledging economy. Nobody expected that this meant cutting down wages of deserving city employes, but it was believed to mean that every unnecessary city expense would be eliminated and every unnecessary employe dropped. It was believed to mean that when the last legislature abolished the Court House Board it abolished also the salary of a secretary at \$5,000 a year; that when the Legislature took from the Department of Markets, a war emergency board, the right to buy and sell food the necessity for a host of highly paid and useless deputies ceased. The present commissioner has said that when such power to buy and sell was taken from the department its usefulness was gone, and yet this department is asking for \$240,000 in next year's budget.

"An admirable building code has been adopted by the city. Its regulations are rigidly enforced by the building bureaus of the several boroughs. The inspectors in these bureaus must be practical and experienced men in their several trades and professions. No 'old-law' tenements can be erected—all must be 'new-law' tenements. All existing tenements have long since been compelled to observe existing laws and are subject to constant inspection by the Department of Health and the Bureau of Fire Prevention. Why, then, should the city force the rent-payers to support a 'congested' Tenement House Department, to cost next year \$800,000?

"The Commissioner of Accounts used to investigate the tax lien sales of Nassau and Suffolk counties and to settle differences between landlords and tenants, has no longer a proper municipal function. As the commissioner is appointed by the Mayor and investigates the departments whose heads are also appointed by the Mayor, the result of such investigations can be imagined. A typical instance is the recent investigation of the Commissioner of Markets, whose acts

were said by the Appellate Division of the Supreme Court to be illegal and who was criticised by the Commissioner of Accounts in his annual report, but is still retained in his office.

"If an audit of the comptroller's accounts is necessary by an outside auditor, the public would be satisfied with a report from any of the great auditing companies. The accounts of all the other city, borough and county departments are audited by the comptroller's office—so why the Commissioner of Accounts? Cut him out and save \$200,000.

"The Corporation Counsel's office, costing more than \$1,000,000 annually, spends a large part of its time interfering with the Public Service Commission and the Federal courts. Its legitimate work, defending suits against the city and advising city officials, could be accomplished by a department costing not more than \$200,000 annually.

"The members of the Board of Estimate have recently shown that as far as advising city officials is concerned, the advice, if not pleasing, is not taken. Legal advice given city officials by their sworn legal adviser, and not based on law, but on a desire to please, certainly ought not to be paid for by the rent-payers. The Street Opening Bureau of the Corporation Counsel's office pays for itself. About \$800,000 a year could easily be saved in the legal department alone.

"The Real Estate Board of New York has for a number of years urged that all taxes, water rents and assessments could be collected in the office of the Receiver of Taxes in the Department of Finance. That this is practicable has been clearly demonstrated and \$500,000 yearly can be saved. There should be no Commissioner of Licenses or Commissioner of Weights and Measures. These are properly divisions in the Bureau for the Collection of Municipal Revenue in the Department of Finance. Here \$100,000 can be saved.

"An absolutely useless office is that of secretary to commissioners or deputy commissioners. There is a confidential stenographer attached to all the commissioners' and deputies' offices. If the secretary must attend to social matters he should be paid by his employer.

"All departmental auditing boards and bookkeeping staffs should be abolished. The comptroller and the city chamberlain are the bookkeeper and treasurer of the city. In fact, even the office of city chamberlain is a 'veriform appendix' whose value has never been clearly determined. His entire duplicated duties should be transferred to the comptroller. These two economies would save \$200,000.

"If the members of the Board of Estimate held office indefinitely or were ineligible for re-election they could cut the budget so that even with the necessary increases for deserving employes there would be no increased taxes to pass on to rent-payers.

"We have only discussed a part of the budget. Numerous other instances of unnecessary employes could be given.

"In the brief space of this article enough possible economies are shown to enable the city to give the police and firemen the pay they should have. With an economical and efficient city administration and taxes equitably distributed the rent-payers' burden would be largely reduced.

"Real estate now pays 95 per cent. of the tax levy. This is unfair. Other forms of wealth must bear their burdens."

"Own - Your - Home" Exhibition Will Be Repeated

Success of Recent Affair Brought Out at Closing Dinner and Plans for Next Spring Discussed

THE marked success of the Own-Your-Home Exposition held during the week of September 6 to 13, inclusive, in the 71st Regiment Armory, was the keynote of the "get together dinner" at the Park Avenue Hotel on Friday evening, September 12, at which were gathered the promoters, exhibitors and others interested in providing a speedy solution to the housing problems of this city. The value placed upon a show of this character is best evidenced by the fact that before the close of the dinner it was unanimously decided to hold another exposition along somewhat broader lines in the Grand Central Palace. Alfred H. Wagg was toastmaster.

Robert H. Sexton, who originated both the idea of the exposition and the local campaign having for its slogan "Own-Your-Own-Home," said that expositions such as the one held at the 71st Regiment Armory could be made the greatest thing in the industrial line, as what a family needed first of all was a home and all other things came afterward. He said the exposition had merely been the start of a city-wide campaign to be carried on throughout the year.

Franklin T. Miller, president of the F. W. Dodge Company, said that what was needed to speed home building was a corrective banking measure to make long-time loans more easy to obtain. He urged the wide division of real estate ownership in order to prevent a possible situation in which approximately twenty-five per cent. of the people would own all of the land and houses.

Mr. Miller discussed the situation under four subdivisions: first, the need for building; second, the need for homes; third, the cost of building; and, fourth, the wherewithal to meet this cost.

Taking up the need for building, Mr. Miller pointed out that in 1890 52 per cent. of the people of the country were tenants, in 1910 55 per cent. were tenants, while today 58 per cent. are tenants. These figures show, he explained, that there has been an increase of about 3 per cent. every ten or fifteen years. If this increase is not checked, he pointed out, when the increase has grown to 75 per cent. there will be a tendency on the part of the majority to divide the unearned increment, which will lead to the single tax or something worse. Mr. Miller said history shows us that increasing tenancy means a weakening of the economic health of the country; that a division of real property as widely as possible is the safest and sanest policy. It places responsibility for the development of national wealth on many shoulders, rather than on the shoulders of the few. He declared that if there were no "Own-Your-Own-Home" movement we would eventually have a Government housing movement, which would be very expensive and which would weaken the spirit of in-

dependence of the people.

Taking up the subject of prices, Mr. Miller pointed out that during the war labor had been paid for procurement and not entirely for compensation. He reminded those present of how Government departments in Washington had bid for the labor from other departments, luring employes to other work through offering extra wages. These increases were invested in consumable commodities, and this had increased the cost of living. The cost of living had been further increased by the shortening of hours, by the non-productiveness of labor, by war consumption, by exports, by increased gold and inflated circulation.

The cost of commodities in general, Mr. Miller pointed out, had increased 107 per cent., while building materials had increased only 84 per cent. and land less than 10 per cent., if at all. Therefore, there existed a differential in favor of building over all other commodities.

Mr. Miller gave some timely statistics as to bank loans, showing that these loans had increased 54 per cent. between 1913 and 1918, that bank deposits during that period had increased 59 per cent., that holdings of stocks and bonds had increased 68 per cent. and that savings bank deposits had increased 200 per cent. Yet, during this same period, real estate loans had increased but 28 per cent., from \$6,170,000,000 to \$7,890,000,000. He added that if real estate loans in the United States had increased in the same proportion as the total loan resources of the banks it is estimated that a billion and a half dollars more would have been loaned on real estate, or about 37 per cent. more than is being carried by the banking institutions now. This difference, on the basis of 66 $\frac{2}{3}$ loaned on the value of property, would amount to \$1,500,000,000 additional which would have been loaned under normal circumstances and would have created \$2,225,000,000 of additional property and would have more than half satisfied the deferred construction of the country, and probably, to that extent, would have relieved the acuteness of the present shortage in housing.

Mr. Miller referred to the bill introduced by Senator Calder and to other measures pending in Congress, which have for their object the speeding up of building. He urged that this legislation be pushed more vigorously. In this connection he also referred to the Edge Bill, which paves the way for the investment of vast sums of American capital abroad, at the expense of greatly needed construction work here in the United States. He pointed out that the proper course would be to prevent the passage of measures making available these vast sums for construction in this country, rather than for use in rebuilding Europe.

Savings Bank Managers to Discuss Vital Problems at Annual Convention

The savings bankers of the country, representing over 10,000,000 depositors of savings in over five thousand American banks, for their eighteenth annual convention to be held in St. Louis, Missouri, September 29, 30 and October 1, announce a program replete with such important topics as "Savings," "Liquid Investments," "Legislation," both state and Federal, "Mortgage Loans," for insurance companies as well as banks, "Municipal Credit," "Americanization," "Thrift," "Taxation," and especially the problems resulting from extensive "Tax Exemptions"; also two topics of the most immediate moment: first, "Amortization of Mortgage Loans" as a measure for improving the status of both borrowers and lenders during the readjustment period; second, "The Railroad Problem"—of special importance to all savings depositors, as there are known to be over \$850,000,000 of railroad bonds held by the mutual savings banks for their depositors, and other savings institutions hold an amount running into the billions.

The speakers include such recognized authorities as Messrs. George E. Roberts, of the National City Bank; Robert S. Lovett, president of the Union Pacific Railroad, and Luther M. Walter, counsel to the National Association of Railroad Securities, who follow an address by Senator Cummins on the railroad situation; Howard F. Beebe, of Harris, Forbes & Company, on municipal credit and its new aspects.

Previous to the annual meeting of the 30th and October 1, on the 29th, the section has arranged for a "Conference of Savings Bankers," with sessions both morning and afternoon. The morning session, presided over by Raymond R. Frazier, president of the Washington Mutual Savings Bank, of Seattle, will consider a special report on "Amortization of Mortgage Loans," by a committee of which John J. Pulleyn, president of the Emigrant Industrial Savings Bank, of New York, is chairman and Milton Harrison, executive manager of the New York State Savings Banks Association, is secretary.

Home Builders Feature Buying at the Stern Sale

Total of \$140,518 Realized for 284 Bronx Lots—Comparatively Low Prices Attract Newcomers in Realty Field

LOW prices prevailed at the auction sale of the Benjamin Stern property in the Bronx, conducted by J. Clarence Davies and Henry Brady in the Vesey Street Real Estate Exchange on Tuesday. The total realized for the 284 lots was \$140,518, or an average of a little less than \$500 a lot. There was a large attendance with a marked absence of speculators and professional builders. The result was that practically all of the offerings were absorbed by newcomers in the real estate field who signified their intention of building homes. The bulk of the lots were bought singly or in twos, the prices realized bearing out the opinion that the eventual improvements will consist of small one or two family houses.

"The sale was a success," declared Mr. Davies. "We got as good prices as we expected and we are satisfied. The public never got better bargains and therefore it is satisfied. One or two sales were made at a profit which proves that the public obtained a bargain."

The bidding began at 12.40 o'clock and ended at 7.30 in the evening. The first lot sold, No. 149, size 27.6 x 100, was taken for \$675 by Solomon Garson, a deaf mute, who, with his wife, also deaf and dumb, exercised the privilege of taking an adjoining lot at the same price. By means of pencil and paper Mr. Garson declared his intention of erecting a house on the property next year.

The two adjoining lots on the south went for \$550 each to A. Gilman. Archibald Barr bought the next lot for \$500. The selling then shifted to the abutting thoroughfare, Young Avenue, where three lots brought \$500 each, the buyer being Max Dauer. Two adjoining lots on Young Avenue went to A. Schenfeld at \$475 each. Two lots at the southwest corner of Astor and Fish Avenues went for \$525 each; two adjoining lots brought \$375 and \$350 respectively, and the next two on Astor Avenue were sold for \$400 each. For the northeast corner of Astor and Young Avenues Joseph Grossman paid \$500 and obtained the adjoining lot for a similar figure.

The Pelham Parkway frontage, between Fish and Young Avenues, was next offered. The Fish Avenue corner lot went for \$875 to L. Korodsky, who also took the adjoining lot at the same price. The next Parkway lot was sold for \$750 and the two adjoining on the west were taken at \$725 each. For the lot at the northeast corner of the Parkway and Young Avenue \$825 was paid. The two lots adjoining on the Parkway went for \$675 each. This completed the sale of the block bounded by the Parkway, Astor, Fish and Young Avenues, containing twenty-six lots. For the block a total of \$15,600 was paid. In the first half hour Mr. Brady disposed of twenty lots for a total of \$11,225.

Interest centered on the choice lots on Pelham Parkway, between Seymour and Eastchester Avenues, which is the principal business thoroughfare in the region of the properties. The highest price was paid for the northwest corner of the Parkway and Eastchester Avenue, with a frontage of 126.72 feet on Eastchester Avenue and 25 feet on the Parkway. This brought \$3,850. The next largest price was paid for the lot adjoining west on the Parkway, 25 x 121.67, which brought \$2,025. Four lots on the Parkway, between Eastchester Avenue and Fenton Avenue, brought \$1,125 each. One lot at the corner of the Parkway and Seymour Avenue brought \$1,050. One lot on Eastchester Avenue, between the Parkway and Astor Avenue, 25.55 x 141.35, brought \$6,100.

The lots facing the Parkway were restricted to \$1,500 structures and they brought an average of \$800 a lot. The smallest price was paid for a "watch charm" or pocket lot at the southeast corner of Seymour and Astor avenues, 43 x 18 x 28, which went for \$75. Others in the vicinity went for \$150.

The cottage which was erected in eight days on lot No.

79, on the west side of Fenton Avenue, 150 feet north of the Parkway, was bought by H. J. Lilly, of 1,784 Weeks Avenue, for \$3,000. The lot is 25 x 100 feet, the house occupying 21.6 x 32 feet. The same buyer also bought, for \$550, the lot adjoining on the south.

The buyers included, among others, William Brill, S. Hobkora, J. L. Bengoff, E. M. Hutchins, Hyman Roselbach, John Kemp, D. A. Gallagher, M. J. Keely, Joseph F. Fulton, Arthur Johnson, Frank Schriber, Eugene Klein, F. Kemeney, John J. Elliott, John De Paul, Frank M. Greely, Cavanaugh Loughney, Harry Robinoff, Louis Siegel, A. B. Dunshevesky, J. Herschoff, M. & B. Davies, A. Gillman, Joseph S. Grossman, Archibald Barr, Sol Hechtkopf, G. Schenfeld and L. Schwarzwald.

Complete details regarding the sale, including names of purchasers and the description of each lot sold, will be published in the Record and Guide on September 27.

That the buyers at the sale obtained bargains and that the generally prevailing price level was low is indicated by comparison with several other lot sales within recent years involving properties in the immediate neighborhood. The most recent sale in the same general vicinity involved 1,445 lots of the estate of Lorillard Spencer, sold by J. Clarence Davies and Joseph P. Day on June 2, 1917. These lots brought a total of \$720,150, or an average of close to \$500 a lot. These lots also fronted on Pelham Parkway, White Plains Road and intersecting streets, some blocks to the west of the Stern tract. It must be remembered, however, that two years ago, when the Lorillard sale was held, the subway extension had not been built, the United States was beginning to be put on a war basis and the building outlook was extremely remote, so that the auction prices obtained for vacant land were considered satisfactory.

At the Pearsall auction sale of properties in the East Bronx on June 1, 1914, which was also conducted by Joseph P. Day and J. Clarence Davies, 420 lots were sold at an average of \$990 a lot, about one-sixth less than was obtained a year before that time at the Morris Park sale, where an average price of \$1,200 a lot for 3,089 lots were obtained. Prices obtained at the Stern sale, it will be noted, are far below those which prevailed at the Pearsall and Morris Park sales, in spite of the fact that transit facilities have since been installed and other factors now operate which make the outlook for unimproved property more promising.

An interesting feature of the Stern sale on Tuesday was the debut of Henry Brady as the auctioneer in a lot sale of this size and character, although he has for a number of years been regularly conducting foreclosure and voluntary auction sales in the Vesey street and Bronx salesrooms. He made a distinctly favorable impression. Mr. Davies, who on one occasion during the afternoon took the stand and auctioned several of the lots, made the announcement that this was the first time that he himself had actually sold on the stand at a voluntary auction. He was well received and aroused much enthusiasm.

In spite of the fact that a considerable part of the Stern property is covered with rock and timber and that the streets are not cut through and the municipal improvements are not installed, the prices obtained were low enough to indicate that the day for obtaining bargains in unimproved real estate even within the city limits has not passed.

A conference will be held in Washington, December 10, to which all contractors having worked for the government and who are interested in the Contractors' Relief Law, which gives relief for additional cost of performance during the war, are invited.

Obstacles To Home Building Must Be Removed

Capital, Builders and Labor Should Find Common Meeting Ground in Order to Remedy the Existing Situation

By ALLAN ROBINSON

President, City and Suburban Homes Company

THE public is at last vitally concerned in the building situation. In ordinary times the so-called speculative builder may be said to be in advance of the market, and the question of whether a certain amount of home building may or may not be needed is an open question, and the problem is one chiefly between labor and employers of labor. But for several years the supply of available homes has not been meeting the increased demand, with the result that building is not only not in advance of the public's need, it is very greatly behind it and the scarcity of homes is causing rent levels to rise to a point where the burden upon tenants is becoming almost unbearable.

The question of whether homes be provided has passed the point where it is a matter solely affecting the building trades; the public needs more homes and needs homes at reasonable rentals, and new building must be undertaken on a considerable scale and at present construction costs. It is hardly likely that these costs will be lowered for several years.

The general economic situation shows signs of changing. President Wilson has performed a useful service in suggesting that the cost of living has possibly reached its peak and is about to recede. Another element will soon operate to affect rising costs, and that is the fall in foreign exchange. Foreign exchange has fallen materially and the effect of this is to check exports. If exports were checked, a large portion of our market would be cut off and over-production would result with falling prices and lower wages.

But real estate moves sluggishly and it is not likely that the change in the general economic situation will affect the present level of construction costs for months, or perhaps years, so that if we are to have a supply of new homes they will be furnished at or near the present level of costs.

In view of this fact, it is important that no unnecessary obstacle be placed by anybody in the way of home production. Even with the best of labor conditions, home construction will be slow and uncertain. The speculative builder will not go into land development on any considerable scale, for the reason that he cannot see profit enough at present costs. There will be building, of course—the banks, trust companies, insurance companies, and factories with large output will build, but, except in few instances, owners of land cannot be expected to do home building at present prices on a scale really needed.

It is, therefore, vital that both labor and employers of labor in the building trades realize the great need of the public and show a willingness to meet this need. Just now there is a demand for higher wages in the building trades. On the other hand, some of the building trades feel that the large builders would rather starve out labor than to yield to its demands. Possibly the wages asked are too high. I do not undertake to decide this question. The point is that the public must have more homes and if the wages demanded will not produce homes within the reach of people of moderate means, then labor should moderate its demands. The building contractors, however, will be equally to blame if they delay building simply because they do not wish to treat with labor. Both sides must find some common ground.

I believe a common ground may be found by finding out how tenements and homes can be built to rent within the means of those who have only moderate incomes. Let capital, building contractors, and labor meet with a realization of the exigencies of the situation, and something will surely come out of such a meeting. The present deadlock is intolerable.

Building Managers of New York Change Association Name

At a meeting of the New York Building Managers' Association held in the St. Paul Building, 220 Broadway, on September 9, the title of the Association's name was changed to the Building Managers' and Owners' Association of New York.

When the New York Building Managers' Association was organized on October 13, 1913, provision was made for only one class of membership, namely, active members. On December 11, 1917, the by-laws were amended and an Associate Membership created for the purpose of including owners of real estate, or those indirectly interested in its management, as distinguished from the active form of membership for those engaged in the management and operation of buildings.

This change in membership has brought into the Association many owners of buildings, but who on the other hand do not manage their own property; therefore to confine the title to "Building Managers" only has been thought a misnomer. Further considerations have been the close affiliation with the National Association of Building Owners and Managers, the parent organization, after which the New York Association was largely modelled; the fact that almost all of the local associations throughout the United States and Canada operate under similar titles to the one recently adopted; the desire to preserve more uniformity of name; confusion arising between the name of this and other associations in this city; and the desire to place the word New York at the end of the title instead of at the commencement to obviate the difficulties attendant upon seeking the name in the telephone and other directories. The Association has become

widely known as the "Building Managers' Association," the name seldom being prefaced by the word New York. Furthermore it has been advisable to give equal prominence to the word "Owners" due to the importance of the work conducted on their behalf.

For the foregoing reasons the Executive Committee on September 5, 1919, took action in the matter and presented its recommendation at the last regular monthly meeting that the name be changed. It is believed that the change will have a decided tendency to interest in associate membership a great many owners of property who have become familiar with the excellent work accomplished by the association but who have felt heretofore that they were not eligible for membership. With the actual moral as well as financial support of owners of buildings, the enlarged field of activity thus created will enhance the object of the association so well expressed in its by-laws, as follows: "the promoting of a fraternal spirit of co-operation on the part of its members and the attainment of greater efficiency and economy in the planning, renting and operating of buildings."

Complete statistics of iron-ore mining in 1918, compiled by Ernest F. Burchard, of the United States Geological Survey, show a decrease of 4.7 per cent. in output, but an increase of 2.6 per cent. in value, as compared with 1917 figures. The quantity of ore shipped from mines in 1918 was 72,021,202 gross tons, valued at \$244,368,147, an average price at the mine for the whole United States, of \$3.39, as compared with an average price of \$3.15 in 1917.

Real Estate Review for the Current Week

Trend Continues Upward With Demand Broadening in Volume and Character— Business Men Maintain Buying Movement

DISTINCT broadening tendencies continued to be displayed in the market this week, the demand concerning itself with properties of practically every description. The outstanding feature of the business, however, was the notable array of transactions whereby prominent firms in this city acquired properties for their own occupancy. This phase of activity, which within recent months has become the leading factor in the real estate situation and which has to a considerable degree dominated the entire market, resulted this week in the purchase of such properties as the 21-story office building at the northwest corner of Madison avenue and 42d street by the Union Carbide Company, the sale of the Everett Building at the northwest corner of Fourth avenue and 17th street to Metcalf Brothers & Company and the acquisition of the twelve-story structure at 141-147 West 45th street by a firm of accountants. All of these transactions indicated not only the growth and expansion of the purchasing firms but also reflected the ever-growing conviction in the minds of business men in this city that the only way in which possession of space may be assured is through purchase of the properties which they occupy or require for their use.

In connection with the deal for the Everett Building it is interesting to recall that the erection of this building is credited with initiating the commercial development of Fourth

avenue from Union Square to 34th street. Incidentally, its sale by the United Realty and Improvement Company, one of the largest holders of New York City realty, indicates that within a short time this corporation will be one of the most active participants in the market. It is known that two large properties at Spring and Mercer streets and the block front on the west side of Sixth avenue from 20th to 21st streets are among the holdings now under active negotiation in accordance with a recent policy evidently adopted by the company to dispose of part of its holdings.

In addition to the well-maintained demand for private houses in practically all parts of the city, considerable interest centered upon well-located apartment house properties. Among the better-known holdings of this character which passed into new ownership this week were the Barnard at Central Park West and 71st street, the Bonavista at Riverside Drive and 109th street, the Ritz-Carlton on Audubon avenue between 187th and 188th streets, the thirteen-story apartment house at 635 Park avenue at the corner of 66th street and the thirteen-story multi-family building at the southeast corner of West End avenue and 92d street.

The business, in its entirety, both from the standpoint of volume and character of demand indicated the steady upward trend of the market and justified recent predictions that the real estate situation, generally, would hold its strength.

Fifth Avenue Heights Hearing.

A public hearing will be held on Friday, September 26, before the Board of Estimate relative to the recent property owners' petition which seeks to restrict the height of future buildings to a maximum of 75 feet on Fifth avenue from 60th to 96th streets. This will be the first official action to be taken by the authorities on the petition filed with the Board of Estimate on June 3, 1919, by the Committee for the Protection of the Park Section of Fifth Avenue. During the summer months the executive officers of the Fifth Avenue Association have been kept busy securing endorsements to the petition from various civic and other organizations, and also in securing signatures of individual property owners. The association reports that it has been able to secure 189 signatures of owners and endorsements from sixteen organizations.

Skyscraper for Union Carbide.

The Union Carbide Company, a \$50,000,000 corporation, has bought from the Forty-second Street and Madison Avenue Company, controlled by Frederick F. Johnson and C. K. G. Billings, the 21-story office building at the southwest corner of Madison avenue and 42d street, in which the buying corporation occupies several floors. The Messrs. Johnson and Billings, who with other large interests erected the 42d street building some nine years ago, are also stockholders in the purchasing corporation.

One report named the consideration at \$7,000,000 in the present transaction, but the actual figure was probably lower, as the city assesses the realty at \$3,800,000, \$2,250,000 representing the value of the land. The building covers a plot fronting 144 feet on 42d street and 98.9 feet on Madison avenue, and runs through the block to Forty-first street, where the frontage is 44 feet.

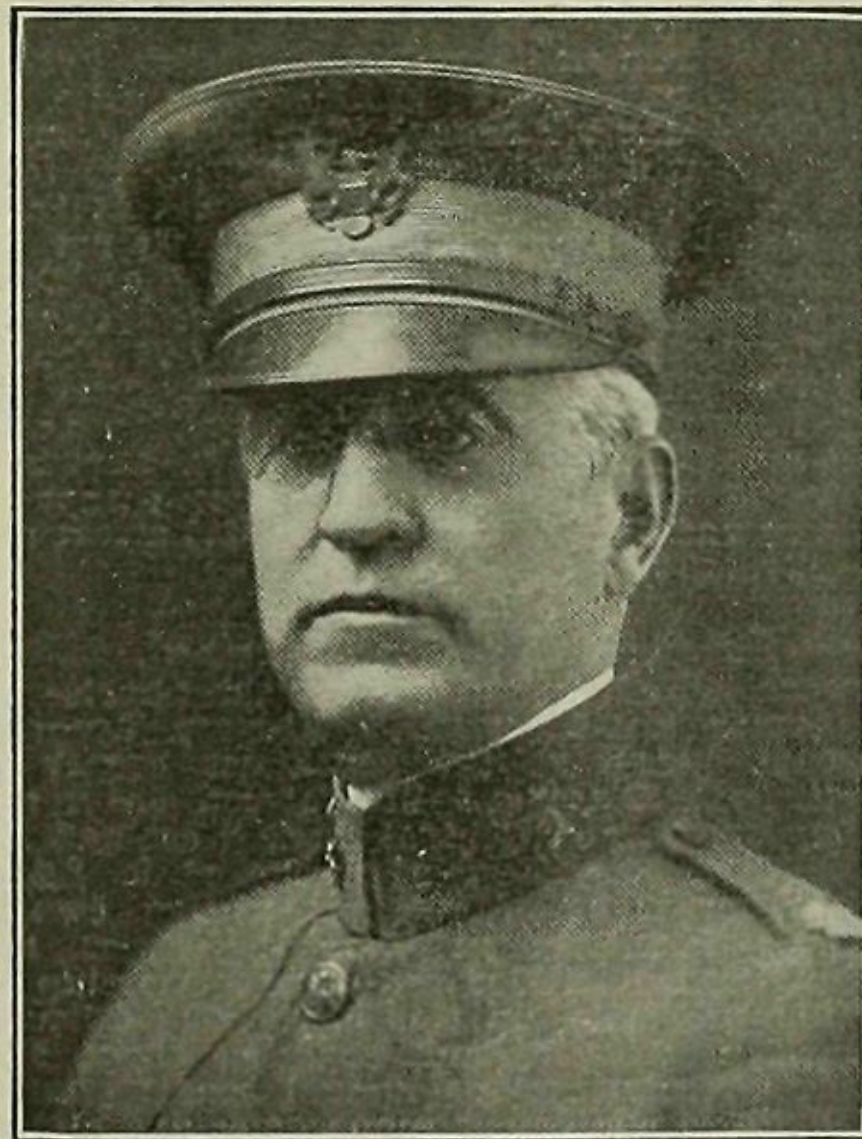
The Union Carbide Company took a lease of several floors in this building a few years ago. Its subsidiary companies are also quartered in this building. During the last few years the expanding business of the concern has necessitated the leasing of additional floors, so that today the various companies occupy about seven entire floors. The increasing shortage of business space and the growing needs of the concern made the purchase of the building necessary. The officers of the Union Carbide Company are George O. Knapp, president; Giles W. Mead and Edgar F. Price, vice-presidents; William M. Flook, secretary; Cornelius K. G. Billings, Nicholas F. Brady, Edward S. Whiting, Frederick Johnson, George O. Knapp, James N. Wallace and Jesse J. Richs, directors.

Large Pine Street Purchase.

The ten-story office building at 25 Pine street, one of the first tall buildings erected on that thoroughfare, has been sold by the New York Life Insurance and Trust Company, as trustee for the Royal Insurance Company, to an electrical concern which plans to occupy about six of the ten floors for executive offices. The property covers a site 24.2x74.7, and is principally occupied by banking and brokerage concerns.

Col. Thompson Returns to Office.

Col. John M. Thompson, after two years' active participation in various kinds of war work, has returned to his office at 217 Broadway, where he will continue his business as real estate broker, appraiser and tax expert. Mr. Thompson was born in Columbia, S. C., on June 14, 1864, and was educated in the Columbia Military Academy and the Columbia (now George Washington) University at Washington, D. C. In 1888 he engaged in the real estate business in Nashville, Tenn., and four years later moved to New York where he opened an office. He has been actively engaged in the real estate business since that



COL. JOHN M. THOMPSON.

time and has negotiated sales of a number of valuable parcels of Manhattan realty, including the Electrical Exchange, at 257 5th avenue; the Mace estate, in the Bronx, to the American Real Estate Company; 600 lots in Long Island City, on Queens Boulevard, which have since been developed and resold, and also 375 lots on Jackson avenue, Long Island City, for the Rickert-Finlay Company.

For many years Colonel Thompson has devoted a great part of his time to expert appraising, numbering among his clients the American Express Company, the Astors, James B. Duke, Charles M. Schwab, the Chemical National Bank, the United States Express Company, the estate of Robert Gillette and other large owners.

Colonel Thompson served as second and later as first lieutenant in the 71st Regiment during

the war with Spain and served throughout the Santiago campaign with the famous "Kecks Battalion." He subsequently served in the National Guard of New York as an officer of Coast Artillery for more than ten years, and was placed on the reserve list for officers in July, 1915, with the rank of captain.

In August, 1917, he was placed in command of the 4th Company of the 9th Coast Artillery, which was sent to guard New York City's water supply, and he remained on this duty for more than six months. In April, 1918, he was recommended for a captaincy in the Quartermaster's Corps, U. S. A., and in June was transferred to the office of the Chief of Staff to assist in the organization of the Real Estate Section of the War Department. He was later promoted to Major, and served in this department until the Armistice was signed. He negotiated a number of transactions for the War Department, among them deals involving the taking over of the Printings Crafts Building and the Grand Central Palace, in Manhattan; the Ford, Goodyear and National Casket Company buildings, in Long Island City; the Illinois Steel Company plant, at St. Paul, Minn., and the Nassau Hotel, at Long Beach, L. I.

After the Armistice was signed he was assigned to the War Department Board of Appraisers, and assisted in the fixing of the awards of the Army Supply Bases at Norfolk, Va., and Charleston, S. C., the Ordnance Depot, at Middletown, Pa.; the Hoboken Shore Railroad, the Raritan Arsenal, the Mosler Safe Company plant, at Hamilton, Ohio, and the Dodge Brothers plant, at Detroit, Mich. In appreciation of his services he was promoted to Lieutenant-Colonel in August of this year. He is at present engaged as the expert for the Attorney-General of the State of New York in the proceedings to acquire the land at Rockaway Point, the present site of Fort Tilden, a proceeding which is expected to be one of the biggest of its kind ever undertaken in this state.

Superintendents Will Meet.

The Superintendents and Engineers' Association of Greater New York, recently organized to better the standards of men in this field and to promote increased co-operation between such men and real estate owners, will hold a public meeting next Tuesday evening, September 23, at Bloomingdale Turn Hall, 305 West 54th street. After the aims of the organization have been explained, addresses will be made by specialists in various phases of building management.

Equitable Employes' Excursion.

Employes of the Equitable Building with their families will be the guests of the Equitable Office Building Corporation on an excursion to Bear Mountain Park tomorrow. The Hudson River Day Line Steamboat "Albany" has been engaged for this occasion. About 2,000 are expected to go. Luncheon will be served and games and other entertainments with appropriate prizes will be provided. The Equitable Building will be open as usual, provision for its operation having been made with former employes.

MONEY TO LOAN

on

New York City
Real Estate

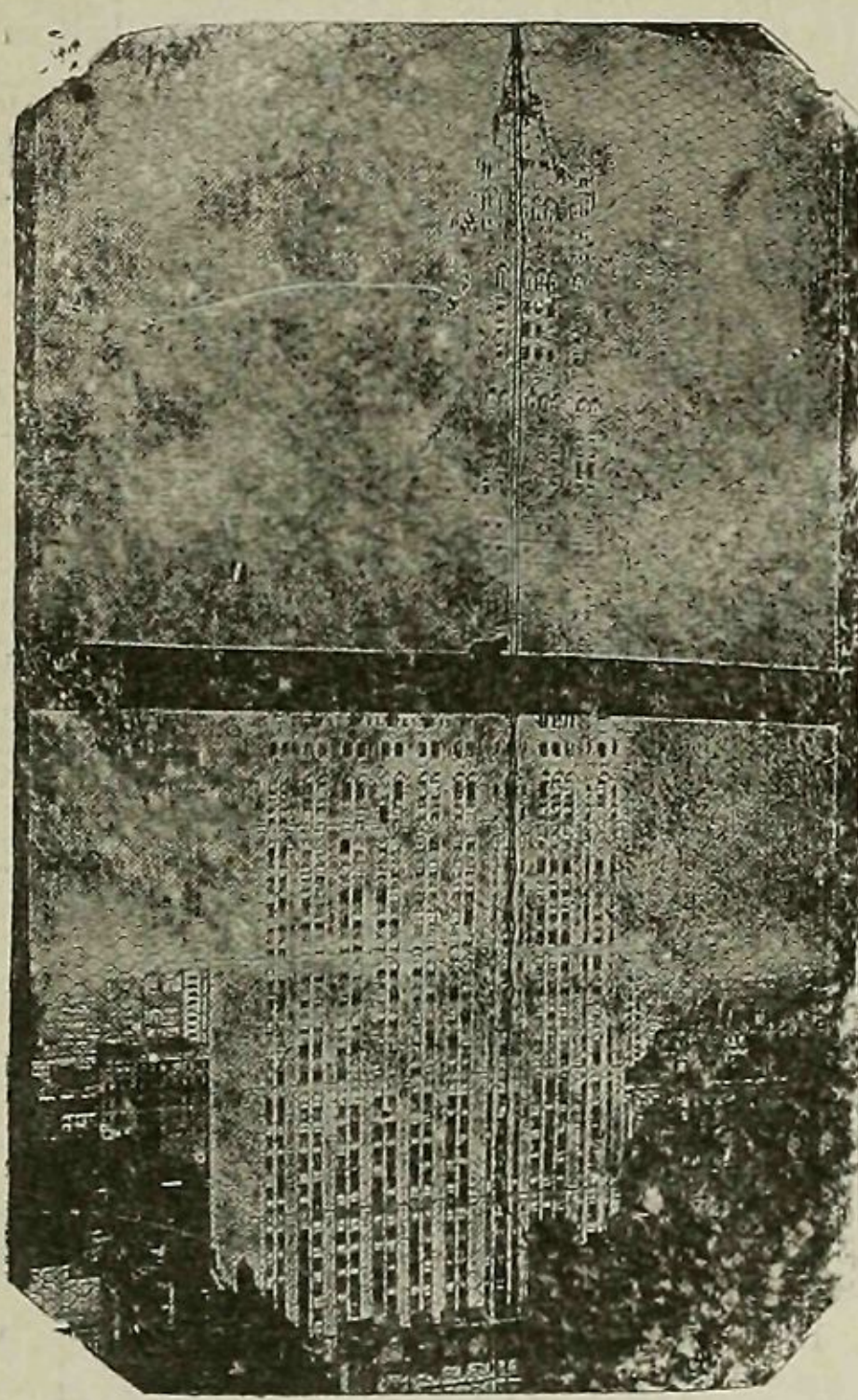
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PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 81 as against 95 last week and 17 a year ago.

The number of sales south of 59th street was 25 as compared with 38 last week and 4 a year ago.

The number of sales north of 59th street was 56 as compared with 38 last week and 13 a year ago.

From the Bronx 31 sales at private contract were reported as against 44 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 380 of this issue.

Tenants Buy Everett Building.

Metcalf Brothers & Co., dealers in woollens, have purchased from the United States Realty and Improvement Company the Everett Building, a 16-story structure at the northwest corner of Fourth avenue and 17th street, valued at \$2,000,000. The purchasers have occupied the twelfth floor of the building for several years. The structure fronts 142 feet on Fourth avenue and 127.8 feet on 17th street, and is one of the finest buildings in the Fourth avenue section. It replaced the Everett House, a landmark of the city, and there has seldom been a vacancy in the building. Its erection began the development of Fourth avenue, which resulted in the transformation of this thoroughfare from an avenue of dwellings, old hotels and small stores into a high-class mercantile center.

Accounting Firm Is Buyer.

Frederick Brown has resold the 12-story store and office building with pent house at 141 to 147 West 45th street, valued at \$750,000, and which he purchased a few weeks ago. The property has been purchased by the Carter Realty Company, representing an accountancy firm. The company's president is Arthur Carter Hume, an attorney. The structure stands on a plot 68.7x100.5, and is located 185 feet east of Broadway. It has three electric elevators, and the purchasers plan to occupy four floors of the building.

In part payment Mr. Brown takes the estate, known as Northcastle, at Mount Kisco, adjoining the Richard Harding Davis property. It is situated on the New York and Bedford road three miles north of Armonk, and consists of 260 acres of land, with bungalow type stone foundation residence of frame construction from wood taken mostly from the place. It is two stories high and has all modern improvements. There is a stable and also a small garage and other outbuildings. The place was held at \$250,000. S. Osgood Pell & Co. negotiated the sale.

Park Avenue Operating Purchase.

N. A. Berwin & Co. sold to Max Loewenthal and R. A. Low, for Susan B. Minturn, represented by Douglas L. Elliman & Co., the 13-story elevator apartment house at 635 Park avenue, southeast corner of 66th street, opposite the Seventh Regiment Armory. The house occupies a plot 75x80, contains one apartment of fourteen rooms and five baths on a floor. It has a gross rental of approximately \$100,000 per annum, and was held at \$850,000. Milton Dammann represented the buyers. Stewart & Shearer acted for the seller. N. A. Berwin will manage the house for the new owners. This is the fourth large investment purchase by Max Loewenthal and R. A. Low through N. A. Berwin & Co., the others being the northeast corner of Broadway and 55th street, 40 East 62d street and 38 to 42 East 30th street.

Estate Sells the Barnard.

Slawson & Hobbs have sold for the Charles W. West estate the Barnard, a 10-story fireproof apartment house at the southwest corner of Central Park West and 71st street, on a plot fronting 100 feet on Central Park West and 125 feet on 71st street. The purchaser is Edgar Ellinger, president of the corporation owning the Hotel Hamilton, on West 73d street, and who has been identified with the ownership of other big properties in this city. The Barnard was held at \$850,000 and contains about fifty apartments, returning an annual rental of over \$90,000. The new owner plans extensive alterations to the house at the expiration of the present leases. It is considered one of the best-built structures on the upper West Side and has been held by the estate for investment for several years.

Bonavista in Trade.

Irving Judis has sold the Bonavista, a 10-story elevator apartment house, 362 Riverside drive, on plot 152x100, southeast corner of 109th street, which he recently purchased from A. P. W. Kinnan, president of the Union Dime Savings Bank. The buyers are the G. & E. Realty Company, Hugh E. Scully, president. In addition to a large cash payment and other properties involved in the trade, was the Canterbury, a 6-story elevator apartment, on plot 100x100, at 204 to 210 West 108th street, built by Mr. Judis some years ago. The broker was E. Francis Hildebrand. The Bonavista was held at \$1,350,000.

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\$700,000 West End Avenue Sale.

The 13-story apartment house, 82x100.8, at the southeast corner of West End Avenue and 92d Street, has been sold by the 650 West End Avenue Company (J. C. and M. G. Mayer) to the Owl Construction Company, Inc. It contains forty apartments of six and seven rooms, yields \$75,000 in rentals and had been held at \$700,000. The Messrs. Mayer completed the building about two years ago. Phillips & Avery represented the sellers, and Gettner, Simon & Ascher, the buyers, as attorneys. The Messrs. Mayer recently purchased the apartment buildings at the southwest corner and northeast corners of West End Avenue and 89th streets.

Resells the Ritz-Carlton.

The Benenson Realty Company, through Leitner, Brener & Starr, resold to a client of Michael Kaufman, the Ritz-Carlton, a 6-story elevator apartment house, occupying the block front on the west side of Audubon Avenue, between 187th and 188th streets. The property was held at \$325,000 and rents for about \$45,000 per annum. This is the fourth sale of the property this year. The Benenson Realty Company acquired it earlier in the month from Max N. Natanson.

Downtown Improvement Planned.

Henry Brady has sold for the New York Life Insurance & Trust Co. 83 to 93 Vandam Street, opposite Henry Heide Candy Manufacturing Building, and extending through to 100 to 106 Charlton Street, between Greenwich and Hudson streets. The property consists of a nine and a seven-story warehouse and seven four-story buildings, on plot 100x200. The buyer is the Carmana Realty Company, William J. Amen, president, which controls the cold storage plant at 402-404 Greenwich Street. An improvement is planned for the newly acquired plot.

Shenk in Six Deals.

Joseph Shenk reports a number of transactions, including the resale of the Rockfall Apartments, a ten-story structure at the northeast corner of Broadway and 111th Street, 75x225x100x irregular, acquired a few weeks ago through A. Weinstein. Mr. Shenk also sold through Slawson & Hobbs the six-story apartment at 504 and 506 West 111th Street, 108x92, recently acquired from William Raffler. Through Benjamin Harris he sold 632 West 171st Street, a five-story apartment, 71x100. Joseph Golding sold to Mr. Shenk 559 to 569 West 191st Street, three six-story apartments, each 50x100, through Kaplan & Blackner. H. H. Jackson sold for a client to Mr. Shenk two five-story apartments at the northeast corner of Audubon Avenue and 182d Street, 78x100. Mr. Shenk also bought through B. Frank the five-story apartment, 254 Wadsworth Avenue, 54x100.

Broadway Building Sold.

Frank J. Heaney, vice-president of the Chatham and Phoenix Bank, purchased for his Broadway Real Estate Company, consisting of Silas K. Everett, Malcolm R. Lawrence and Mr. Heaney, 597 Broadway through to 170 Mercer Street, through the Charles F. Noyes Company. The building is five stories high, 25x200, and is leased at about \$16,000 per annum. The Noyes Company recently sold to Mr. Heaney and his associates 474 and 476 Broadway through to Crosby Street, an eleven-story building. Both properties have been placed with the Charles F. Noyes Company for management.

Buys \$600,000 Properties.

The eleven-story loft building, on a plot 50x100, at 109 to 115 West 26th Street, has been purchased by the Union Chemical Glassware Company from the Directors Realty Holding Company. The building, which is fully tenanted, rents for \$35,000, and was held at \$300,000. Bernard London negotiated the sale. In a second transaction the Union Chemical Glassware Company of Brooklyn from the Chelsea Realty Company, 111 to 117 Montague Street, two eight-story elevator apartment structures on a plot pany has bought in the Columbia Heights section 100x100. The property, which is two blocks from Borough Hall, rents for \$37,000, and was held at \$300,000.

Sporting Club Deal Pending.

Negotiations are reported pending for the purchase by the International Sporting Club of the property at the northeast corner of 6th Avenue and 55th Street, from J. E. R. Carpenter, who acquired the property last December from Mary J. O'Dell. The property measures 100x100 feet and includes 978 to 984 6th Avenue and 75 West 55th Street. If the property is bought, a \$500,000 clubhouse will be erected on the site, having a capacity of 2,500 seats. Major A. J. Biddle is president of the club.

\$540,000 Bronx Deal.

The Hebron Realty Corporation, Charles Garfield, president, has purchased through John R. & Oscar L. Foley and I. Kashare, as brokers, from the G. M. Holding Company and G. V. Graham the twelve five-story apartment houses at 818 to 862 Hewitt Place, each on a plot 40x100, located between Longwood Avenue and 156th Street. The property was held at \$540,000, and returns an annual rental of about \$75,000.

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The William S. Dempsey Realty Company, which has hitherto confined its activities to the Washington Heights section, has purchased from the Malex Realty Co., Max N. Natanson, president, the eleven-story apartment house, "The Clifden," at the southeast corner of Riverside drive and 99th street. The building, on a plot 116x110, rents for \$70,000, and was held at \$600,000. The brokers in the deal were the John P. Peel Co. and Leitner, Brener & Starr.

Manhattan.

South of 59th Street.

BROAD ST.—Joseph P. Day sold for the Adelaide E. Nevins estate to the Broad Street Hospital two 5-sty buildings, about 46x75, at 123 and 125 Broad st, adjoining the hospital. It is the intention of the purchaser to remodel the buildings for occupancy. The property has been in the selling family for nearly half a century.

ELIZABETH ST.—Louis Carreau sold for the estate of Matthew Goldman, 44 Elizabeth st, to Charles Gulden, Inc., mustard manufacturer. It is a 5-sty tenement adjoining their factory at 48 and 50 Elizabeth st.

MOTT ST.—Collins & Rowe sold for the estate of Samuel Weeks the two 3-sty tenements at 46 and 48 Mott st, on plot 44.1x48.

TRINITY PL.—Charles E. Cathie resold for William D. Kilpatrick the Trinity Parish house, 78x75, at 88 and 90 Trinity pl, southwest corner of Thomas st, opposite Trinity Churchyard, acquired by the seller recently from Trinity Church Corporation. The purchaser is Henry Meyers, president of the Hamilton Press, which firm will occupy the building after extensive alterations.

11TH ST.—William S. Sussman resold for S. Morrill Banner to Morris P. Altman for investment the 11-sty loft building at 57-59 East 11th st on a plot 54x103, located just west of Broadway and valued at \$250,000. The structure rents for about \$33,000 annually and is now purchased for all cash above a first mortgage of \$100,000, held by the United States Trust Co., from whom Mr. Banner purchased the property a year ago.

16TH ST.—Duross Co. sold for J. I. Wakelee to Frederick E. Platt the dwelling, on a lot 17x80 feet, at 253 West 16th st. The buyer, who is a printer, will alter the lower part for his business and the upper floors into apartments.

24TH ST.—The Namtrop Realty Co., Isaac Portman, president, has purchased 148 and 150 West 24th st, a 12-sty store and loft building on plot 50x100. This property was held at \$325,000. The sellers were the Surety Mortgage Co., A. J. Brown, president. The brokers were M. Cohn & Co. and Henry L. Cooper.

29TH ST.—J. Arthur Fischer sold for F. Poffet the two 4-sty buildings 321 and 323 West 29th st.

29TH ST.—Minnie Miller, owner of 207 West 29th st, denies the sale of that property to Frederick Brown, which was reported several weeks ago.

31ST ST.—The Lawyers' Mortgage Co. has sold to a client of J. Halpzman a 5-sty building on lot 25x100 at 28 West 31st st.

33D ST.—Pease & Elliman sold for Stewart Duntan a 3-sty dwelling at 118 East 33d st, 25x102, and held at \$65,000.

34TH ST.—Joseph P. Day sold for Mrs. Mary E. Keister 140 West 34th st, a 5-sty store and apartment building on lot 25x98, to John J. Reynolds, who will make slight alterations to the building and occupy a portion of it for his business. This property is in the zone of the recent activity in the vicinity of the Pennsylvania Hotel. It has been held at \$200,000. William A. White & Sons represented the seller.

36TH ST.—The 12-sty loft building with stores at 261 and 263 West 36th st, was resold by the Benenson Realty Co. to the Crausman Realty Co. The structure covers a plot 50x100. The property rents for about \$37,000 and was held at \$300,000. The sellers acquired the property last week from the Bramdsane Realty Co.

54TH ST.—Pease & Elliman sold for Bullova & Bullova a 3-sty dwelling at 142 East 54th st, held at \$20,000. The purchaser will occupy.

BOWERY.—Jacob Finkelstein & Son sold for the Byrce estate 327 Bowery, a 4-sty building, 25.10x97, to B. Schwartz, woolen dealer, who bought for occupancy.

6TH AV.—Henry Shapiro & Co. sold for Herman Reher and William Volk to the Schulte Realty Company the 4-sty building at the southwest corner of 6th av and 43d st, 21.8x60.9. In making this purchase the company has departed from its usual custom of leasing business properties rather than buying them.

North of 59th Street.

67TH ST.—The 4-sty dwelling at 17 West 67th st, owned by the Huyler estate, has been sold through the Cross & Brown Co., agents for the Huyler estate, together with Rudolph C. Culver and Malcolm E. Smith. The property, which is on the artist studio block, was bought by Jasper A. Campbell, Edward Isham and George de Ball.

70TH ST.—Hebron Realty Corporation, Charles Sarfield, president, purchased through J. Wright

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from James Ranow the 4-sty tenement, 25x100.5, at 326 East 70th st.

71ST ST.—Robert L. Bacon resold the 4-sty dwelling, 20x102.2, at 119 East 71st st, acquired by him two weeks ago. The adjoining house at 117 was sold this week by Robert W. Tailor to a client of the Douglas L. Elliman Company, and 115 was bought a few weeks ago by Arthur A. Fowler.

71ST ST.—The 4-sty private residence at 117 East 71st st, belonging to the estate of Robert W. Taylor, has been sold by Douglas L. Elliman & Co. to a client for occupancy. The houses on either side have recently been sold, 117 to Arthur A. Fowler and 119 to Robert L. Bacon.

76TH ST.—Ernest N. Adler sold for Max Pollak to Guiseppe Cinciotto, 431 East 76th st, a 4-sty tenement, on plot 25 x 102.2.

76TH ST.—Pease & Elliman resold for Joseph G. Abramson the 4-sty residence at 20 East 76th st, 19.11x102.2, to James F. Shaw, the present tenant. The same brokers recently sold the house to Mr. Abramson for Mrs. A. D. Straus, and this makes the fifth sale on this block arranged by Pease & Elliman in the last six months.

79TH ST.—Douglas L. Elliman & Co. sold at 59-61 East 79th st, a 5-sty American basement on a lot 28x100, for John H. Iselin to Norman H. Davis.

83D ST.—Pease & Elliman have sold for Stewart Duncan the 3-sty garage, 25x102.2, at 118 East 83d st.

89TH ST.—Moore & Wyckoff sold for Anna M. Warren the 4-sty dwelling on lot 20 x 100 at 326 West 89th st, to James S. Wright.

91ST ST.—L. J. Phillips & Co. have sold for Esther Miles to S. B. Eisendrath 305 West 91st st, on lot 25x73. It is the purchaser's intention to alter the building into small suites.

92D ST.—L & A. Pincus & Morris Goldstone sold to a client of E. Sharum Co. a 6-sty apartment on a plot 50x100 ft, at 288 and 290 West 92d st, held at \$100,000 and renting for \$16,650. The transaction was for all cash.

111TH ST.—Shaw & Company sold for Isaac A. Sheppard, 117 West 111th st, a 4-sty American basement dwelling, on plot 15 x 100.11, to Mrs. Annie Herzfeld.

112TH ST.—Spear & Co., with Frederick Fox & Co., sold for the estate of Robert Hoc the apartment house on the southwest corner of 112th st and 7th av, to the Exeter Realty Co, Louis Schechter, president. Mr. Schechter has been a tenant in the building and now buys the fee.

112TH ST.—J. P. & E. J. Murray sold for Anna Schneiders to Ida Safatzky the 4-sty dwelling at 106 East 112th st, on a lot 16.4x100.

113TH ST.—Harry Sugarman sold for Mary A. Smith at 56 West 113th st near Lenox av a 3-sty residence 17x100.

114TH ST.—Ward Belknap & Son sold to the Dormond Realty Co. (Simon Myers, president) for the Clergymen's Retiring Fund Society, 52 West 114th st, a 4-sty dwelling, 17.8x100.11.

119TH ST.—Kehoe & Canero sold for Louisa Caggano, 326 East 119th st, a 3-sty house on lot 19.9x100, to an investor.

120TH ST.—Shaw & Company sold for the Mutual Life Insurance Co., 5 West 120th st, a 4-sty dwelling 20 by 55 by 100.11.

123D ST.—Anthony H. Austin sold for Adolph Globbeo Giuseppina Mandle the 4-sty dwelling at 417 East 123d st.

124TH ST.—The Manhattan and Bronx Co. sold to John A. Hallaway the 3-family dwelling, 20x100, at 327 East 124th st.

124TH ST.—Shaw & Co. have sold for the Estate of Anton Larsen 315 East 124th st, a 3-sty dwelling 18.9 x 45 x 100.11, to Giovanni Mazullo.

124TH ST.—Shaw & Co. sold for the estate of Anton Larsen to Munzio Mazullo, 317 East 124th st, a 3-sty dwelling 18.9x100.11.

127TH ST.—Horace S. Ely & Co. sold 55 to 63 West 127th st, four 3-sty dwellings, each on lot 18.1x100, for the estate of Alexander M. Ross.

128TH ST.—Shaw & Co. sold for Sam Bitterman 32 West 128th st, a 4-sty flat, 25x10.

128TH ST.—Porter & Co. sold for Rachel Woolf to Catherine McCormack, the 3-sty dwelling at 239 West 128th st.

134TH ST.—James H. Cruikshank resold to the Frame Realty Company (Irving Bachrach) 121 West 134th st, a 5-sty double flat on plot 25x100. Harry Sugarman was the broker on the resale.

152D ST.—F. F. McDowell sold for the New York and New Jersey Realty Co., to clients of Jacobs & Livingston, the apartment house at 610 West 152d st, held at \$150,000.

178TH ST.—The Stebbins Realty and Construction Co., J. Malino, president, bought from Mary Horton 608 and 610 West 178th st, a 5-sty flat, 50x100, held at \$70,000.

185TH ST.—Joseph M. Alsop has sold 513 West 185th st, a 3-sty frame dwelling, on a lot 16.6x 49.4, near Amsterdam av.

187TH ST.—The Nehring Co. sold 534 West 187th st, a 3-sty dwelling, 18.10x75, to Harry Levy.

187TH ST.—The Nehring Co. sold 532 West

187th st., a 3-sty dwelling, 18.10x75, to George Davis.

213TH ST.—Frederick Brown bought from the estate of George A. Field 432 and 438 West 213th st, near Broadway, two 5-sty apartment buildings, each on a plot 43x100, renting for about \$17,000 and held at \$125,000.

AMSTERDAM AV.—James E. Barry, of Knap & Wasson Co., sold to an operator for George W. Horton the 6-sty apartment house with stores at the northeast corner of Amsterdam av and

135th st, on a plot 56x100. The house rents for \$15,000 a year and was held at \$125,000.

BRADHURST AV.—O'Reilly & Dahn sold for a client to A. Samuelson the 6-sty apartment house at the southeast corner of Bradhurst av and 151st st, on plot 90x85.

FORT WASHINGTON AV.—Arthur Greenbaum resold Yorktown Court, a 6-sty elevator apartment house, at the northeast corner of Fort Washington av and 162d st, 100.2x165, through M. Berman and M. H. Veeder.

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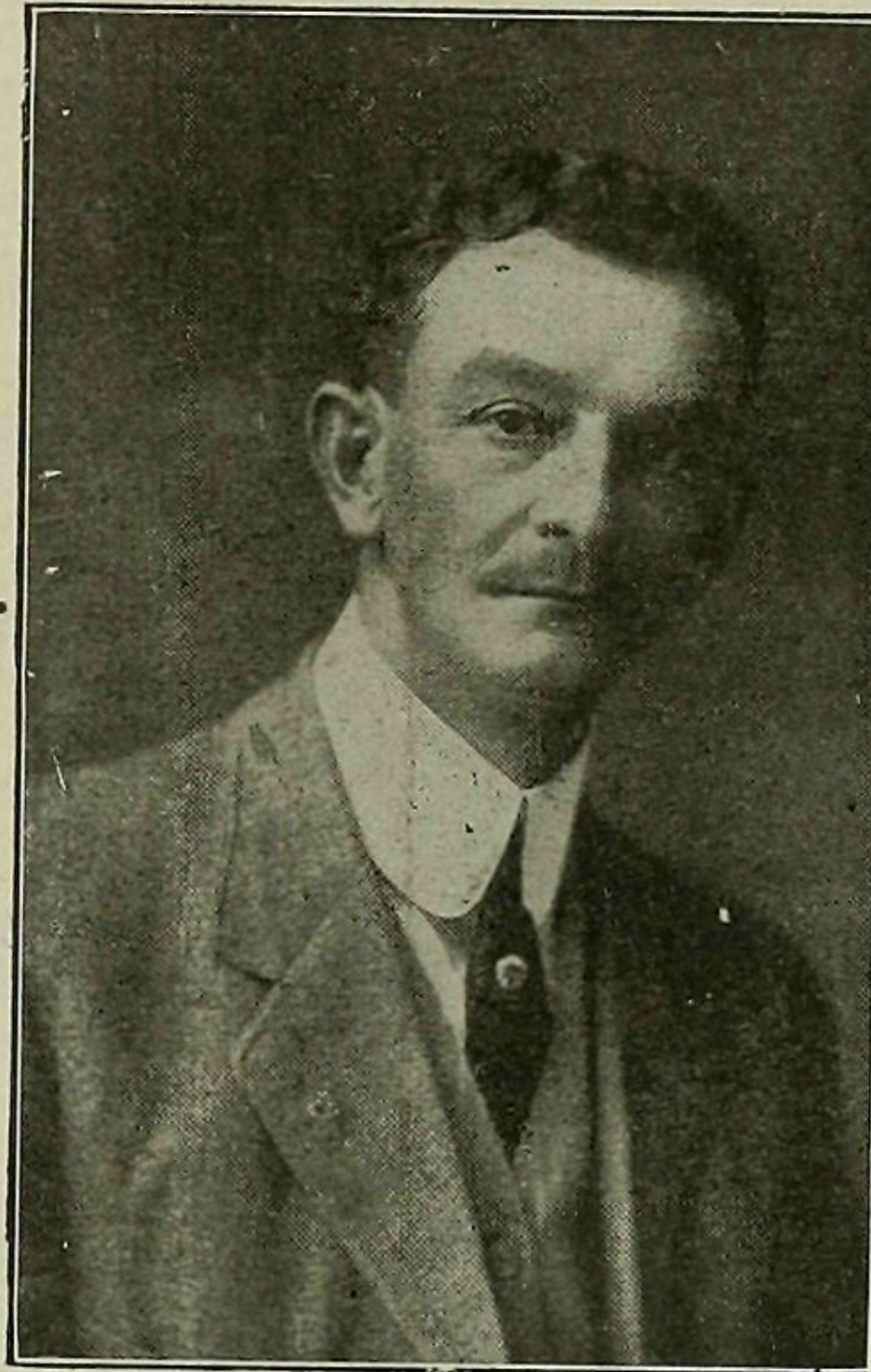
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PARK AV.—James J. Connors sold for Max Klein 3498 Park av, a 5-sty apartment, 37x100, to Nelson Hooper.

PARK AV.—William B. May & Co. sold to Dr. Edward S. Cowle, 591 Park av, a 5-sty dwelling, 20.5x97.6. Franc & Becker represented the purchaser.

RIVERSIDE DR.—The Switzerland, a 6-sty elevator apartment house at 740 Riverside dr, northeast corner of 151st st, has been sold by the Grand Concourse Realty Co., Michael Kaufman, president, to William Landesman. The property has a frontage of 103.9 ft on the drive and 145 ft on the street. It was valued at about

\$400,000 and rents for about \$43,000 annually. ST. NICHOLAS AV.—Sager & Shapiro sold to B. Adler the 6-sty apartment building, 52x86, at 925 St. Nicholas av, held at \$70,000.

2D AV.—Ida Rosenbaum sold the 4-sty tenement, on a lot 25x75, at 2032 2d av, near 104th st.

Bronx.

FAILE ST.—Goldsmith & Goldsmith resold to a client of Williamson & Bryan the 3-sty 2-fam. house, 887 Faile st, 25x100.

138TH ST.—Charles Wynne and Louis H. Low

sold to Charles A. Barge the 6-sty apartment house at 630 East 138th st, on plot 37.6x100, and took in part payment the plot on the north side of East 181st st, 100 ft. east of Vyse av, being 50 ft. on East 181st st, and running through and facing 25 ft. on East 182d st, opposite Bronx Park. John R. and Oscar L. Foley were the brokers.

179TH ST., ETC.—John A. Steinmetz sold for William Somers to Samuel Yasner the 2-sty house, 805 East 179th st; also sold for E. Steinmetz to Tiebout Avenue Company, Inc., a lot on the west side of Rosedale av, about 100 ft north of 177th st; for Minnie Borger to Meyer Friedman the 2-sty house, 1542 Hoe av.

185TH ST.—D. A. Trotta sold for J. F. Fisher, 463 East 185th st, a 3-sty 3-family dwelling, on lot 25 x 100.

191ST ST.—Hudwill Corporation, Hudson P. Rose, president, bought three houses at 549 to 544 East 191st st, through H. Holmes; also 2344 Turnbull av from L. Hubbard.

ANTHONY AV.—Emanuel Mayor purchased from Benjamin C. Curren, at 2072 Anthony av, a 2-family dwelling, 25x100. The seller was represented by Sen. Edward Dowling and the purchaser by Louis W. Osterweis.

BATHGATE AV.—Williamson & Bryan sold the 2-sty frame house at 1688 Bathgate av, 25x115, to Timothy S. Sullivan.

BELMONT AV.—Angelo L. Frunente sold the 4-sty buildings, 72x100, at 2301 and 2303 Belmont av.

BOSTON RD.—Max Cohen bought through J. Krinsky the 5-sty apartment house at the southwest corner of Boston rd and 168th st, on a plot 51.6x100. The house was held at \$70,000.

BRYANT AV.—Nicholas Lopard and B. Magidson sold for Dr. H. Westfeling the 2-family detached brick house at 649 Bryant av, Hunts Point, to Leo B. Wishevsky.

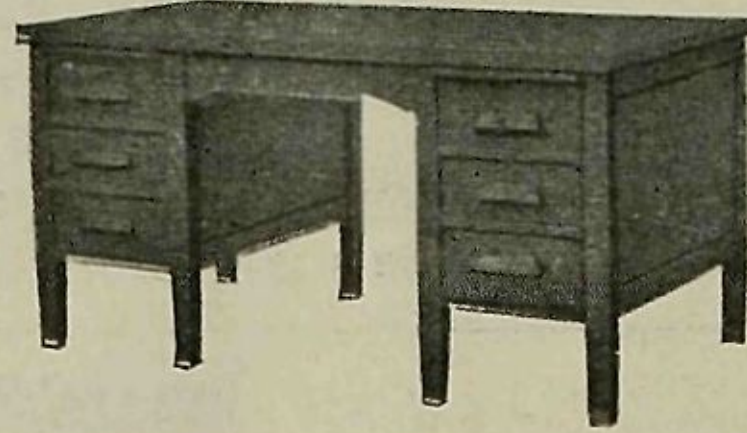
BRYANT AV.—Leitner, Brener & Starr sold for N. B. Fox to Charles F. Arcier 1485 Bryant av, a 3-sty dwelling, 40x100.

BRYANT AV.—Phillip Leppla sold to Ida Afromowitz through C. Gilfrish 2-fam. house, 900 Bryant av, 20x100.

COLLEGE AV.—J. Clarence Davies sold for the Penn Tile Works 1025 College av, a 3-sty house on lot 20x85.

CROTONA PARK NORTH.—William J. Gabel sold for Henry Hunneke, the 2-sty, 2-family frame house, 749 Crotona Park North, on plot 25 x 100.

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RECENT LEASES.

41st Street Building Leased.

The Brett & Goode Co. with Cross & Brown Co. leased for the Rudolph Wurlitzer Co., 120 and 122 West 41st street, a five-story building, to a well-known importer of toilet articles for a term of fifteen years, involving an aggregate rental of \$225,000. The building was erected about six years ago by the late Philip Lewisohn for the Wurlitzer Company and leased to them for 21 years. The Wurlitzer Company will vacate the premises upon the completion of its new building, 116-122 West 42d street.

Art Dealer Will Move.

Through Wm. A. White & Sons, the well-known art house of C. W. Kraushaar has rented from John D. Rockefeller, Jr., for a term of years, the northerly store of 680 Fifth avenue, adjoining St. Thomas' P. E. Church. This is the first move made by this firm since 1901, when they located their galleries at 260 Fifth avenue. The southerly store of 680 Fifth avenue was rented by Yamanaka & Co. two years ago, and the fact that Mr. Kraushaar has entered the field in this locality would indicate a northerly movement of the art interests.

CUSHMAN & WAKEFIELD, INC., have leased for August Hecksher to W. Leon Pepperman and J. D. Thomson the entire 4th and 5th floors at 4 West 57th st.

DUROSS COMPANY leased the store and basement at 234 West 13th st, through to 112 Greenwich av, for the Estate of William S. Devery to S. Charak; also, the parlor store at 208 West 14th st, for Anna C. Wright, to the Kastorians Commercial Company, Inc.; and the parlor store at 16 East 13th st, for J. M. Stelle to Jos. Palzer.

DOUGLAS L. ELLIMAN & Co. leased for J. N. H. Slee, his large furnished apartment at 470 Park av, to Otis H. Cutler, president of the American Brake Shoe & Foundry Co.; also a large apartment in Alwyn Court, 182 West 58th st, furnished, for C. E. Railing to Mrs. R. Bloomingdale; a duplex apartment, furnished, at 130 West 57th st, for E. H. Sothern to Charles N. Black; apartment at 416 Madison av, for the Estate of Kenneth Dows to Mrs. C. R. Myers, and the parlor floor at 49 East 61st st, to Dr. William Ropes May.

GOODWIN & GOODWIN rented for Harry M. Herche to Martin Pick the 4-sty dwelling at 227 Lenox av at a rental aggregating \$25,000. Mr. Pick will make extensive alterations suitable to his business.

M. & L. HESS, Inc. leased for M. Lowenstein & Sons, Inc., 14,000 sq. feet in the McCreery Building at the southeast corner of 23d st and 6th av, to the International Duplex Coat Co., Inc., M. Solomon, president, who will occupy the premises for storage and sale of automobile cloaks. Spear & Co. represented the lessees.

HAGGSTROM & CALLEN leased the 4-sty dwelling, 124 West 64th st, for Julia B. Kaminiski to Joseph Miles for three years.

CHARLES F. NOYES CO. has leased for Drake's Restaurant, 122 West 43d st, to the Actors' Fidelity League, and a floor at 84 Cortlandt st, to the Big Five Operation Corporation.

PEASE & ELLIMAN leased for Mrs. Walter T. Rosen, to Leo Lindenberg, the 4-sty dwelling at 33 West 54th st; also furnished for Paul Chalfin to Miss Justine Johnstone, the 3-sty dwelling at 349 Lexington av; for Mrs. Ellen F. O'Kane to Ora M. Hinson the apartments comprising the upper part of the residence of Mrs. Anson Phelps Stokes, leased by the same brokers to Mrs. O'Kane; and not the entire property as reported; also leased a floor in 18 West 47th st to A. Cascioli.

HOMER L. PENCE leased to the Liberty Hat Company, manufacturers of ladies' trimmed hats, the 12th floor in 135-137 West 35th st, for a long term.

PORTER & CO. leased 3-sty dwellings: 58 West 127th st, for Mary A. & S. Price, to August Klipp; 226 West 132d st, for Theo. B. Barringer, to William J. Gallagher, and 213 West 128th st, for Mary Brown, to Alphonse Gaston.

REAL ESTATE NOTES.

SHAW & CO. have been appointed managing agents for 1668-1670 Park av.

CHARLES L. DALEY is now associated with Burling and Swan, Inc., in their downtown office, 189 Montague st, Brooklyn.

E. C. GOOD, formerly with the Southfield Point Realty Co., at Stamford, Conn., is now associated with Prince & Ripley, at their Pelham office.

CHARLES S. POWELL, auctioneer, who recently opened offices at 44 Court st, Brooklyn, is specializing in the marketing at auction of large suburban tracts, as well as city properties.

BURLING & SWAN (INC.) have been appointed agents for the new building which the American Law Book Co. is occupying at the northwest corner of Flatbush Av Extension and Willoughby st, Brooklyn.

KESSLER & FISCHER have opened offices at 2096 Nostrand av, Brooklyn, where they are transacting a general real estate business, paying special attention to Flatbush properties and Long Island developments.

FELIX ISMAN is the purchaser of the dwelling at No. 159 West 72d st, sold recently. Mr. Isman recently purchased the adjoining house at No. 157, and now controls a frontage of 44 ft at this point, located just east of Broadway.

DOUGLAS L. ELLIMAN & CO. have been appointed renting and managing agents for the new 12-sty apartment house being erected at 1049-53 Park av, adjoining the southeast corner of 87th st, for the Aelred Realty Corporation. Leases are now being made from October, 1920.

S. STRAUSS & CO., silk merchants, who under the title of the 118 Madison Avenue Company recently acquired the northwest corner of Madison av and 30th st, 24x95, will reimprove the site with a 13-sty building. They will occupy the store and large space upstairs in the structure.

MICHAEL SHOLTZ, of Datonia, Fla., is the buyer of the 5-sty business building at 64 and 66 Nassau st sold by William A. White & Sons for the City Investing Company. At the time of the sale the brokers announced that they had arranged for the new owner a 21-year lease to a concern which will alter the property for its occupancy.

Industries Wanted

A commission of 1% on the first annual PAYROLL of going concerns will be paid by the Chamber of Commerce of a certain town to agents securing such industries which employ a majority of men, in addition to regular real estate commissions.

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LONG ISLAND CITY

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

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

PROPOSAL

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, SEPTEMBER 23rd, 1919, for the improvement of the following highways:

Orange County.....(one highway: 2.48)
Suffolk County.....(one highway: 3.13)
Washington Co..(two highways: 2.60, 3.93)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING:

Chenango Co... (two highways: 7.12, 3.06)
Dutchess County..... (one highway: 6.66)
Erie County..... (one highway: 5.19)
Greene County..... (one highway: 3.95)
Jefferson County..... (one highway: 4.05)
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Otsego County..... (one highway: 8.13)
Rensselaer County.... (one highway: 7.30)
Saratoga County..... (one highway: 6.10)
Steuben County..... (one highway: 4.99)
Sullivan County. (two highways: 5.63, 4.01)
Warren County..... (one highway: 5.13)
Westchester Co. (two highways: 5.72, 4.62)

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 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" in the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE,
Commissioner.

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WE WILL PAY twenty cents for the New York Editions of Record and Guide of Jan. 18, Feb. 1, Apr. 5, May 10, Aug. 23, 30, Sept. 6, 1919, and fifteen cents for the Brooklyn editions of Apr. 20, 1918; Pan. 18, Feb. 1, Apr. 26, May 10, Aug. 9, 23, 30, Sept. 6, 1919. Record and Guide Co.

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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 Sept. 11 to 17	1918 Sept. 13 to 19
Total No.	202	85
Assessed Value	\$14,702,300	\$3,556,100
No. with consideration	18	14
Consideration	\$1,548,550	\$545,860
Assessed Value	\$1,303,600	\$604,300
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
Total No.	6,783	4,416
Assessed Value	\$423,870,550	\$251,154,380
No. with consideration	1,087	688
Consideration	\$52,258,471	\$29,699,041
Assessed Value	\$37,691,900	\$33,305,700

Mortgages.

	1919 Sept. 11 to 17	1918 Sept. 12 to 19
Total No.	111	31
Amount	\$2,942,789	\$493,520
To Banks & Ins. Cos.	11	7
Amount	\$638,800	\$128,500
No. at 6%	53	15
Amount	\$732,200	\$265,020
No. at 5½%	21	5
Amount	\$610,465	\$127,000
No. at 5%	23	6
Amount	\$1,435,700	\$59,500
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	14	5
Amount	\$164,424	\$42,000
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
Total No.	3,662	1,770
Amount	\$100,726,093	\$42,799,952
To Banks & Ins. Cos.	630	296
Amount	\$36,237,825	\$20,181,647

Mortgage Extensions.

	1919 Sept. 11 to 17	1918 Sept. 13 to 19
Total No.	24	8
Amount	\$1,444,000	\$168,000
To Banks & Ins. Cos.	15	3
Amount	\$1,258,000	\$92,000
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
Total No.	945	905
Amount	\$62,877,895	\$60,630,549
To Banks & Ins. Cos.	521	373
Amount	\$49,689,550	\$36,044,707

Building Permits.

	1919 Sept. 11 to 18	1918 Sept. 14 to 20
New Buildings	3	2
Cost	\$797,000	\$8,300
Alterations	\$326,550	\$126,200
Jan. 1 to Sept. 18 Jan. 1 to Sept. 20		
New Buildings	272	140
Cost	\$54,471,011	\$7,755,350
Alterations	\$21,098,845	\$7,926,399

BRONX.

Conveyances.

	1919 Sept. 9 to 15	1918 Sept. 13 to 19
Total No.	163	97
No. with consideration	12	5
Consideration	\$66,200	\$14,326
Jan. 1 to Sept. 15 Jan. 1 to Sept. 19		
Total No.	5,839	3,278
No. with consideration	452	381
Consideration	\$5,544,786	\$3,683,921

Mortgages.

	1919 Sept. 11 to 16	1918 Sept. 13 to 19
Total No.	98	39
Amount	\$519,470	\$166,652
To Bank & Ins. Cos.	6	1
Amount	\$41,550	\$5,000
No. at 6%	56	22
Amount	\$296,270	\$80,700
No. at 5½%	20	3
Amount	\$92,100	\$3,412
No. at 5%	12	3
Amount	\$91,200	\$11,550
No. at 4½%	.....	.....
Amount	.....	.....
Unusual Rates	1	1
Amount	\$3,000	\$6,090
Interest not given	9	10
Amount	\$36,900	\$64,900

Jan. 1 to Sept. 16 Jan. 1 to Sept. 19

Total No.	3,267	1,270
Amount	\$23,294,222	\$8,014,926
To Banks & Ins. Cos.	157	71
Amount	\$2,056,442	\$1,036,942

Mortgage Extensions.

	1919 Sept. 11 to 16	1918 Sept. 13 to 19
Total No.	12	6
Amount	\$147,700	\$105,700
To Banks & Ins. Cos.	4	.....
Amount	\$77,500	.....
Jan. 1 to Sept. 16 Jan. 1 to Sept. 19		
Total No.	589	277
Amount	\$9,505,872	\$5,209,862
To Banks & Ins. Cos.	168	64
Amount	\$5,015,500	\$1,654,200

Building Permits.

	1919 Sept. 11 to 17	1918 Sept. 13 to 19
New Buildings	29	1
Cost	\$576,200	\$10,000
Alterations	\$41,650	\$6,000
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
New Building	557	163
Cost	\$13,716,115	\$3,588,000
Alterations	\$1,329,896	\$770,143

BROOKLYN.

Conveyances.

	1919 Sept. 4 to 11	1918 Sept. 12 to 18
Total No.	1,522	483
No. with consideration	70	23
Consideration	\$686,460	\$164,705
Jan. 1 to Sept. 11 Jan. 1 to Sept. 18		
Total No.	34,530	16,935
No. with consideration	1,988	1,164
Consideration	\$22,131,844	\$9,400,061

Mortgages.

	1919 Sept. 4 to 11	1918 Sept. 12 to 18
Total No.	1,227	245
Amount	\$4,170,530	\$958,445
To Banks & Ins. Cos.	102	10
Amount	\$808,850	\$302,250
No. at 6%	1,000	196
Amount	\$3,129,179	\$527,493
No. at 5½%	188	30
Amount	\$911,226	\$108,750
No. at 5%	26	12
Amount	\$106,550	\$303,150
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	13	7
Amount	\$23,575	\$19,052
Jan. 1 to Sept. 11 Jan. 1 to Sept. 18		
Total No.	24,668	9,641
Amount	\$91,557,126	\$32,059,363
To Banks & Ins. Cos.	1,931	941
Amount	\$12,884,948	\$5,091,490

Building Permits.

	1919 Sept. 10 to 17	1918 Sept. 13 to 19
New Buildings	249	41
Cost	\$1,650,050	\$198,500
Alterations	\$159,145	\$91,575
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
New Buildings	7,041	2,318
Cost	\$56,560,159	\$15,029,213
Alterations	\$6,567,536	\$3,246,078

QUEENS.

Building Permits.

	1919 Sept. 10 to 17	1918 Sept. 13 to 19
New Buildings	158	54
Cost	\$2,051,675	\$170,190
Alterations	\$22,211	\$11,534
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
New Buildings	5,961	1,726
Cost	\$31,369,579	\$5,889,833
Alterations	\$2,486,074	\$1,112,074

RICHMOND.

Building Permits.

	1919 Sept. 10 to 17	1918 Sept. 13 to 19
New Buildings	12	11
Cost	\$15,825	\$12,625
Alterations	\$725	\$7,790
Jan. 1 to Sept. 17 Jan. 1 to Sept. 19		
New Buildings	734	500
Cost	\$985,029	\$1,015,351
Alterations	\$113,991	\$303,461

BUILDING SECTION

Seeking Plan to Avert Labor Strikes in New York

Governor Smith, at Conference in Albany, Decides to Favor Special Arbitration Board of Nine Members, Representing All Interests

(Special to the Record and Guide)

Albany, September 19.

WITH the object of devising means to ensure uninterrupted building construction by preventing strikes and lockouts, Governor Smith held a conference in the Executive Chamber on Tuesday with men prominent in the building trades, labor leaders and bankers. As a result the Governor will favor the appointment of a Strike Adjustment Board of nine, three of whose members will be selected by employers, three by employes and three to be named by the Governor himself, to represent the general public.

Otto M. Eidlitz, who spoke for the principal building interests of New York City, declared at the conference that labor's lack of conscience, the disposition on the part of construction workers to accept an extremely fair day's wage and then fail to give a fair and honest day's work—this coupled with the effect of compromise rulings made by the War Labor Board in industrial disputes where the real issues were dodged and decisions looking only to speedy settlement of strikes made, is the underlying cause of present troubles in the building trades at the present time. This frank statement of Mr. Eidlitz went unchallenged, although there were many representatives of labor present, which of itself was one of the interesting developments of the conference.

Mr. Eidlitz gave the conference a straight-from-the-shoulder talk and there was apparent agreement with the statements he made as to the present causes of unrest in the building trades. He criticized labor for its attitude in the present dispute in New York City between the employers and the bricklayers, plasterers and painters, the effect of which had been to hold up the construction of dwellings to house a great many families.

"We all agree," declared Mr. Eidlitz, "that the dignity of labor should be respected, but we know also that labor should display conscience. It is very apparent that present output or work performed is not commensurate with the amount of wages paid. Something must be done to induce the men in the building trades unions and in other activities to give conscientious service. With workmen receiving \$8, \$9 and \$10 for an eight-hour day, they should give as much work in return as they are able to give. We cannot work on the piece-work basis in the building industry, which is also true in many other industries. When a man gets a wage for a short day such as I have mentioned it is up to him to do his bit according to the best of his ability, if he has any thought or desire to bring down the high cost of living."

Mr. Eidlitz pointed out that increased wage demands made by men in construction work during the war were satisfied under duress, granted by reason of the desire of the various war boards exercising jurisdiction over certain outputs to prevent any reduction in the output. In making these grants, he added, the vital questions were not considered or disposed of; rather an attempt was made to placate labor in order that there might be no let-up in production.

"Labor simply has been spoiled for the time being by war bidding for labor," Mr. Eidlitz continued. "Labor finds it is in the saddle. They are not listening to their leaders. They are going out to scalp the country, to get all they can. Many

of them have not been long in this country and they deserve to be scalped themselves. The conservative members of labor organizations very generally have been satisfied with conditions.

"We must induce labor to realize," he continued, "that labor not only has dignity, but also has a conscience. Each individual must do his individual bit to the best of his ability to bring down the high cost of living."

In opening the conference Governor Smith outlined his reasons for having called the gathering.

"Patriotism is just as necessary today as it was when the fighting was actually going on," he said. "This state and country is just like a convalescent patient. It needs care and treatment more than it did during the war. The question is, are we big enough, are we patriotic enough, have we enough force to cure this situation? It will require sacrifice from every citizen, but it is a sacrifice which in the end will be in the interests of all the people.

"There is no question that if we are to continue quarrelling among ourselves, food production is to be lessened because of our difficulties. It will mean just so much longer that everyone will have to stand the high cost of living. It puts the period of relief just so much farther away.

"I hold that there is not a single one of these disputes that cannot be settled before they mean a decrease in production."

James P. Holland, President of the State Federation of Labor, and Hugh Frayne, National Organizer of the American Federation of Labor, were among those who spoke.

"No body of citizens would welcome more heartily a condition of affairs that would obviate the necessity for strikes than those in labor organizations comprising the State Federation of Labor," said Mr. Holland. "All recent strikes have originated almost solely in an effort to secure sufficient wages to purchase the necessities of life and to maintain the American standard of living. We deny most emphatically that advances of wages, whether the result of voluntary concessions, negotiations or strikes are the cause of the high cost of living."

Mr. Holland declared organized labor sympathized sincerely with the objects of the conference and were willing to advance its purposes in every reasonable way. "No one has a deeper interest in the high cost of living than the wage earners of this state," he said.

Mr. Frayne declared the chief cause of recent strikes had been the refusal of employers to admit the right of employes to organize. He declared that if the rising cost of living could be stopped, it would check the desire for increased wages.

"Labor wants to do its full share," said Mr. Frayne. "Labor has done it and many times has had to bear the greatest part of the burden."

"Heart to heart talks" at the beginning of difficulties between capital and labor may be the means of avoiding all disputes that result in strikes and lockouts, Abram I. Elkus, chairman of the Governor's reconstruction commission, told the conference.

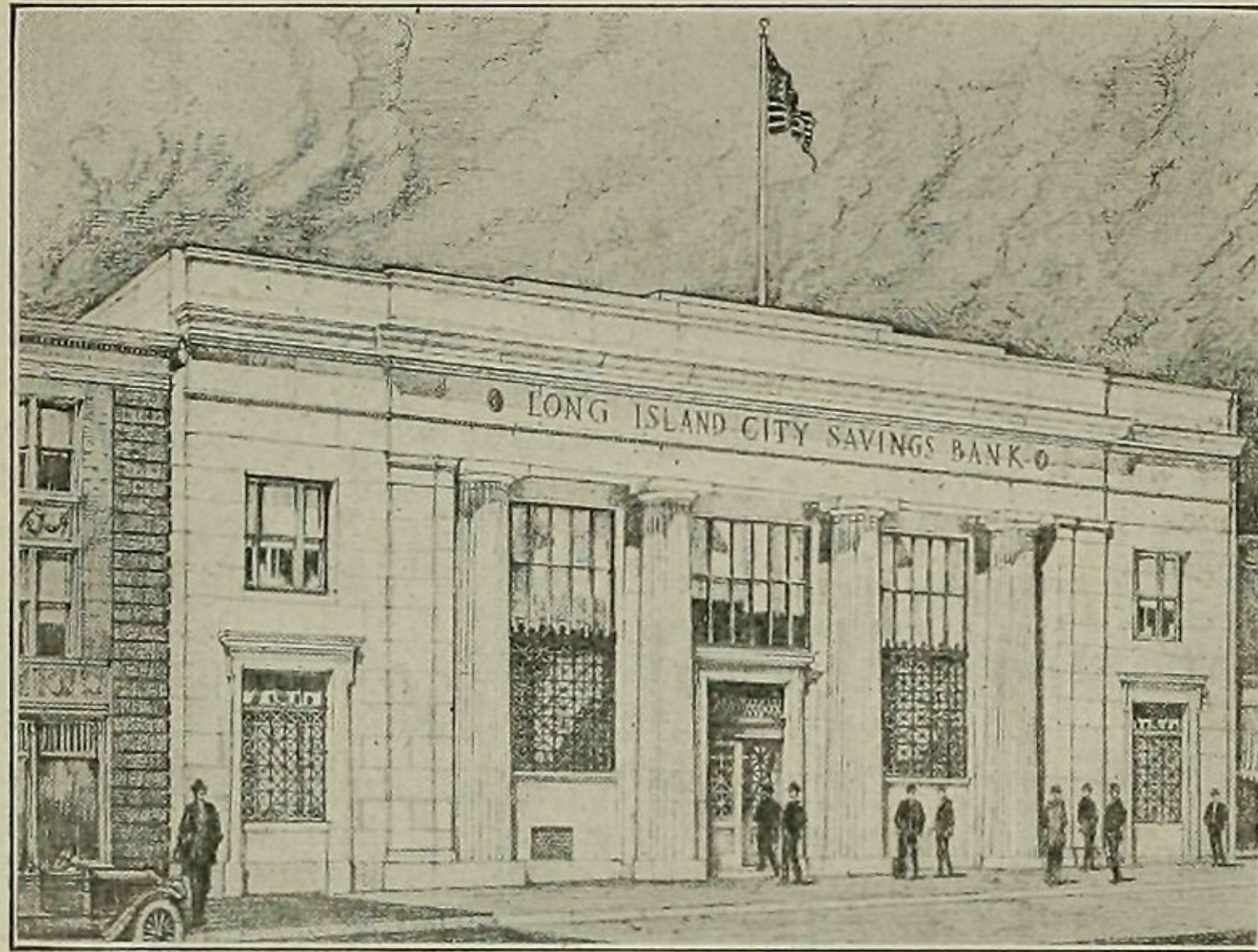
Lewis Nixon, New York City Public Service Commissioner,
(Continued on page 382)

Work Started on \$200,000 Bank in Long Island City

New Structure for Savings Institution Will Virtually Be a Part of the Queensboro Plaza Development

FOUNDATIONS have just been started for the new structure designed to house the Long Island City Savings Bank. This building will virtually be a part of the Queensboro Bridge Plaza development, as it immediately adjoins the Corn Exchange National Bank building located on the Plaza at Hunter Avenue. The new bank building will represent an investment of more than \$200,000, including the value of the land and the furniture and fixtures, and is being constructed by the Gillies-Campbell Company, general contractors, 101 Park Avenue, according to plans and specifications prepared by Theodore C. Visscher and Robert Ecob, associated architects, 363 Lexington Avenue.

The new bank building will have a principal frontage of 80 feet on Hunter Avenue, 70 feet in Academy Street and will



Theo. C. Visscher and Robt. Ecob, Archts.

PERSPECTIVE OF PROJECTED BANK BUILDING.

be approximately 128 feet in depth. Although the building will have the height of an ordinary three-story structure, it will have but a single story with a large basement. The ex-

terior has been designed in a severe classic style and the facades will be built with a granite base and limestone above. The ornamental work, such as window grilles, doors, lettering, etc., will be of bronze. Construction will be fireproof throughout, with reinforced concrete floors and brick side walls.

There are a number of interesting features in the plan of this bank building, probably the most important of which is the treatment of the main banking room and the arrangement of tellers' windows and cages for bookkeepers, etc., which have been worked out in a circular plan in the center of the structure. This circle is approached by a handsome corridor 23 feet in height leading from the principal entrance on Hunter Avenue. The side walls of this corridor will be of imitation Caen stone with pilasters of marble. The rotunda will be surmounted by a handsome leaded-glass dome having a mean height of 30 feet from the floor to the top of the dome. The columns supporting the dome will be of marble to the height of the top of the counters, above which imitation Caen stone will be used. The facings of the teller and bookkeeper cages will be of marble, with grilles of bronze.

Through the main corridor entrance is obtained to the private offices of the president and other officials of the bank and also to a handsome large directors' room. Located in the extreme rear of the building, on a mezzanine gallery, will be the offices of the building loan department of the institution. To the rear of the rotunda will be ample working space for bookkeepers and others of the clerical force. In this room all of the fixtures and equipment will be of steel and all will be of the most modern and approved pattern for the highest character of banking efficiency.

In the basement two large clubrooms have been provided, one for male and the other for female employes. These rooms are to be equipped with sanitary steel lockers, lavatories, toilets and other features for the comfort and welfare of the employes. In the basement will be located a large fireproof book and record vault, stationery storage room and general storage space, beside the boiler room and coal storage.

Seeking Plan to Avert Trade Strikes in New York

(Continued from page 381)

who has found himself confronted with two serious traction strikes in his short term of office, declared that employes of public utilities should be classed as public servants and must learn that the public has rights "that cannot be outraged."

Edward A. Keeler, of Albany, President of the State Association of Builders, declared that labor costs must be stabilized. He said that a true arbitration board was needed, fashioned along the joint building trades arbitration board in Albany, which, he said, had been forced to submit only one dispute to an umpire out of seventy cases. Mr. Keeler declared that in Albany there are the finest led labor organizations in the state, the men "standing up to their agreements."

George Foster Peabody, of Saratoga Springs, a member of the Reconstruction Commission, declared that the American people had lost their habit of shopping and must again introduce competition into their buying if they are to live economically.

"We must find out why the radicals have such a strong influence and why they are so insistent upon their demands," he said. "We must have an understanding of the best division of the profits of labor."

James M. Lynch, of the State Industrial Commission, declared that the refusal of employers to recognize workers'

organizations and to confer with them had caused many of the recent industrial wars. He insisted the proposed board should comprise only representatives of labor and capital.

Other speakers were Charles Bernheimer, of the New York Chamber of Commerce, former Judge William M. K. Olcott, Charles P. Steinmetz, of the General Electric Company, Frances Perkins, of the State Industrial Commission, T. Harvey Ferris, of Utica, representing textile interests, and Lewis Wiard, of Batavia, former head of the State Industrial Commission.

Governor Smith announced that the board as proposed would be appointed in a few days. He expressed the belief that it should establish headquarters in Albany and hold itself in readiness to go to any part of the state where the prospect of a strike looms up. The Governor expressed the hope that after the members had been elected he would not find any element refusing to abide by the board's decisions upon the ground that it was not properly represented.

Among others present at the Governor's conference, in addition to those who spoke, were Charles H. Sabin, President of the Guaranty Trust Company, F. T. Miller, President of the F. W. Dodge Company, Oscar S. Straus, former Chairman of the Public Service Commission in New York, and R. J. Caldwell and Peter J. Brady, of New York.

New Work Being Planned Despite Building Strikes

Weekly Statistics by F. W. Dodge Company Indicate Considerable Activity Among Architects and Engineers

CONTINUED activity in the preparation of plans for new building and engineering projects in the territory involving all of New York State and New Jersey, north of Trenton, is evidenced by the report of the F. W. Dodge Company for the week of September 6 to 12, inclusive. This report shows that during this period a total of 308 new operations were in the various preliminary stages leading up to the actual award of contracts for construction, and the work proposed represents a total valuation of \$9,083,917. This figure, while slightly lower than the one for the same phase of activity announced one week ago, maintains the average of the past month or more, and indicates that, notwithstanding the serious labor difficulties that have marked the last six weeks or so and that have been potent factors in hindering actual structural progress on buildings for which contracts were awarded, architects and owners are going ahead with their plans for new buildings, confident that their work will be able to proceed without further hindrance.

Among the 308 new projects reported during the week of September 6 to 13 were included 49 business buildings such as

stores, lofts, office buildings, banks, etc., \$1,006,500; 3 educational projects, \$365,000; 5 hospitals and institutions, \$120,500; 29 factory and industrial buildings, \$961,500; 2 military and naval projects, \$15,500; 3 public buildings, \$64,000; 12 public works and public utilities, \$403,787; 5 religious and memorial projects, \$152,000; 194 residential operations involving apartments and one and two-family dwellings, \$5,566,130, and 6 social and recreational buildings, \$329,000.

During the same week there were reports of new contracts placed for building and engineering construction to the number of 213 and the total amount of money committed for this work is approximately \$8,954,352. The group of 213 operations for which contracts were let is sub-divided as follows: 31 business buildings, \$894,500; 8 educational projects, 893,802; 4 hospitals and institutions, \$50,500; 20 factory and industrial buildings, \$659,000; 1 military project, \$2,000,000; 1 public building, \$54,000; 15 public utilities, \$1,143,920; 1 memorial project, \$10,000; 130 residential operations, such as apartments or flats and one and two-family houses, \$3,224,630, and 2 social and recreational projects, \$24,000.

PERSONAL AND TRADE NOTES.

Captain Howard J. Cole, upon his discharge from the service, has resumed his position as general superintendent for the P. J. Carlin Construction Co. He is in charge of the construction of the new prison buildings at Ossining, N. Y.

Samuel R. T. Very and Bache Hamilton Brown announce their association for the resumption of the general practice of architecture under the firm name of Very & Brown, with offices in the Grand Central Terminal Office Building, 70 East 45th street.

A. H. Kehoe, who has been identified with the United Electric Light & Power Company for the past eight years, engaged in miscellaneous engineering work, has been appointed superintendent of transmission and distribution of that company.

Chain Belt Co., Milwaukee, Wis., has appointed Russell E. Dean to take charge of its mixer business in the territory from Boston to Norfolk, Va. His office will be at 50 Church street, New York City, from which location he will co-operate with the various representatives of the company in his territory.

National Safety Council will hold its eighth annual congress at Cleveland, Ohio, October 1 to 4, inclusive. There will be four general discussions, four round tables and thirty-five sectional meetings. All general sessions will be opened at 2 p. m., and the sectional meetings at 9:30 a. m. Interesting programs have been prepared.

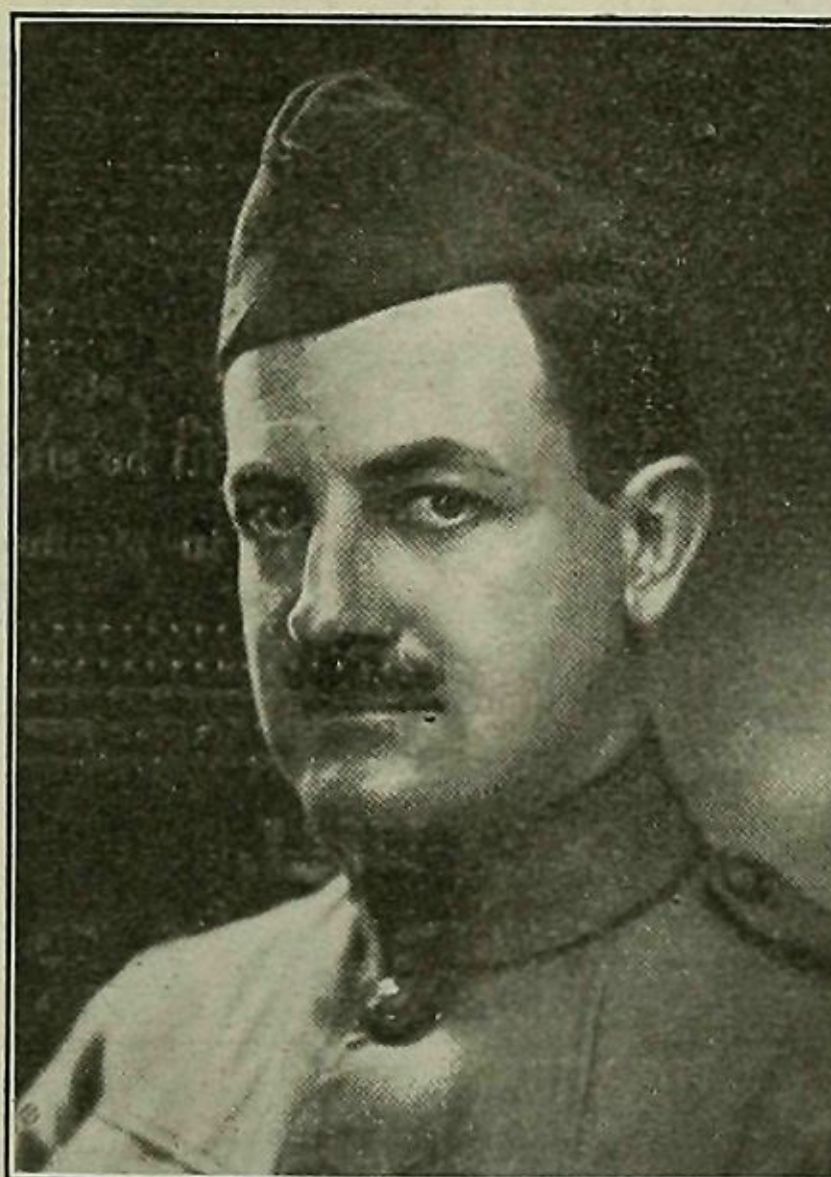
Watson Elevator Co., Inc., has obtained contracts for the installation of elevator equipment in the new Wurlitzer Building, 114 to 116 West 42d street, Maynicke & Franke, architects; J. A. Zimmerman, builder of the Famous Players-Lasky studio building in Long Island City, Fleischmann Construction Co., builder, and the Towne House Club, 67th street and Central Park West, Starrett & Van Vleck, architects, and Fred T. Ley & Co., builder.

New England Oil Refining Company have let a contract to the Aberthaw Construction Company of this city to build a complete refinery at Fall River, Mass., at a cost of approximately \$350,000. The plant consists of the refinery proper, of reinforced concrete, garage and office buildings and steel tanks mounted on concrete foundations. Spur tracks and a wharf for the accommodation of tankers and old-buning vessels will be included.

Architectural Practice Resumed.

JUST prior to the entrance of the United States in the world war the firm of P. Tillion & Sons moved from the offices they had occupied for a number of years at 381 Fulton street, Brooklyn, to the Terminal Building, 103 Park avenue, Manhattan. Mr. Tillion, senior, among the oldest of the practicing architects, has now practically retired, and the business is being carried on by his two sons.

When the American forces were called to the colors both of the Tillion boys entered the service, and the office was closed



PHILIP G. TILLION.

for the duration of the war. They have now been discharged, and have resumed the active practice of their profession.

Clement V. Tillion for a number of years had been a member of the 23d Infantry, N. G., N. Y., of Brooklyn, and was mustered into the U. S. Army as a first lieutenant in the 106th U. S. Infantry, which was a part of the 27th Division, A. E. F., that made such glorious history in Belgium and France.

Philip G. Tillion enlisted and was warranted a sergeant of engineers, and had a wide experience both in the various cantonments in the United States and abroad. In all he was in the service for one year, returning to this country last July and being discharged shortly afterward.

For a part of his time abroad he was attached to one of the commissions de-

TRADE AND TECHNICAL SOCIETY EVENTS.

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

American Institute of Electrical Engineers and the Institute of Radio Engineers will hold a joint meeting in the auditorium of the Engineering Societies Building, 33 West 39th street, Wednesday evening, October 1. Three interesting papers will be presented.

New York State Retail Hardware Association will hold its annual convention and exhibition at Syracuse, N. Y., February 17 to 20, inclusive. Headquarters will be at the Onondaga Hotel. The exhibition will be in the State Armory in Jefferson street. John B. Foley, 607 City Bank Building, Syracuse, N. Y., secretary.

Electric Hoist Manufacturers' Association, through its New York engineering committee, has recently prepared for distribution a booklet on "Facts for Operators of Electric Hoists." Copies of this may be obtained on application to the secretary, W. C. Briggs, 30 Church street.

American Road Builders' Association is perfecting the plans for the forthcoming Seventeenth Annual Convention, Tenth American Good Roads Congress and the Eleventh Good Roads Show that is scheduled to be held in the First Regiment Armory, Louisville, Ky., February 9 to 13, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

tailed to visit all of the French battlefields for the purpose of locating and salvaging engineering equipment. In this trip, Sergeant Tillion had an excellent opportunity to study both the rural architecture of the country and the havoc wrought by modern warfare.

Sergeant Tillion was born in Brooklyn thirty-three years ago, and studied architecture in Pratt Institute and Columbia University, School of Architecture, graduating from the latter in 1910. He is an active member of the New Rochelle Yacht Club and numerous Masonic and civic organizations in Brooklyn.

The firm of P. Tillion & Sons are now making the preliminary plans for the handsome club house to be built in Brooklyn by the 106th Infantry Post, American Legion, of which Lieutenant C. V. Tillion is a charter member. This building will cost approximately \$100,000, and will be erected on a site soon to be decided upon by the committee in charge.

CURRENT BUILDING OPERATIONS

CONDITIONS in the local building situation have not changed materially during the past week. Although the architects and engineers have not slowed down in their planning activity for new projects, and there more than a few contracts being awarded, the industry has lost considerable headway on account of the labor situation, and until that is finally adjusted no real progress can be made. At the present time the majority of the large structural operations in this city are held up on account of the strike of the bricklayers and other trades either on strike or locked out. Negotiations are under way, having for their object the settlement of the disputes between the employers and the workmen, but it is unlikely that complete harmony will be attained for some time yet.

The demand for houses in the suburban sections continues without abatement, and speculative builders are making their plans to carry on their building operations throughout the winter months if possible, so that they will be ready for the resumption of buying activity that will come with the early spring. Apartment house builders are also becoming more active than they have been for many months past, and the Bronx, which has been most backward in regard to multi-family house construction is now commencing to show signs of life that will undoubtedly mean a vast amount of building construction of this character throughout the winter.

The building material markets have all been affected by the strike that has tied up so much work, and sales have fallen off considerably. Inquiry is good, however, and just as soon as the labor troubles are disposed of the market activity is expected to return and dealers are all making plans for greatly increased business. Prices are well maintained and with the advancing tendency that is now so general in all lines.

Common Brick.—The principal feature of the week, according to the common brick producing interests, was the meeting held Wednesday at Albany at which were representatives of the common brick manufacturers of New York, New Jersey, Connecticut and Massachusetts who met in order to discuss the various factors affecting the prosperity of their industry. The discussions chiefly affected the trade and manufacturing conditions in the various districts represented, and the remarkable fact brought out was that the present price of Hudson River common brick at the plants is considerably lower than the quotations being made for brick from any

other district. Hudson River common brick prices have been practically stabilized at the \$15 level, whereas prices for common brick made in other districts in the east range from \$16.50 to \$19 a thousand in cargo lots. There has been considerable buying activity during the past week, and late Thursday afternoon the market was entirely cleaned out.

Summary.—Transactions in the North River common brick market for the week ending Friday, September 19, 1919. Condition of the market: Demand, good; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of

cargos arrived, 27; sales, 30. Distribution: Manhattan, 9; Brooklyn, 16; New Jersey points, 3; Yonkers, 1; Flushing, 1.

Lumber.—There has been little change in the lumber market situation during the past week. Trade conditions are firm in both the wholesale and retail branches of the business, and there has been a continuation of the upward price trend that has marked the situation during recent months. The demand for lumber from building sources has dropped off to some extent owing to the strikes in the building industry that have prevented a number of large operations from going ahead as planned, but there is a steady and

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. \$8.00 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 THIRTEEN

This advertisement is number thirteen of a series introducing Colonial Paints and Varnishes. Number fourteen will deal with Colonial Oil Stains.

COLONIAL "NEVER-MAR" WATERPROOF VARNISH

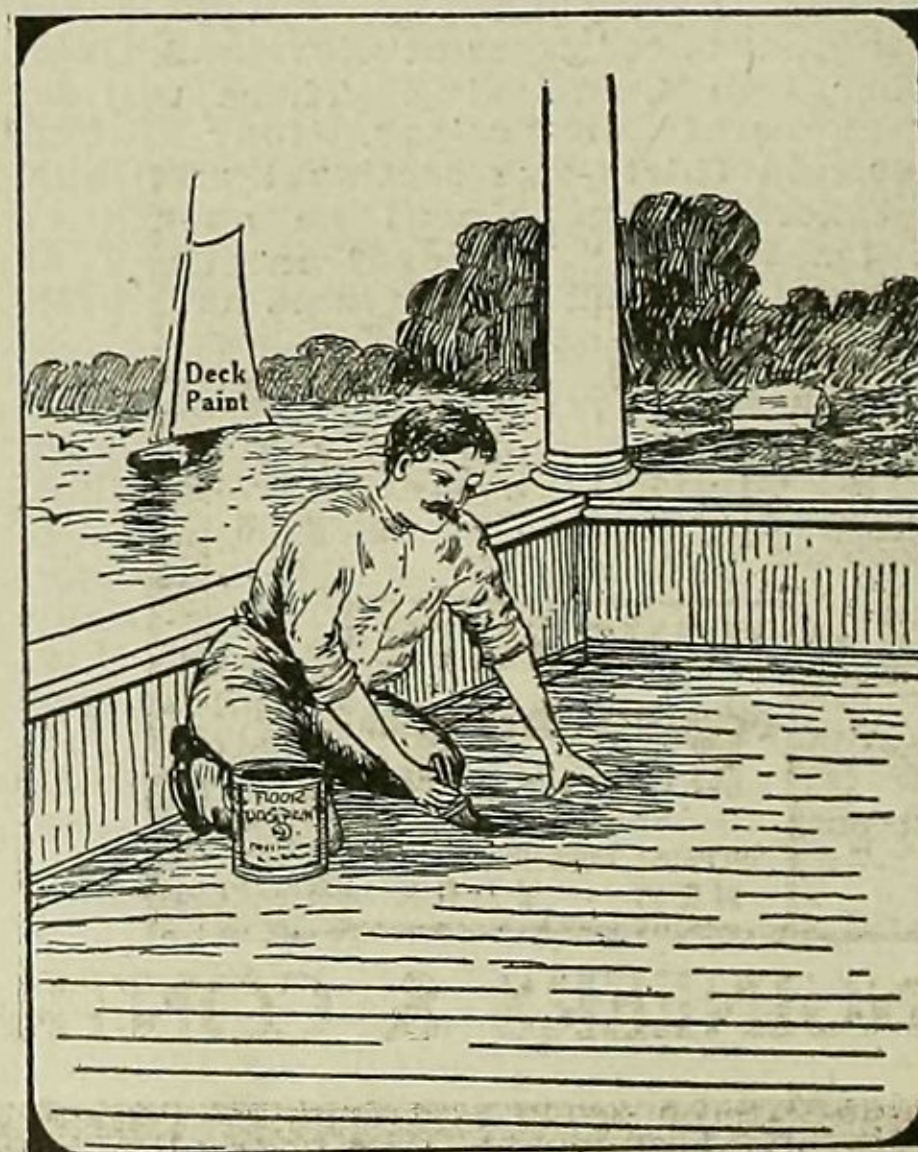
"Never-Mar" is a pale, heavy-bodied varnish which, although it flows with extreme freeness, sets quickly and forms a full, mirror-like coating. Its brilliant lustre brings out to the best advantage the rich coloring of the finest grained woods. "Never-Mar" will not turn white from hot or cold water and it withstands the decay of sun and rain. These waterproof qualities make it especially adapted for use where contact with water would ruin the ordinary varnish.

Our descriptive catalog sent on request.

COLONIAL WORKS

New York Office — Woolworth Building

Factory — Brooklyn, N. Y.



MATERIALS AND SUPPLIES

strong demand from manufacturing consumers. At present there is a fair prospect that the labor difficulties will be adjusted and this will have a stimulating effect upon the lumber market in the Metropolitan district. Limited production has been the prime factor in keeping the prices up to their current levels, but reports from producing centers indicate that the mills are slowly working back to a normal rate of production and additional supplies will accomplish much in stabilizing lumber prices.

Structural Steel.—Although the demand for fabricated material for building construction is gradually increasing and

larger specifications are being received by the mills from fabricating interests the shops turning out beams, channels, angles, etc., are not over rushed with business. According to the report of the Bridge Builders and Structural Society it is shown that during the month of August 78½ per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. Although this output shows an increase over that of previous months this year there is yet a considerable volume of unused capacity. During the past week a number of large tonnage contracts were booked for operations in the Metropolitan district, and there are

some important projects now out for estimates that will likely be let within a short time. Prices are holding firmly to their established levels.

Nails.—Mills are refusing to accept advance orders, owing to the uncertain labor situation at production points. A strike in the steel industry would most likely make it impossible for the nail manufacturers to continue production. The demand continues strong on account of the large amount of building activities, and stocks are badly broken with but little possibility of early repletion. Although there has been no change in the base price announced as yet, an increase from the current levels is anticipated.

Electrical Supplies.—Electrical materials used in residential construction and in rewiring old buildings are moving in considerable volume, and prospects are bright for a continuation of the demand for some time to come. There is a scarcity developing among jobbers in rubber covered wire in house lighting sizes and some factories are reported sold ahead to the end of this year. Wiring supply sales are increasing in number and size, but prices are holding firmly and no change of any consequence was reported during the week. There is considerable activity in industrial construction, and a number of fair-sized contracts have been taken for installations in both new and old plants.

Cast Iron Pipe.—Although there has been a scarcity of municipal business during the past week or so the general market condition is fair, with many carload lot sales. One manufacturer has stated that he will in all probability shortly increase his prices on small sizes owing to the scarcity that has lately developed. Prices are well maintained. Current quotations are as follows: 6-in. and heavier, \$54.30; 4-in., \$57.30.

Window Glass.—The producers are now practically all busy, and according to recent reports the existing shortage of glass is likely to be materially relieved before long by the new supplies that will be marketed. The price situation is slightly easier than it has been and further reductions are looked for.

Linseed Oil.—The local market has settled down somewhat because of the slightly improved condition of the supply situation. Demand remains brisk and is likely to hold firm throughout the autumn and winter months. Prices are somewhat easier than they have been recently, but there is no indication that the market will get back to a reasonable level for many months to come.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x28x1 in.	each	\$0.35
17x48x ¼ in.	each	0.32
42x36x ¼ in.	each	0.21
32x36x ¾ in.	each	0.21
32x36x ½ in.	each	0.23½

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—

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

Building Stone—

Indiana limestone, per cu. ft.	\$1.23
Kentucky limestone, per cu. ft.	1.35
Brier Hill sandstone, per cu. ft.	1.50
Gray Canyon sandstone, per cu. ft.	.95
Buff Wakeman, per cu. ft.	1.50
Buff Mountain, per cu. ft.	1.50
North River bluestone, per cu. ft.	1.05
Seam-face granite, per sq. ft.	1.00
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed), New York, per cu. ft.	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams 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.	— to —

Hemlock, W. Va., base price, per M.	— to —
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(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)	\$50.00 to \$60.00
Wide cargoes	50.00 to 60.00

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.):

First and seconds, 1-in.	\$68.75 to —
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Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
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Cypress shingles, 6x18, No. 1 Prime	15.00 to —
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Quartered oak	210.00 to —
Plain oak	95.00 to 100.00

Flooring:

White oak, quart'd, select.	190.00 to —
Red oak, quart'd, select.	150.00 to —
Maple No. 1.	80.00 to —
Yellow pine, No. 1, common flat	70.00 to —
N. C. pine, flooring, Norfolk	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	78%
B grade, single strength, first three brackets	78%
Grades A and B, larger than the first three brackets, single thick.	78%
Double strength, A quality	80%
Double strength, B quality	80%

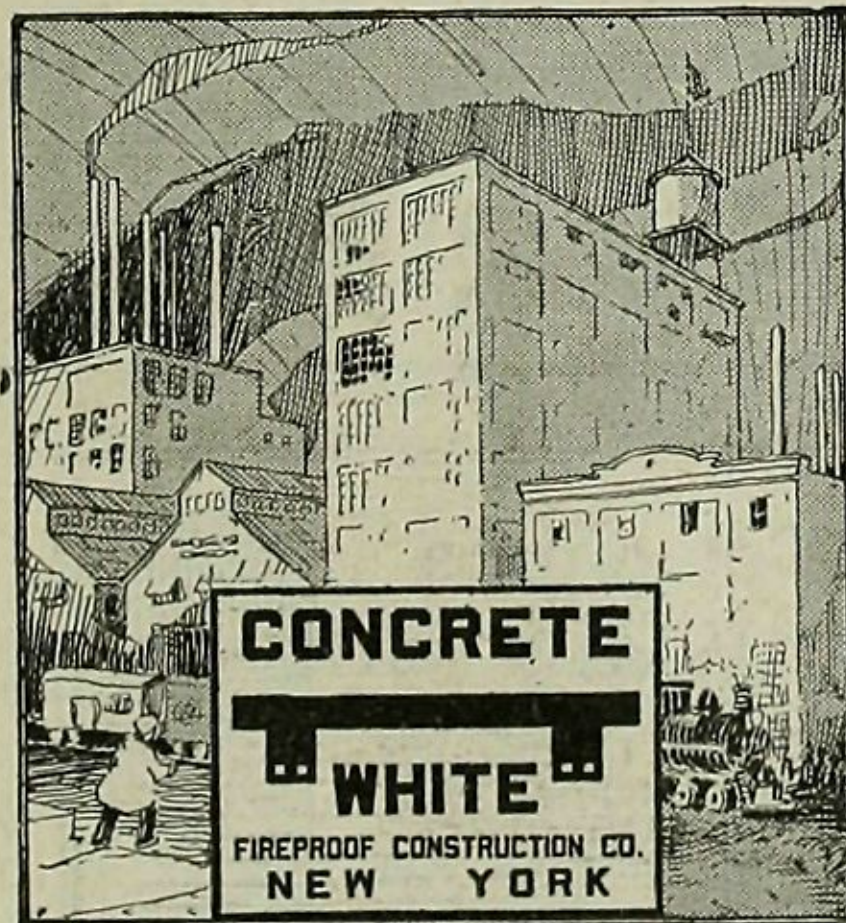
Linseed Oil—

City brands, oiled, 5-bbl. lots.	\$2.12 to —
Less than 5 bbls.	2.15 to —

Turpentine—

Spot in yard, N. Y., per gal.	1.68 to \$1.75
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Let WHITE Build It of CONCRETE THE FACT



that many of the foremost corporations depend upon us to erect their industrial buildings is the best evidence that we can be of substantial service to you. Why not consult us now?

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NEW YORK

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Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
75TH ST.—M. E. Freehof, 405 Lexington av, has plans in progress for alterations to the brick and stone apartment at the corner of Broadway and 75th st, involving wrecking, plumbing, heating, electric wiring, brick and stone masonry, plastering and painting and decorating for Rosa L. Barzaghi, 130 West 77th st, owner. Cost, about \$40,000.

STABLES AND GARAGES.

55TH ST.—Nathan Rotholz, 128 Broadway, has started preliminary plans for a 5-sty brick and reinforced concrete garage, 254x101 ft, at the southwest corner of 55th st and 9th av, for the 410 West 55th Street Corporation, Harry Allen, president, 128 Broadway, owner. Cost, about \$700,000. Architect will probably be ready for estimates on general contract about Oct. 1.

STORES, OFFICES AND LOFTS.

33D ST.—Frederick Putnam Platt, 1123 Broadway, has completed plans for a 2-sty brick and stone store building, 50x98 ft, at 133-135 West 33d st, for the Gramercy Sweets, Inc., 207 East 59th st, owner. Architect will soon call for estimates on general contract.

PARK AV.—Renwick, Aspinwall & Tucker, 8 West 40th st, have plans in progress for a 4-sty brick and stone store and office building, addition to present 5-sty building at 57th st and Park av, for Harry Collins, owner, on premises. Details will be available later.

60TH ST.—A. J. Sauer & Co., Denkla Building, Philadelphia, has started to revise plans for a 10-sty reinforced concrete loft building, 75x100 ft, at 19-21 West 60th st, west of Broadway, for the American Bosch Magneto Co., Springfield, Mass., owner. Cost, about \$350,000.

BOND ST.—Irving Margon, 355 East 149th st, is preparing plans for alterations to the 4-sty brick loft building, 25x100 ft, at 32 Bond st, for owner to be announced later. Cost, \$15,000. Architect will soon be ready for estimates on general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SHERIDAN AV.—Irving Margon, 355 East 149th st, has plans about completed for a 5-sty brick and limestone apartment, 75x100 ft, at Sheridan av and 167th st, for owner and builder to be announced later. Cost, about \$75,000.

GRAND CONCOURSE.—Goldner & Goldberg, 391 East 149th st, have plans under way for a 6-sty brick and terra cotta apartment, 101x102 ft, on the west side of Grand Concourse, 93 ft east of 80th st, for owner to be announced later. Cost, \$145,000.

DWELLINGS.

225TH ST.—Rosario Candela, 120 East 101st st, has completed plans for a 2-sty frame dwelling, 21x38 ft, in the south side of 225th st, 282 ft east of Bronxwood av, for Martin Pivano, owner and builder, on premises. Cost, \$5,000.

BURSING AV.—Plans have been arranged privately for a 2-sty frame dwelling, 21x48 ft, on the south side of Bursing av, 175 ft west of Gunther av, for Samuel F. McCarthy, 4239 Byron av, owner and builder. Cost, \$4,500.

CHESTNUT DR.—Deitrich Wortmann, 114 East 28th st, has plans in progress for a 2½-sty frame dwelling, 25x40 ft, on South Chestnut dr for owner, to be announced later. Architect will soon call for estimates on separate contracts. Cost, \$8,000.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—M. W. Del Faudio, 1812 Gleason av, has completed plans for a 1-sty brick garage, 102x136 ft, on the east side of Southern boulevard, 75 ft south of Freeman st, for the C. & P. Realty Co., 2167 Belmont av, owner and builder. Cost, about \$35,000.

STORES, OFFICES AND LOFTS.

187TH ST.—Henry Nordheim, 1941 Fowler av, has prepared plans for a 1-sty brick store building, 32x80 ft, at the southwest corner of 187th st and Crotona av for Louis Astorius, 717 East 187th st, owner and builder. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BENSON AV.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick and limestone apartment, 97x103 ft, at the southeast corner of Benson av and 20th av for the 82d Street Construction Co., 121 Bay 26th st, owner and builder. Cost, about \$125,000.

JAMAICA AV.—W. T. McCarthy, 16 Court st, has completed plans for two 4-sty brick and stone tenements, 70x76 and 64x100 ft, at the southeast corner of Jamaica av and Cleveland st, for the Schadoff Construction Co., Inc., 1861 Pitkin av, owner and builder. Total cost, \$150,000.

OSBORNE ST.—Morris Rothstein, 197 Snediker av, has completed plans for two 2-sty frame flats, 20x57 ft, in the east side of Osborne st,

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120 ft north of Lorraine av, for Kushner & Gordon, 626 Watkins st, owners and builders. Total cost, \$20,000.

DWELLINGS.

SURF AV.—George H. Suess, 2916 Railroad av, has completed plans for two 2-sty brick dwellings, 49x114 ft, on the north side of Surf av, 95 ft east of West 40th st, for Hugh P. Skelly, 646 1st av, Manhattan, owner and builder. Cost, \$7,000 each.

46TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for two 2½-sty frame dwellings, 16x36 ft, at the northeast corner of 46th st and Av M, for J. T. Brassington, 2006 East 47th st, Bklyn, owner and builder. Cost, \$9,000.

BENSON AV.—Kallich & Subkis, 2208 Bath av, Bklyn, have completed plans for a 2-sty frame dwelling 26x52 ft, at the northeast corner of Benson av and Bay 17th st, for Goldside Realty Co., 192 Bay 34th st, Bklyn, owner and builder. Cost, \$12,000.

KINGS HIGHWAY.—Shampan & Shampan, 50 Court st, have completed plans for nine 2-sty brick dwellings, 18x42 ft, 21x98 ft and 35x89 ft, at the northeast and northwest corner of Kings Highway and Coney Island av, for Brooklyn Land Co., 4718 6th av, owner and builder.

OCEAN PARKWAY.—F. C. Podega, 13 Wiloughby av, has completed plans for two 1-sty frame dwellings, 22x36 ft, on the west side of Ocean Parkway, 563 ft north of Av U, for Gordon Hawkins, 3837 Av M, owner and builder.

HINSDALE ST.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for three 2-sty frame dwellings, 20x57 ft, in the west side of Hinsdale st, 25 ft south of New Lots rd, for Chesnoff & Gelfond, 399 Lorraine av, owners and builders. Total cost, \$19,500.

BAY 46TH ST.—F. V. Laspia, 525 Grand st, has completed plans for a 2-sty brick dwelling, 20x50 ft, in the east side of Bay 46th st, 380 ft north of Cropsey av, for Antonio Roziano, 195 Scholes st, owner and builder. Cost, \$5,000.

OCEAN PARKWAY.—R. T. Schaefer, 1526 Flatbush av, has completed plans for two 2-sty frame dwellings, 16x39 ft, on the east side of Ocean Parkway, 325 ft south of Av H, for Frank Foster, 747 Fulton av, owner and builder. Cost, \$8,000.

AV S.—M. A. Cantor, 373 Fulton st, has plans in progress for nine 2½-sty frame dwellings, 17x38 ft, on the north side of Av S, 22 ft east of 18th st, for the Coney Island Bldg Co., J. Dilliard, treasurer, 44 Court st, owner and builder. Cost, \$7,000 each.

EAST 8TH ST.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x47 ft, in the west side of East 8th st, 340 ft south of Av J, for Hannah Schwartz, 824 Eastern Parkway, owner. Total cost, \$20,000.

WEST 68TH ST.—Will Richter, 1028 East 2d st, has completed plans for two 2-sty frame dwellings, 16x39 ft, in the east side of West 68th st, 400 ft north of Av U, for Will Richter, 1028 East 2d st, owner and builder.

20TH AV.—Kallich & Subkis, 2208 Bath av, have completed plans for five 2-sty brick dwellings, 20x45 ft, on the east side of 20th av, 20 ft north of 79th st, and at the northeast corner of 79th st and 20th av, for the 82d St Construction Co, 121 Bay 26th st, owner and builder. Total cost, \$31,000.

BAY 37TH ST.—Slee & Bryson, 154 Montague st, have completed plans for four 2½-sty frame dwellings, 33x42 ft, in the west side of Bay 37th st, 240 ft north of Benson av, for the Vaughn Properties Co, 441 Washington av, Brooklyn, owner and builder. Total cost, \$48,000.

EAST 23D ST.—H. Silverstein, 783 Jefferson av, has prepared plans for a 2-sty frame dwelling, 22x24 ft, in the west side of East 23d st, 100 ft north of Av H, for George McPherson, 1407 East 22d st, owner and builder. Cost, \$7,000.

EAST 35TH ST.—Gustave Erda, 826 Manhattan av, has finished plans for two 2-sty frame dwellings, 16x36 ft, in the east side of East 35th st, 97 ft south of Av Q, for Henry Matson, 620 East 40th st, owner and builder. Cost, \$7,000 each.

77TH ST.—B. Dreisler, Jr., 153 Remsen st, has completed plans for two 2½-sty concrete dwellings, 17x42 ft, at the northwest corner of 77th st and 15th av for the Manrod Construction Co., 1533 76th st, owner and builder. Total cost, \$16,000.

WEST 36TH ST.—J. A. Boyle, 367 Fulton st, has finished plans for a 2-sty brick dwelling, 20x58 ft, in the west side of West 36th st, 300 ft south of Mermaid av, for Antonio Desposito, 2861 West 31st st, owner and builder. Cost, \$21,000.

PROSPECT PARK WEST.—Charles T. Garlich, 190 Montague st, has prepared plans for alterations to the brick and stone residence at the northwest corner of Prospect Park West and 1st st for George Washington, 47 Prospect Park West, owner. Cost, about \$10,000.

NEW JERSEY AV.—E. Koeppl, 26 Court st, has completed plans for five 3-sty brick dwellings, 20x70 ft, with stores, at the northwest corner of New Jersey av and Blake av, for the Kop-Spear Construction Co., 320 Utica av, owner and builder. Total cost, \$65,000.

DITMARS AV.—W. S. Bessel, 56 West 45th st, Manhattan, has plans in progress for a 2½-sty brick and frame residence and garage at the corner of Ditmars av and East 12th st for Lippman Cohen, owner, care of architect. Cost, \$15,000. Architect will be ready for estimates on general contract about October 8.

AV I.—Slee & Bryson, 154 Montague st, have finisher plans for a 2½-sty frame dwelling, 23x35 ft, on the south side of Av I, 60 ft west of

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East 19th st, for Ana Lefshitz, 1683 East 15th st, owner and builder. Cost, about \$8,500.

AV K.—Frank A. Norris, 584 East 14th st, has prepared plans for two 2½-sty frame dwellings, 22x43 ft, in the north side of Av K, 50 ft east of East 21st st and 50 ft east of East 22d st, for the Metropolitan Home Builders Co., Louis Gold, president, 44 Court st, owner and builder. Cost, \$10,000 each.

46TH ST.—B. Dreisler, Jr., 153 Remsen st, has completed plans for a 3-sty brick dwelling, 20x67 ft, with stores, at the northeast corner of 46th st and 13th av for R. Lee, 1533 76th st, owner and builder. Cost, \$13,000.

BEDFORD AV.—McCarthy & Kelly, 16 Court st, have finished plans for a 2-sty brick dwelling, 20x66 ft, and garage, at the northeast corner of Bedford av and Beverly rd for the Beverly Improvement Co., owner and builder, care of architects. Cost, \$12,000.

53D ST.—H. A. Weinstein, 32 Court st, has completed plans for four 2-sty brick dwellings, 20x58 ft, at the northwest corner of 53d st and 11th av for the M. & R. Construction Co., 581 New Utrecht av, owner and builder. Total cost, \$34,000.

LISBON ST.—Plans have been prepared privately for a 2-sty frame dwelling, 22x40 ft, at 133 Lisbon st for Clayton F. Hinman, 40 Rawlins st, owner and builder. Cost, \$4,000. Project includes a 1-sty garage, 14x16 ft.

HALLS AND CLUBS.

BROOKLYN.—The 106th Infantry Post of the American Legion, Thomas Ward, president, contemplates the construction of a 4-sty brick and stone club house, 50x100 ft, containing auditorium, billiard room, bowling alleys, lounge, etc., at a location to be decided upon later. Cost, approximately \$100,000. P. Tillion & Sons, 103 Park av, Manhattan, have made preliminary sketches and will soon commence working drawings.

RICHARDS ST.—John F. Jackson, 1328 Broadway, Manhattan, has plans under way for a 4-sty brick and stone Y. M. C. A. building, 65x100 ft, containing auditorium, gymnasium, offices, swimming pool, etc., at the corner of Richards and Sullivan sts, for the Seaman's Branch, Y. M. C. A., 55 Hanson pl, Brooklyn, owner. Details will be announced later.

STABLES AND GARAGES.

31ST ST.—Charles Braun, 459 41st st, has completed plans for a 1-sty brick garage, 50x200 ft in the south side of 31st st, 300 ft east of 3d av, for Silvio Rosanelli, 861 3d av, owner and builder. Cost, \$20,000.

CARROLL ST.—Dunnigan & Crumley, 391 East 149th st, the Bronx, have completed plans for a 1-sty brick garage, 25x75 ft, at the northeast corner of Carroll and Henry sts, for Pasquale Rosasco, 3 1st pl, owner and builder. Cost, \$5,000.

SACKMAN ST.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 100x150 ft, at the southwest corner of Sackman and Fulton sts, for the McK. Construction Co., 2168 Dean st, owner and builder. Cost, about \$40,000.

SACKMAN ST.—Wm. Von Felde, Middle Village, L. I., has completed plans for a 1-sty brick garage, 100x100 ft, at the southwest corner of Sackman st and Newport av, for Isidore Gootzeit, Middle Village, L. I., owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Frederick Putnam Platt, 1123 Broadway, Manhattan, has completed plans for a 3-sty brick and stone store and loft building, 174x81x192 ft, at 409 Fulton st for the Schulte Realty Co., 386 Broadway, Manhattan, owner. Cost, \$40,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—Irving Margon, 355 East 149th st, the Bronx, has completed plans for a 4-sty brick and limestone apartment, 40x100 ft, at the southwest corner of Hays av and 50th st for the Elmco Realty Co., 90 48th st, Corona, L. I., owner and builder. Cost, \$35,000.

LONG ISLAND CITY, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans under way for ten 4-sty brick and terra cotta apartments, 50x100 ft each, at Jackson av and 27th st for the Queensboro Corporation, 50 East 42d st, Manhattan, owner. Cost, approximately \$600,000.

BANKS.

JAMAICA, L. I.—Holmes & Winslow, 110 West 40th st, have plans in progress for remodeling the 2-sty brick and limestone bank building, 35x50 ft, on the north side of Jamaica av, 50 ft west of Washington st, for the First National Bank of Jamaica, owner. Cost, about \$25,000. Plans will soon be ready for estimates.

DWELLINGS.

WOODHAVEN, L. I.—Louis F. Schillinger, 167 Van Sicklen av, has completed plans for two 2-sty frame dwellings, 16x40 ft, in the east side of Bigelow st, 140 ft and 160 ft south of Dalrymple av, for Barbara Fattet, 214 Forbell av, Brooklyn, owner and builder. Total cost, \$7,000.

ROCKAWAY PARK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling,



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26x30 ft, at the southeast corner of Washington av and 123d st for John H. Boerum, 19 Beach 116th st, Rockaway Park, owner and builder. Cost, \$5,000.

DWELLINGS.

FAR ROCKAWAY.—J. H. Carroll, Far Rockaway, has plans on file for a 2-sty brick residence and garage, 49x35 ft, in the north side of Beach 28th st, 1,000 ft east of Mott av, for Leo D. Greenfield, Far Rockaway, owner. Cost, \$9,000.

JAMAICA, L. I.—James A. Boyle, 367 Fulton st, has completed plans for a 2-sty frame dwelling, 21x48 ft, on the north side of Southern blvd, northwest corner of Earlington av, for Michael Downes, 1268 Park pl, owner and builder. Cost, \$5,000.

FLUSHING, L. I.—Charles H. Richter, 39 Cortlandt st, Manhattan, has completed plans for a 2½-sty frame residence, 40x33 ft, at the southeast corner of Cypress and Smart avs, for C. L. Drummond, 363 9th av, Manhattan, owner. Cost, \$10,000.

ELMHURST, L. I.—Plans have been prepared privately for three 2½-sty frame and stucco dwellings, 15x41 ft, 15x41 ft and 22x37 ft, at Elmhurst, for Jacob Gescheidt, 142 East 43d st, Manhattan, owner and builder. Cost, \$28,000. Owner will start work soon.

RICHMOND HILL, L. I.—D. Stage, Grant av, Richmond Hill, has completed plans for two 2-sty frame dwellings, 16x38 ft, in the east side of Elm st, 423 ft north of Stewart av, for J. G. Newcombe, Grant av, owner and builder. Cost, \$9,000.

NEPONSET, L. I.—Plans have been prepared privately for eighteen 1-sty frame residences, 22x36 ft, in the east side of Mohawk st, 230 ft south of Newport av and Saratoga st, and at the northwest corner of Neponset av, for the Neponset Realty Co., 153 Remsen st, Bklyn, owner and builder. Cost, \$54,000.

FLUSHING, L. I.—W. E. Helm, 238 13th st, College Point, has prepared plans for two 2-sty frame dwellings, 18x42 ft, on the north side of Cypress av, 150 ft east of Percy st, Flushing, for Annie J. Callan, East Jackson av, Corona, owner and builder. Cost, \$8,000.

ST. ALBANS, L. I.—Wm. Youngs, 12 Dora pl, Jamaica, has plans on file for a 2-sty frame dwelling, 20x26 ft, at the northwest corner of Everitt av and Queens st, St. Albans, for William Durces, Lincoln av, Jamaica, owner. Cost, \$5,500.

EDGEEMERE, L. I.—J. H. Cornell, Far Rockaway, has completed plans for a 2-sty frame dwelling, 26x26 ft, in the east side of Beach 46th st 200 ft north of Far Rockaway blvd, for A. Bowers, Edgemere. Cost, \$4,000.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Building, Far Rockaway, has completed plans for a 2-sty frame dwelling, 24x33 ft, in the west side of Virginia pl, 250 ft north of Central av, for F. W. Tolman, Inwood, L. I., owner and builder. Cost, \$5,500.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2½-sty frame dwelling, 22x33 ft, on the east side of Parsons av, 120 ft south of Laburnam av, for Theo H. Lindeberg, 849 73d st, Brooklyn, owner. Cost, \$8,500.

FLUSHING, L. I.—Plans have been prepared for a 2½-sty frame dwelling, 32x35 ft, in the west side of 25th st, 124 ft north of Broadway, for the Rickert-Brown Realty Co., 52 Vanderbilt av, Manhattan, owner and builder. Cost, about \$10,000.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Building, Far Rockaway, has prepared plans for a 2½-sty frame dwelling, 35x42 ft, in the west side of Seneca st, 165 ft north of Mills st, for John Jorgenson, White st, Far Rockaway, owner and builder. Cost, \$7,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 60x122 ft, at the southwest corner of Borden av and Marsh st for Wm. C. Van Brunt, 324 Freeman av, Long Island City, owner and builder. Cost, \$17,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—H. D. Best Co., 949 Broadway, Manhattan, is having plans prepared privately and will build a 1-sty brick and concrete garage, 32x155 ft, at the northwest corner of Greenpoint av and L. I. R. tracks for the Tide Water Oil Co., 11 Broadway, Manhattan. Cost, about \$50,000.

WINFIELD, L. I.—A. H. Stines, 16 Caldwell av, Maspeth, L. I., has completed plans for a 1-sty brick garage, 81x170 ft, on the south side of the Boulevard, 296 ft east of Laurenson pl, for Joseph Klein, Ramsey st, Winfield, L. I., owner and builder. Cost, \$10,000.

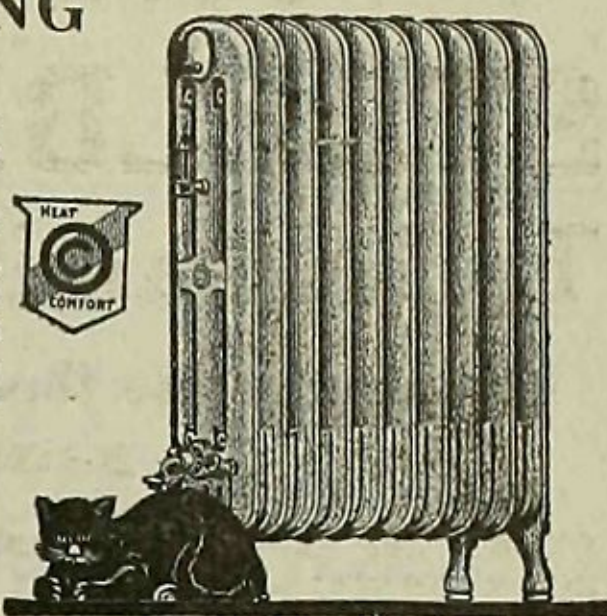
STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has plans in progress for a 2-sty brick store and loft building, 34x118 ft, in the south side of Fulton st, 350 ft east of New York av, for the Egel Construction Co., Max Gross, vice-president, Hillside av, Jamaica, owner and builder. Cost, \$50,000.

JAMAICA, L. I.—Morrell Smith, Bank Building, Far Rockaway, L. I., has plans under way for a 1-sty brick store building, 100x200 ft, at the southwest corner of Kisam pl and Jamaica

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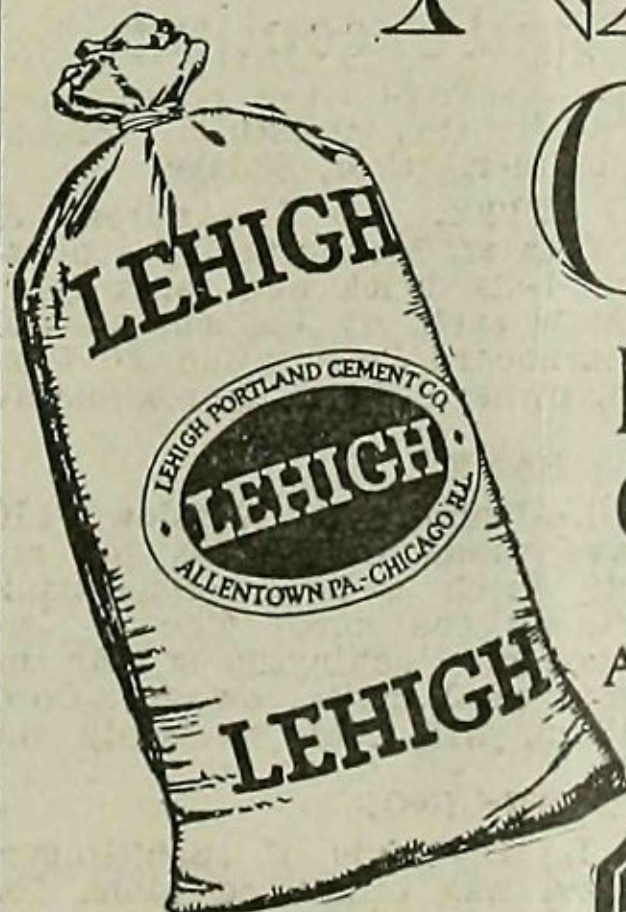
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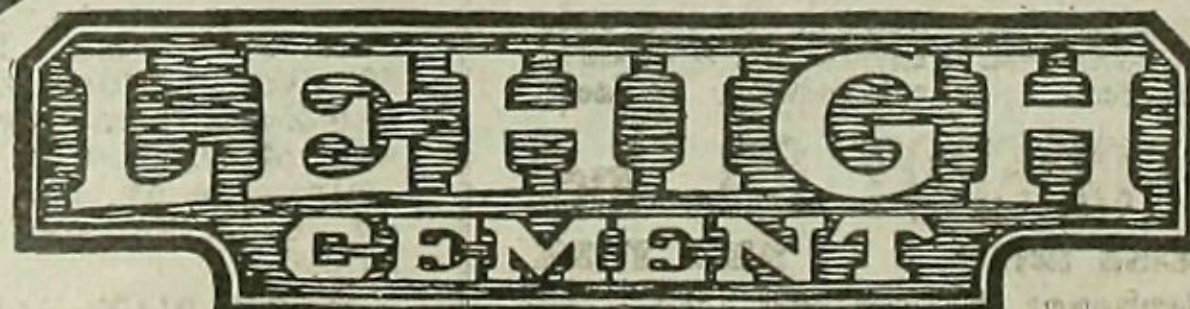


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av for G. B. Schorn, Sutphin boulevard and Jamaica av, owner, who will soon call for estimates on general contract. Cost, \$40,000.

Nassau.

DWELLINGS.

HEMPSTEAD, L. I.—Plans have been prepared privately for five 2½-sty frame dwellings,

18x36 ft, in Floral Park rd for the Maxwell Co., Livermore, Conn., owner and builder. Total cost, \$20,000.

HEMPSTEAD, L. I.—Plans have been prepared privately for eight 2-sty frame dwellings, with stores, in Franklin sq for Annie C. Oakford, Franklin sq, Hempstead, L. I., owner and builder. Total cost, \$32,000.

MINEOLA, L. I.—Plans have been prepared privately for six 1½-sty frame dwellings, 22x36 ft, in Roosevelt Park for Wm. McCord, Mineola boulevard and Jericho turnpike, owner and builder. Total cost, \$30,000.

LIBRARIES.

HEMPSTEAD, L. I.—Edward Hahn, Hempstead, has started sketches for a 1-sty brick and stone library building, 70x76 ft, in Greenwich st for the Village of Hempstead, Francis P. Hamlet, president of the Honor Roll Committee, in charge. Cost, about \$40,000. Details will be available later.

SCHOOLS AND COLLEGES.

FLORAL PARK, L. I.—Edward Hahn, Hempstead, L. I., has plans under way for a 2-sty brick public school building at Floral Park for the Board of Education of Floral Park, John L. Childs, president, owner. Cost, about \$65,000.

STORES, OFFICES AND LOFTS.

HEMPSTEAD, L. I.—M. E. Freehof, 405 Lexington av, Manhattan, has prepared plans for a 2-sty brick store and office building, 36x38 ft, at Hempstead, L. I., for the Rangely Construction Co., 405 Lexington av, Manhattan, owner and builder. Cost, \$10,000.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—King & Campbell, 103 Park av, Manhattan, have plans in progress for a 2½-sty frame and stucco residence, 30x75 ft, at Scarsdale, N. Y., for F. B. Nairne, owner, care of architects. Cost, \$30,000. Bids will not be taken for some time.

CONTRACTS AWARDED.

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

BANKS.

BROOKLYN.—Caye Construction Co., 299 Broadway, Manhattan, has the general contract for the 3-sty brick and limestone banking building at 497 5th av for the Greater New York Savings Bank, owner, from plans by Shampin & Shampin, 50 Court st, architects. Cost, \$250,000.

DWELLINGS.

GLEN COVE, L. I.—Warren E. Green Co., 29 West 28th st, Manhattan, has the general contract for a 2½-sty brick residence, 50x161 garage, 27x35 ft, and boiler house at Dosoris Estate, Glen Cove, L. I., for Theo. Pratt, owner, from plans by Trowbridge & Ackerman, 25 West 44th st, Manhattan, architects.

GREAT NECK, L. I.—S. Hansen, 452 5th av, Manhattan, has the general contract for the 2½-sty frame and stucco residence, 26x60 ft, at Great Neck, L. I., for Dr. Ogden, owner, from plans by Terwilliger & Sohn, 452 5th av, Manhattan, architects. Cost, \$20,000.

GREAT NECK, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a 2½-sty frame residence, 56x50 ft, at Kensington, Great Neck, for owner, care of Chester A. Patterson, 50 East 42d st, Manhattan, architect. Cost, about \$20,000.

SCARSDALE, N. Y.—Cameron Construction Co., 244 North av, New Rochelle, N. Y., has the general contract for a 2½-sty frame and stucco residence, 32x38 ft, at Scarsdale, for Edward Sturgis, 9 East 40th st, Manhattan, owner, from plans by Polhemus, MacKenzie & Coffin, 15 East 40th st, Manhattan, architects. Cost, about \$15,000.

ROSELLE, N. J.—George F. Spencer, 501 5th av, Roselle, N. J., has the general contract for a 2-sty frame dwelling, 24x38 ft, in Mercer st, for J. Arthur Dow, owner from plans prepared privately. Cost, \$6,000.

WESTFIELD, N. J.—Henry P. Gant, Westfield, N. J., has the general contract for a 2½-sty frame dwelling, 32x25 ft, at 600 Lawrence av, for Annie E. Klein, Lawrence av, Westfield, owner, from plans by John E. Nitchie, 63 Park Row, Manhattan, architect. Cost, \$7,000.

MANHATTAN.—Hoggson Brothers, 485 5th av, have the general contract for alterations to the 6-sty brick and stone residence, 20x98 ft, at 3 East 81st st, for Maxine Elliott, owner, on premises, from plans by P. J. Murray, 141 East 40th st, architect. Cost, about \$8,000.

MANHATTAN.—J. Pollack, 233 West 126th st, has the general contract for alterations to the 4-sty brick and stone residence, 30x60 ft, at the southwest corner of 17th st and Rutherford pl, for Dr. Appell, owner, care of John H. Scheier, 25 West 42d st, architect. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

SCARSDALE, N. Y.—Edward Corning & Co., 52 Vanderbilt av, Manhattan, have the general contract for a 3-sty brick and stone school building, 75x200 ft, at Scarsdale, N. Y., for the Board of Education of the Town of Scarsdale, owner, from plans by Rossiter & Muller, 15 West 38th st, Manhattan, architects. Cost, about \$200,000.

STABLES AND GARAGES.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, has the general contract for a 3-sty reinforced concrete garage and receiving station, 100x200 ft, on Morris av for the N. Y. Telephone Co., 15 Dey st, Manhattan,

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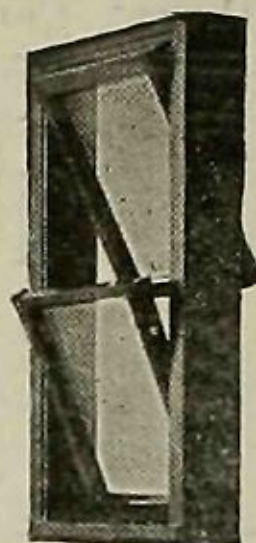
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owner, from plans by John T. Simpson, 31 Clinton st, Newark, architect and engineer. Cost, about \$200,000.

BROOKLYN.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 1-sty brick garage, 50x99 ft, at the northeast corner of Park and Vanderbilt avs, for Margaret Doyle, 59 Clinton av, owner, from plans by G. E. Marshall, 341 88th st, architect. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Smith & Stone Contracting Co., 25 West 42d st, has the general contract for the 6-sty brick and stone store and loft building, 39x98 ft, at 42-46 West 33d st for Julius and Jacob Grosin, owner, care of A. Levingson, 405 Lexington av, architect. Cost, \$80,000.

MANHATTAN.—J. O'Dell Whitenack Co., 231 West 18th st, has the general contract for alterations and additions to the 19-sty brick and stone office building, 70x107 ft, at 25-29 William st and 42 Exchange pl., for the Lord's Court Building Co., owner, on premises, from privately prepared plans. Cost, about \$60,000.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for alterations to the 4-sty brick and stone loft building, 25x100 ft, at 26 East 4th st, for Rose Froehley, 41 West 184th st, owner, from plans by Irving Margon, 355 East 149th st, architect. Cost, about \$15,000.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETING.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, September 23, 1919, at 10 a. m.
PIER CASES.

- 360-19-A—Pier 83, North River, Manhattan.
- 361-19-A—Pier 99, North River, Manhattan.
- 594-19-A—Pier No. 8, North River, Manhattan.
- 595-19-A—Pier No. 44, East River, Manhattan.
- Appeals from Administrative Orders.*
- 640-19-A—1000 Stebbins av, The Bronx.
- 644-19-A—445-463 West 55th st, 446-456 West 56th st, 830-848 10 av, Manhattan.
- 645-19-A—511 East 28th st, Brooklyn.
- Under Building Zone Resolution.*
- 616-19-BZ—920 Tinton av, The Bronx.
- 617-19-BZ—1704-1724 St. John's pl and north side of Eastern parkway, 88 feet west of Howard av, Brooklyn.
- 618-19-BZ—937 East 176th st, northeast corner Daly av, The Bronx.
- 620-19-BZ—West side Grand av, 200 feet south of Greene avenue, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, September 23, 1919, at 2 p. m.

- Appeals from Administrative Orders.*
- 636-19-A—141 Prospect av, Brooklyn.
- 268-19-A—100 Broadway, Manhattan.
- Under Building Zone Resolution.*
- 619-19-BZ—261-263 Vanderbilt av, Brooklyn.
- 455-19-BZ—Southwest corner Springfield av and Merrick rd, Queens. Reopened Sept. 9, 1919.
- 630-19-BZ—264-268 Throop av, Brooklyn.
- 631-19-BZ—8510 107th st, Richmond Hill, Queens.
- 632-19-BZ—215-217 East 67th st, Manhattan.
- 637-19-BZ—1370 74th st, Brooklyn.

RULES GOVERNING USE OF FUEL OILS.
Hearing to be continued on Wednesday, September 24, 1919, at 10 a. m.

Notice is hereby given that the work of formulating the amendments, suggested at the public hearing on September 3, to the Tentative Draft of Rules Governing the Storage and Use of Fuel Oils and Construction and Installation of Oil Burning Equipment, not being completed in time for publication in this issue of the Bulletin, the public hearing adjourned to September 17 will be held on Wednesday, September 24, 1919, at 10 a. m.

The Tentative Draft, with the tentative amendments resulting from the hearing of September 3 will be printed in the Bulletin of September 23.

BOARD OF STANDARDS AND APPEALS.

SPECIAL MEETING.

Wednesday, September 24, 1919, at 10 a. m.

- Petitions for Variations.*
- 504-19-S—547-553 West 27th st, Manhattan.
- Public Hearing.*
- 598-19-S—Proposed Rules Governing Storage and Use of Fuel Oils and Construction and Installation of Oil Burning Equipment.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, September 23, 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.



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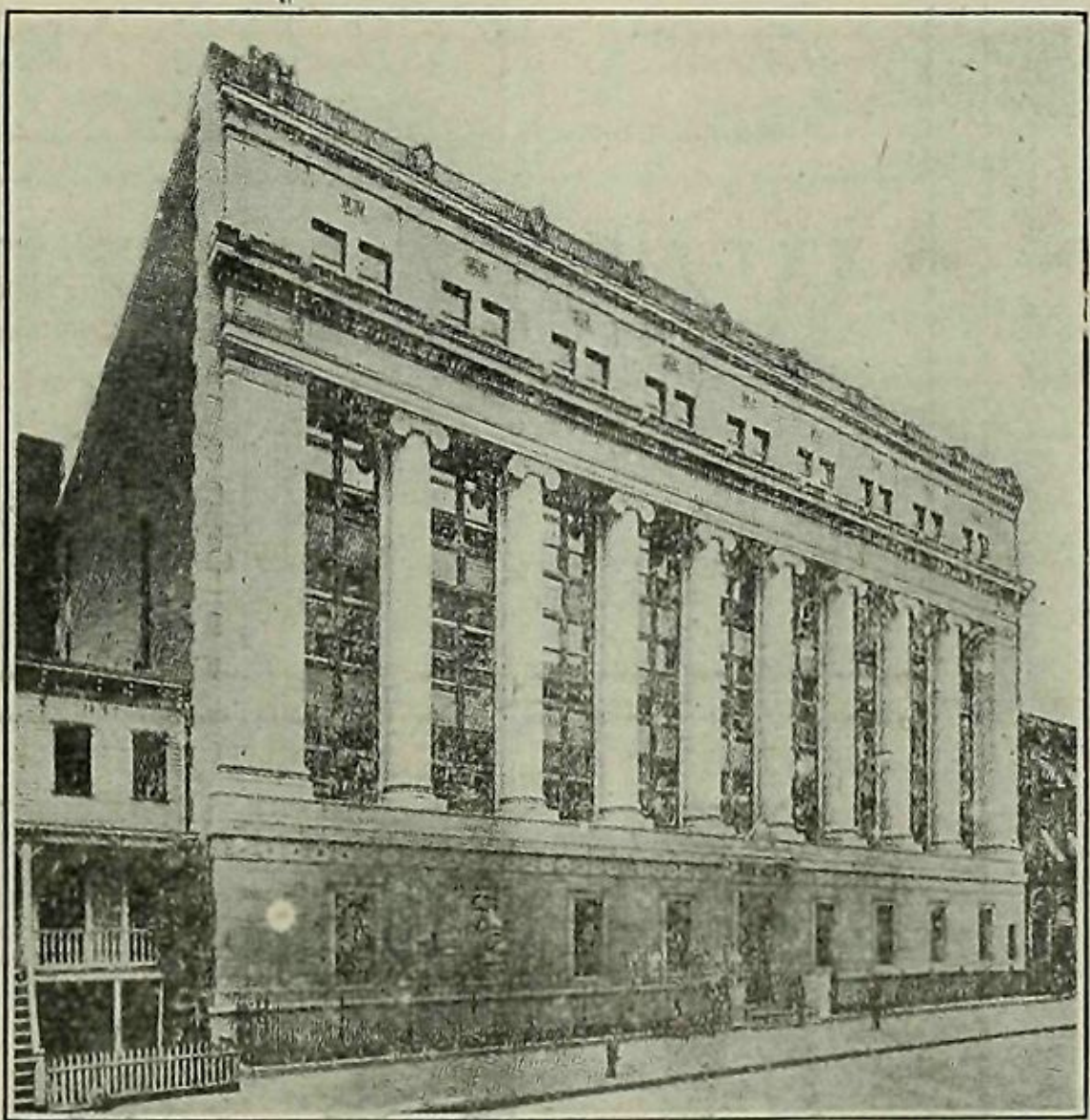
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