

Real Estate Record and Builders Guide

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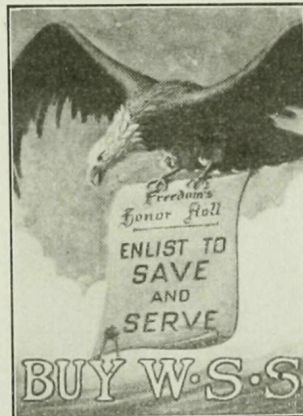
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EDITORIAL

Nineteen-Nineteen

Now starts a New Year, the first since 1914 to find the world not in the throes of war. True it is that grave world problems remain to be solved, but the darkest clouds were lifted by the armistice of November 11th. Formal peace may confidently be expected early in the year and measures for checking the spread of Bolshevism found.

None of the great nations of the world is so justified in facing the New Year optimistically as is the United States. This logical view is reflected in the utterances of broad-minded leaders in all lines in this country. It is true, of course, that no serious thinker fails to appreciate that clouds still remain on the horizon, but these men see reason for their confidence that great strides toward renewed happiness and increased prosperity will be made during the next twelve months.

Forward-looking men in public affairs, in business, in finance and in industry have formed the earnest conclusion that 1919 will be a good year to these United States, and the Record and Guide shares their optimism. It believes this is no time for men of affairs to engage in a scramble for seats on the mourners' bench.

Keeping Up to Date

Starting the New Year, the Record and Guide appears slightly changed in form and, hence, more up to date. For fifty years this publication has been an authority in the real estate and building activities of the metropolis. Its constant aim has been to make itself increasingly useful to its clientele. In pursuance of this policy the Record and Guide now adopts the standard form, which it believes will prove more attractive and more convenient to its readers. With this change comes also the segregation of all matters pertaining to Real Estate in one section, and all matter apertaining to Building in another section. This change is made in compliance with the expressed wishes of a large number of readers and advertisers, to whom we are confident it will be pleasing.

The typographical appearance and make-up of any publication is always an important factor in its success, but the contents of the publication must still remain the paramount factor. The Record and Guide hopes during the new year to improve its contents as well as its typographical appearance, and to be more than ever a publication of the highest usefulness to all interested in real estate and building in the metropolitan district.

The New Administration at Albany

With a new Governor and a new Legislature at Albany, the taxpayers naturally turn their eyes toward the State capital in an effort to discern what their new officials may propose as affecting their interests. The new Governor, Alfred E. Smith, enters upon his im-

portant duties possessing to an unusual degree the good wishes of his political opponents as well as of his political friends. The Democratic Governor takes office with a Legislature Republican in both branches. Under some circumstances, this very fact would forecast lack of team work between the two branches of government and a consequent neglect of the public interests. It so happens, however, that Governor Smith has been the legislative associate of many of the leaders in the new Senate and Assembly, and there exists between these men an element of personal confidence which is possible of being turned to the great advantage of all the people.

In his first message as Governor, Mr. Smith has brought to the attention of the Legislature many of the problems which demand solution. The Record and Guide believes that none is more important than the prompt revision of the tax laws, so that personal as well as real property in all parts of the State shall bear its just share of the burdens of government. That Governor Smith is alive to the importance of this subject is made evident in that part of his message in which he discusses new sources of revenue. In referring to the constantly increasing cost of government and the pronounced loss in revenue from excise taxes, Governor Smith finds the State "facing a situation where we must either restrict the service the State gives to the people or find new sources of revenue." In the most concise expression he has yet given on the subject the new Governor declares:

"It must be apparent to every thinking man that real estate today is carrying as heavy a burden as it can sustain. Any additional obligation placed upon it might well be calculated to spell disaster."

For several years the over-burdened owners of realty in New York City have been appealing to Albany for relief. Thus far their efforts have been without success, excepting in the respect that they have been arousing from year to year a keener interest on the part of legislators. Governor Smith indicates his determination to co-operate with the Legislature in the enactment of fair tax laws, and a way to remedy existing conditions can be found if the Governor and the Legislature take up the subject with open minds and with a determination to do exact justice to the owners of real and personal property throughout the State.

It is natural that Governor Smith's declaration for municipal ownership of public utilities should cause some concern. He goes no farther in this direction, however, than did the Democratic platform on which he ran last fall. The platform declaration was not taken very seriously during the campaign, and there is a disposition to take with a grain of salt this phase of the new Governor's recommendations.

If Governor Smith finds a way to reduce the state budget, and thereby to reduce the tremendous sum

which New York City contributes each year towards the expenses of the state government, he will make his mark as Governor even though he fails to accomplish anything else. In that event he will go down in history as the first Governor of recent years who has not added millions to the annual cost of state government as compared with the budget of his predecessor in the office.

The Traction Muddle

It cannot be said that the city authorities had no warning of the conditions which resulted in the appointment of a receiver for the Brooklyn Rapid Transit Company. For many months back the Public Service Commission and the Board of Estimate have been besieged by the officials of the subway lines for action to relieve a critical situation due to causes susceptible of demonstration along the lines advanced by the traction chiefs. The suspension of work on large contracts in which many millions of dollars had been tied up, the loss of revenue on lines only partly completed or not yet in operation, and the great rise in the cost of operation due to wages and material prices advancing at a greater ratio than income from fares, all of these were conditions that were due to causes over which the B. R. T. had no control, were well understood by the people generally and required no imagination to believe would lead to disaster unless the application of the companies for permission to augment their revenues by increased fares and charges for transfers was granted.

The theory that the traction officials have manoeuvred to bring about the receivership does not stand the acid test. The interests of the city and the nation in the B. R. T. system are greater than those of the private investors. While the attitude of the traction companies has been straightforward and understandable the dilatory tactics of public officials have been incomprehensible except on the ground that they were seeking to force a situation that would give a pretext for the municipality to take over the roads.

How the city could assume the enormous liabilities of the traction companies when the municipal debt limit has already practically been reached is beyond comprehension. But the mind of the professional politician works according to laws that are not in accordance with accepted standards of theory or practice in the business world.

Once, under the leadership of Governor Smith, then President of the Board of Aldermen, it looked as if the Board of Estimate and the Public Service Commission might adjust their differences and work out some plan by which the traction companies could be relieved, but nothing came of it. The public was kept in the dark as to the reasons why inaction resulted from the conferences between the two official bodies held behind closed doors.

Now it is evident that the policy of do-nothingism must be abandoned. But if municipal ownership is forced how are its exponents going to justify the great increase in the debt of the city, forcing it above the constitutional limit and impairing the city's credit. And how can they justify the increased cost of government which will result if the city has to make up the

deficits in the cost of operation of the roads?

The deficits in cost of operation must be met in one of two ways, if the municipality takes hold, either by increased taxation or increased fares. Is either compatible with the "principles" of the municipal ownership advocates?

That there will be deficits goes without saying. Neither the present city administration nor any other can reduce expenses nor complete contracts nor scale down wages any more successfully than can be done under management by private business men. If the fares had been increased last June when the request was first made to the officials many hundreds of thousands of out-of-town users of the interboro lines would daily have been paying into the treasuries of these companies money which would have gone a long way towards preventing the culmination of financial trouble until relief could have come in the reconstruction period.

It will require the exercise of the best business judgment to extricate the city from the position into which officials have jockeyed it. No action which is simply a compliance with untried and theoretical platform promises will be satisfactory to the voters, even to those who thought they wanted municipal ownership. If that plan is tried and proves a failure the first ones to find fault will be those who cast their votes for the men who promised, but cannot bring about, idealism in a practical world.

Readers Comment on Current Topics

January 2, 1919.

Editor, Record and Guide:

It would seem that the shortest road to solve the tax problem and relieve New York City Real Estate from its overtaxed burden would be to place a license tax on retail stores or establishments, about one per cent. of the annual rental of such establishments.

Under the present system, owners of real estate have been the city's chief tax collectors; this brough about a situation where the average tenant imagines that the "landlord pockets most of the rent" and is adding to the eternal hostile feeling between tenant and landlord.

The new method of taxation as stated above would be easily collected without the usual swearing off, it would also appoint the storekeeper a partial tax collector, who in turn will assess it to his customers during the year and will yield the city a large revenue. As a result it will tend to lower taxes on real estate, afford lower rent and will thereby benefit the storekeepers as well as tenants in general.

AMERICAN BUREAU OF REAL ESTATE.

By A. D. Epstein.

The National Forest Reservation Commission has just approved for purchase 54,744 acres of land for national forests in the White Mountains, Southern Appalachians, and Arkansas.

The largest tracts purchased are in Georgia, where the resumption of purchase work has been authorized by the commission.

To date the National Forest Reservation Commission has approved for purchase 1,702,534 acres for national forest purposes in the seventeen areas of eastern national forests. The average prices in the White Mountain district about eight dollars per acre.

REAL ESTATE SECTION

Private Realty Sales for 1918 Record Gain Over 1917

Comparative Statistics for Two Years Reveal Improved Market Conditions Especially Since the Armistice Was Signed

1918							1917						
Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Manhattan Bronx Conveyances	Manhattan Bronx Conveyances	Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Manhattan Bronx Conveyances	Manhattan Bronx Conveyances		
Jan. 5.....	23	7	16	7	123	63	Jan. 6.....	37	16	21	12	148	94
Jan. 12.....	18	5	13	7	109	103	Jan. 13.....	36	8	28	7	164	122
Jan. 19.....	30	15	15	7	134	90	Jan. 20.....	41	14	27	6	148	97
Jan. 26.....	15	7	8	5	97	85	Jan. 27.....	27	10	17	11	135	107
Total	86	34	52	26	463	341	Total	141	48	93	36	595	420
Feb. 2.....	25	12	13	5	104	75	Feb. 3.....	28	14	14	4	166	188
Feb. 9.....	21	7	14	10	130	91	Feb. 10.....	28	14	14	8	182	119
Feb. 16.....	22	7	15	5	91	63	Feb. 17.....	34	15	19	13	140	85
Feb. 23.....	21	6	15	8	93	77	Feb. 24.....	30	15	15	14	132	95
Total	89	32	57	28	418	306	Total	120	58	62	39	620	417
Mar. 2.....	32	18	14	17	138	86	Mar. 3.....	48	15	33	7	181	133
Mar. 9.....	32	12	20	10	160	116	Mar. 10.....	47	19	28	19	159	108
Mar. 16.....	35	17	18	12	95	68	Mar. 17.....	38	15	23	11	126	84
Mar. 23.....	30	13	17	14	104	92	Mar. 24.....	30	10	20	15	143	116
Mar. 30.....	27	12	15	11	136	90	Mar. 31.....	34	9	25	16	147	119
Total	156	72	84	64	633	452	Total	197	68	129	68	756	560
April 6.....	30	14	16	13	156	101	April 7.....	30	11	19	19	176	153
April 13.....	26	9	17	18	110	82	April 14.....	29	14	15	8	193	100
April 20.....	26	13	13	13	151	83	April 21.....	27	3	24	11	182	106
April 27.....	39	14	25	7	147	85	April 28.....	22	10	12	10	169	98
Total	121	50	71	51	564	351	Total	108	38	70	48	720	457
May 4.....	41	18	23	15	159	107	May 5.....	36	13	23	8	217	138
May 11.....	33	11	22	18	141	93	May 12.....	31	14	17	9	186	116
May 18.....	29	10	19	22	122	82	May 19.....	31	12	19	9	184	87
May 25.....	31	13	18	22	120	107	May 26.....	24	10	14	10	154	123
Total	134	52	82	77	542	389	Total	122	49	73	36	741	464
June 1.....	22	10	12	14	122	83	June 2.....	18	9	9	14	162	102
June 8.....	36	13	23	16	139	94	June 9.....	26	5	21	13	190	117
June 15.....	20	5	15	8	97	89	June 16.....	20	6	14	9	121	104
June 22.....	29	15	14	16	127	88	June 23.....	20	6	14	11	167	102
June 29.....	23	14	9	14	104	76	June 30.....	15	7	8	11	156	104
Total	130	57	73	68	589	380	Total	99	33	66	58	796	529
July 6.....	22	8	14	13	130	89	July 7.....	23	10	13	9	130	103
July 13.....	19	5	14	11	103	105	July 14.....	16	6	10	8	155	200
July 20.....	27	8	19	14	106	71	July 21.....	13	5	8	7	127	233
July 27.....	33	11	22	8	95	68	July 28.....	14	9	5	5	129	197
Total	101	32	69	46	434	333	Total	66	30	36	29	541	733
Aug. 3.....	28	12	16	16	111	80	Aug. 4.....	20	10	10	7	150	173
Aug. 10.....	18	6	12	14	133	63	Aug. 11.....	16	8	8	2	105	95
Aug. 17.....	26	13	13	13	88	87	Aug. 18.....	19	6	13	4	99	89
Aug. 24.....	20	8	12	12	126	76	Aug. 25.....	17	6	11	8	86	89
Aug. 31.....	15	7	8	13	85	65	Total	72	30	42	21	440	446
Total	107	46	61	68	543	371	Sept. 1.....	13	3	10	7	99	101
Sept. 7.....	20	10	10	14	100	84	Sept. 8.....	8	3	5	5	102	71
Sept. 14.....	16	10	6	14	123	103	Sept. 15.....	16	8	3	7	103	77
Sept. 21.....	17	4	13	12	85	97	Sept. 22.....	20	9	11	8	105	107
Sept. 28.....	17	8	9	16	120	79	Sept. 29.....	10	5	5	5	87	99
Total	70	32	38	56	428	363	Total	67	28	39	32	496	455
Oct. 5.....	20	10	10	13	108	133	Oct. 6.....	21	6	15	6	148	129
Oct. 12.....	12	10	8	7	87	65	Oct. 13.....	19	5	14	12	78	81
Oct. 19.....	18	5	13	9	90	67	Oct. 20.....	29	9	20	8	138	113
Oct. 26.....	24	9	15	10	64	67	Oct. 27.....	16	9	7	11	101	70
Total	80	34	46	39	349	332	Total	85	29	56	37	465	393

(Continued on page 8.)

Save New York Movement Greater Than Before the War

Heart of City Almost Free from Manufactory—War Only Delayed Full Accomplishment of Committee of Merchants

BY JOHN HOWES BURTON

Chairman, Save New York Committee.

MOST reform movements die out or fail. The Save New York movement has gathered strength from the very beginning. The war temporarily delayed it, and the spirit of fair play towards the manufacturers who have endorsed the movement, and had no place to move to, is the only thing that has kept it from being an accomplished fact at the present time.

In 1915 twelve merchants interested in the future of the city formed the Save New York organization. Over eighteen hundred merchants throughout the country endorse it now and state that, outside of their own home town, their interest is in New York city; that they brought their families there and did their buying there, and were ready to co-operate with the merchants of Fifth and Madison avenues, Broadway, Thirty-fourth and Forty-second and other side streets, to see that the heart of the great city does not become a factory centre.

Cloak, suit, fur, and other manufacturers who endorsed the movement, moved out as their leases expired. A few manufacturers of these lines moved in, but when the war started, and owing to the stoppage of the erection of buildings outside of the zone, and the filling of all vacant lofts below Thirty-second street, there was no vacant space for the manufacturers who were still in the zone to move to. In such instances the committee extended to these firms the privilege of making a renewal of their old lease for one year.

These manufacturers are all ready to remove from the zone the moment space is available. They are heartily in sympathy with the Save New York movement, and realize that it will not only preserve the homes, hotels, and retail stores in this section of the city from being eliminated by the factory evil, but will be of greatest benefit to manufacturing itself.

The plans to establish a great manufacturing center between Sixth and Eighth avenues, below the Pennsylvania station, all the way down to Twenty-third street, are under way, and the moment that the cost of building permits they will be carried out.

During the war several manufacturers moved into the zone, but all that did so have moved out again, finding that public opinion was too strong and the criticism of their action too severe. A few more will unquestionably, from time to time try to move in, but the Save New York Committee is prepared to use the influence back of it to its utmost, and will see that any firm moving into the zone finds it necessary to move at once, or to use their lofts only as offices and salesrooms. Those manufacturers who have removed instantly report any contemplated removal by a competitor into the zone,

and no real estate firm would consider making a lease without the approval of the Committee.

The people of New York feel assured that the Save New York Committee will not rest until every manufacturing plant is removed from the zone, and that when this is accomplished will try by agreement with all property owners to legally restrict this section against occupation by manufacturing. This will insure that real estate values will be established and merchants will be able to plan business for the future, knowing that the house they establish will become a landmark for future generations.

The only thing necessary to establish the absolute success of the Save New York movement is to prepare a place for those still left in the zone to move to, but to accomplish this we need the financial and moral backing of every one interested in the future of the city, and we feel sure we will receive it.

The people of the city are awakening to the spirit of community interest and they realize that a new standard for the property owners in New York City is being set, and that a man can do what he likes with his own property only as long as he does not injure his neighbors.

The spirit of pride in a big city is slow to awaken, but the Save New York Committee has awakened it and the work done by Michael Friedsam, president of B. Altman & Co.; Ansell H. Ball, president of Best & Co.; Franklin Simon, president Franklin Simon Co.; S. W. Reyburn, president of Lord & Taylor; N. D. Reich, of Strauss, Reich & Boyer, counsel for the Committee, and other members of the Committee, can never be undone.

It may take some time for the Committee to finish its work, but its ultimate success is assured when erection of buildings will permit the manufacturers in the Save New York zone to move out and into the proposed manufacturing district below the Pennsylvania station, which will become the greatest permanent manufacturing location in the country.

There is enough vacant land in this section of comparatively small value, so that this statement can be made publicly without danger that the owners of the property will make it impossible for this development to take place by putting up the prices on it, because if they do there is a great danger that this part of the city, which today is covered with buildings that are obsolete, will be jumped over and forgotten.

We therefore prophesy that the work of the Save New York Committee must succeed and will succeed, but we want the co-operation and help of every one to put it over, and we feel sure that the people of New York will give this help to us.

Private Realty Sales For 1918 Record Gain Over 1917

(Continued from page 7.)

1918				Manhattan		Bronx		1917				Manhattan		Bronx	
Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Conveyances.	Conveyances.	Week Ending	Manhattan Total	Below 59th St.	Above 59th St.	Conveyances.	Conveyances.	Week Ending	Manhattan Total	Below 59th St.	Above 59th St.
Nov. 2.....	16	8	8	12	93	97	Nov. 3.....	9	3	6	15	158	98		
Nov. 9.....	25	6	19	9	102	77	Nov. 10.....	16	5	11	10	120	84		
Nov. 16.....	25	11	14	7	90	75	Nov. 17.....	19	5	14	13	105	112		
Nov. 23.....	20	6	14	9	105	54	Nov. 24.....	20	10	10	9	157	110		
Nov. 30.....	23	11	12	15	103	46	Total	64	23	41	47	540	404		
Total	109	42	67	52	493	349	Dec. 1.....	18	8	10	13	144	105		
Dec. 7.....	36	15	21	13	129	97	Dec. 8.....	22	8	14	13	207	136		
Dec. 14.....	50	18	32	14	123	87	Dec. 15.....	20	8	12	17	95	82		
Dec. 21.....	43	16	27	10	122	88	Dec. 22.....	34	14	20	23	116	70		
Dec. 28.....	38	12	26	17	81	57	Dec. 29.....	20	7	13	6	56	74		
Total	167	61	106	54	455	329	Total	114	45	69	72	618	467		
Grand total.....	1350	544	806	629	5911	4296	Grand total.....	1255	479	776	523	7328	5745		

Reasons Why New York Real Estate Is a Good Buy Today

Strongest Kind of Optimism Warranted by the Excellent Situation of Realty Market,
in the Opinion of a Leading Operator

BY FRANKLIN PETTIT.

President, Realty Company of America.

WHILE some of the elements essential to a strong and active real estate market are lacking at the moment, the fact remains that some of the most vital of these elements are in excellent condition and warrant the strongest kind of optimism concerning the future of the real estate market. I have been in close touch with real estate conditions for more than twenty years and at no time during this long period has its future in the entire New York Metropolitan District looked brighter to me than at this time. I have gained my impressions from a vast amount of detail which has come before me during the period of the war and have carefully noticed the healthy changes which have been gradually asserting themselves.

The basis of all value concerning real estate or any other security or investment is earning capacity. As to this all-important feature, real estate is in better condition today than it has been at any time within my knowledge. Even with our high taxes and increases in all other charges, we are still able to show fair net earnings as the limited supply of all classes of space has made it possible to increase rentals to meet the increased expenses. Notwithstanding the remarkable renting conditions, many properties are to be had at bargain prices at this time. There are many opportunities to purchase partially improved or wholly unimproved properties in the hands of timid owners who are still apprehensive concerning the labor and material market and the lack of available mortgage funds.

Only recently has there been anything like real co-operation among the real estate interests concerning its protection from over taxation and other unfair burdens and restrictions. For years real estate has been without organized protection and in spite of most unfair burdens which have been imposed upon it, stood up as well as, if not better than, any other form of security. By comparison, covering a long period of years, statistics show conclusively that the average investment in real estate carefully made is better and safer for the investor than an investment in the average so-called "Wall Street securities."

I have predicted for years that we would eventually secure real estate mortgage funds through bankers handling real mortgage bonds. I have personally been familiar with negotiations which have been under way during the past year tending in this direction and now believe that the very condition which would appear to be temporarily against the future of the real estate market at this time (I refer to the lack of available funds in the hands of institutions which have for a period of several years been practically the only source for procuring mortgage funds in substantial amounts) is about to drive us into the developing of new sources for funds for real estate mortgage bonds which we would not otherwise have uncovered.

There are of course many features of the situation which will stand improvement. First and foremost among these is the securing of legislation which will for all time settle the rate of taxing realty. Concerted action is now under way which we hope may secure at the next State Legislative session the passage of a bill which will limit this rate to one and three-quarters per cent. or, at the most, two per cent. of its assessed value. Even if this legislation is not secured at the coming session, its ultimate success is inevitable as the voting power of the thousands of real estate owners which has at last been aroused will soon be felt. The voting power and consequent political influence of real estate owners has never before been felt and its strength is only just now receiving recognition and gaining a little momentum, through the activities of the New York Real Estate Board and other

organizations which have at last been able to make the owners of real estate understand the absolute necessity of organized co-operation for protection against the activities of the representatives of the owners of untaxed personal property, valued at twice as many billions as that represented by the assessed value of real estate. With combined clear vision and persistence, real estate is sure to secure fair play from the taxation standpoint before long.

The rigid rule of amortization of mortgages which is being recommended and largely enforced by the holders of mortgages representing loans made during the past five or ten years is in my opinion properly applied to some of these mortgages as they mature, by reason of the relative percentage of the present amount of the mortgage to the present value of the property. This rule, however, should not and will not automatically apply to all new mortgages without reference to the relation the amount of the mortgage bears to the value of the property. Long term mortgages should be the rule, with a clause which I have so often advocated for the protection of the lender, which will enable him to call for instalments, in his own discretion, in event of any threatened depreciation in value of the mortgage security.

The prevailing high scale of wages will gradually be somewhat reduced as the cost of food and living decline. An early reduction in the prices of many of the materials required for building is anticipated as soon as the requirements for export are approximately ascertained. Then we will start the builders going again and an active market for vacant property will immediately be at hand.

We know that changes for the better in all these conditions must and will soon take place and that an interest will be awakened in real estate which will create an active market at constantly increasing prices until we reach a point where the earnings properly capitalized will not warrant further advances. The conditions concerning many investment properties which have come before me indicate a probable advance in the near future of thirty per cent. or more in value. In many cases vacant land in the hands of weak or discouraged holders can at present be had at prices which will in my opinion shortly show increases to the extent of approximately fifty or sixty per cent. The advances I refer to are in many cases merely a recovery from the low level which has been reached since 1913. I can say unqualifiedly that purchases carefully made at this time will in my opinion show large profits in the not distant future and that those who delay purchasing until every little condition has righted itself will find themselves buying in a very much more active market and at a very much higher range of prices.

New methods of expediting and facilitating the transfers of real estate are maturing, new fields for handling mortgage loans with public bond issues are being exploited, state tax legislation and other regulative local ordinances looking to the relief and advancement of real estate are under way. In fact every element affecting realty seems to be changing for the better.

If the "peace negotiations" are rapidly and satisfactorily settled and Congress will effectually dispose of the obsolete Sherman Law so that this country may proceed with its own commercial reorganization and reconstruction, a strong and active market for real estate is inevitable. Even now it is daily developing in activity and strength.

Gen. W. W. Wotherspoon, State Superintendent of Public Works, in his annual report, made public yesterday, does not favor the permanent Federal control of State waterways.

Real Estate Board's Tax Bills Introduced at Albany

Provide for Limitation on Realty Taxes of Not to Exceed Two Per Cent., and for Personal Property Tax

THE tax measures prepared by the Real Estate Board of New York were introduced Wednesday night by Assemblyman Seesselberg and are Introductory Nos. 10 and 11. The first bill provides that the tax rate in the City of New York shall not exceed 2 per cent. on real property and $\frac{1}{4}$ of 1 per cent. on personal property. The second bill amends the State law by providing that where the tax on personal property is one quarter of one per cent. per annum, there shall be no exemption for debt.

Another bill will provide for changing the taxable situs of tangible personalty, so that it can be taxed where located and not where the owner resides. These two bills will produce \$217,500,000 yearly revenue, which with \$50,000,000 surplus revenues of the general fund would give a total revenue of \$267,500,000 or far more than enough for the needs of city government economically administered. A hearing will be asked on the bills as soon as the committee are appointed. Sentiment at Albany, as far as could be ascertained, was favorable and the bills should pass.

The tax bills follow:

An Act to amend the Greater New York Charter, by prescribing limitations upon the rates of taxation to be levied upon real property and personal property in the City of New York.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section nine hundred of the Greater New York Charter, as re-enacted by chapter four hundred and sixty-six of the laws of nineteen hundred and one, and amended by chapter four hundred and fifty-five of the laws of nineteen hundred and eleven, chapter six of the laws of nineteen hundred and twelve and chapter four hundred and fifty-one of the laws of nineteen hundred and fourteen, is hereby amended to read as follows:

Statement by Controller to Board of Aldermen:
Levy of Annual Taxes.

Section 900. For the purpose of enabling the board of aldermen to impose the annual taxes it shall be the duty of the comptroller of said city to prepare and submit to said board, at least one week before the first day of March in each and every year, a statement setting forth the amounts by law authorized to be raised by tax in that year, on account of the corporation of the City of New York, as hereby constituted, or for city purposes within said city as created by this Act, and purposes for which said city is liable, and on account of the counties of New York, Kings, Bronx, Queens and Richmond, and also an estimate of the probable amount of receipts into the city treasury during the then current year from all sources of revenue of the general funds, including surplus revenues from the sinking funds of the mayor, aldermen and commonalty of the City of New York and of any of the municipal and public corporations or parts of municipal and public corporations by this act consolidated with the municipal corporation known as the mayor, aldermen and commonalty of the City of New York, other than the surplus of revenues of any such sinking funds for the payment of interest on the city debt of the municipal corporation known as the mayor, aldermen and commonalty of the City of New York, or the like debts of the municipal and public corporations by this Act consolidated as aforesaid, and the said board of aldermen is hereby authorized and directed to deduct the total amount of such estimated receipts from the aggregate amounts of all the various sums which by law it is required to order and cause to be raised by tax in said year, for the purposes aforesaid and to cause to be raised by tax such sum as shall be nearly as possible but not less than the balance of such aggregate amount after making such deductions by fixing a tax rate (in cents and hundredths of a cent upon each dollar of assessed valuation) upon real property of not

exceeding two cents upon each dollar of assessed valuation of real property and a tax of not exceeding twenty-five one-hundredths of a cent upon each dollar of assessed valuation of personal property, which tax rates shall each be expressed in cents and hundredths of a cent upon each dollar of assessed valuation to which such rate applies.

Section 2. As to the tax rate on real property, this Act shall not take effect until January first, nineteen hundred and twenty. As to all other provisions it shall take effect immediately.

An Act to amend the Tax Law in relation to the assessment of real and personal property.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section six of chapter sixty-two of the laws of nineteen hundred and nine, entitled, "An Act in relation to taxation, constituting chapter sixty of the Consolidated Laws," as amended by Chapter two hundred and seventy-seven of the laws of nineteen hundred and fourteen, is hereby amended to read as follows:

Section 6. The assessment of real and personal property. All real and personal property subject to taxation shall be assessed at the full value thereof (provided, however, that the owner of personal property shall be allowed a deduction from the full value of all his taxable personal property to the extent of the just debts owing by him but no such deduction shall be allowed by reason of the indebtedness of the owner contracted or incurred in the purchase of non-taxable property or securities owned by him or held for his benefit, nor for or on account of any indirect liability as surety, guarantor, indorser or otherwise, nor for or on account of any debt or liability contracted or for the purpose of evading taxation).

Section 2. This Act shall take effect immediately.

Up-State Committee on Tax Legislation

[Special to the Record and Guide.]

Albany, Jan. 2.

IN AN EFFORT to solve the perplexing State and local tax problem in which New York City is so vitally interested, the State Conference of Mayors, through its president, Mayor Walter R. Stone, of Syracuse, has invited the following persons to act on a committee to draft for the consideration of the present Legislature a comprehensive tax system:

Mayor William J. Wallin, Yonkers, chairman; Senator Henry M. Sage, Assemblyman H. Edmund Machold, State Tax Commissioner John J. Merrill, Frank Zoller, of the Council of Manufacturing and Mercantile Corporations; Frank M. Godfrey, of the State Grange; Deputy State Comptroller James A. Wendell, Mark Graves, of the Bureau of Municipal Accounts of the State Comptroller's Office; Commissioner of Finance Charles M. Healt, of Buffalo; Robert B. McIntyre, of the Mayor's Advisory Committee on the Administration of the Tax Law, New York City; Charles J. Tobin, secretary of the State Tax Association; City Treasurer Joseph C. Wilson, of Rochester; L. D. Woodworth, of the Advisory Council of Allied Real Estate Interests; A. C. Pleydell, secretary of the State Tax Reform Association; Mayor Mark I. Koon, of Auburn; Lawson Purdy, former president of the New York City Department of Assessments and Taxation.

The committee will be urged to meet at once and draft the proposed legislation to insure its introduction not later than February 15.

In his letter announcing the purposes of the committee Mayor Stone says:

"The State this year is threatened with a \$12,000,000 deficit, and the cities must have an increase in revenue of at least \$10,000,000 to meet necessary operating expenses and to offset decreased revenues.

Fifth Avenue Real Estate Valuations on Sound Basis

War Did Not Seriously Affect Factors That Have Made and Will Continue to Make It the Great Shopping Centre—Future Prospects Bright

ROBERT GRIER COOKE,
President, Fifth Avenue Association.

TWO years ago Fifth avenue, in common with the rest of the country, began to readjust itself to war conditions. America had not then entered the world struggle, but war clouds were plain, and New York's high class business and residential district was busily trimming sail to meet the coming storm.

How splendidly Fifth avenue, despite privations and sacrifices, met the crisis and triumphed over it is now a matter of history. Readjustment from peace to war conditions, which in its earlier stages was viewed with many misgivings, in reality made the avenue, in a far greater sense than before, the world's leading street. It may be said to have constituted the acid test of Fifth avenue's permanence and stability as an asset, not only of the city itself, but of the nation.

There are, indeed, many signs that Fifth avenue at the end of the great war is only at the threshold of its real greatness. There is good reason to believe that the new alignment of the nations and the peoples which the world conflict has brought about will make Fifth avenue an international street in a sense that in ante-bellum days was never dreamed of. Certainly if New York is, as many believe, to be the financial and trade centre of the world, business enterprise and property and rental values in the heart of the city's shopping and home section have a wonderful future.

Realty values thus start the new era on a solid foundation. During a long period of what was hard going for many of the city's highest class stores and shops in the face of extreme war saving and war giving, retail business property in the shopping district of this city held its own astonishingly well. While stocks and bonds of railroads and of many industrial enterprises and investments of nearly all kinds everywhere slumped badly, rentals along Fifth avenue and in its principal cross streets for some distance on both sides of the avenue have been sustained in a most satisfactory way.

There has been plenty of retrenchment, of course, particularly among the stores and shops whose trade was chiefly in commodities that came in the class of luxuries, but for the most part they have "carried on" with splendid optimism and waited cheerfully for the better day which is now dawning. It would be difficult to find a business district anywhere in this or any other country where so few stores and shops have gone out of business in the last few years as has been the case along Fifth avenue. This confidence in the future on the part of the district's merchants and business interests has been the main factor in sustaining realty values. Most of the store and shop space has been so well rented that owners have shown no disposition to part with their properties at a sacrifice.

An important factor which made for stability of Fifth avenue realty in war times was the fact that property very generally throughout the section was held by strong interests. Obviously, if these considerations carried so much weight in the central retail section of Manhattan in the depressed days of the war, how much they mean for Fifth avenue and the solidity of its property values in the years to come!

It should not be forgotten, either, that the real effect of the new zoning law limiting the heights of business buildings has been of very decided benefit. In the actual heart of the best retail part of the city, these new building regulations have made it impossible for more garment factories to come in, and many have been induced to move elsewhere. Through the efforts of the "Save New York" Committee, more than 200 manufacturers have signed agreements to move out within a year. The result of this gradual cleaning up process has been to stabilize values. While this is a constructive element in the situation that has no direct relation to the war, it is at

least a benefit that has come during the war period and may be properly considered as a wartime factor, in that it served to neutralize some of the causes for depression that came into the realty outlook with the war.

On the other hand, the outbreak of the war, with higher prices for materials and the resultant falling off in construction work, held up the plan for building a great factory district for the needlework trades on the West Side, south of the Pennsylvania station. The coming of peace, however, brings this project, which if carried out would in time be expected to absorb the present objectionable factories along Fifth avenue, into the foreground again. In the interests of everybody concerned, the garment workers no less than the business and property interests of the retail section, it is to be hoped this will soon be arranged.

Some of the concerns which used large floor space during the war undoubtedly will gradually drop out, but with the executive offices of increasing numbers of the large industrial concerns in all parts of the United States seeking good locations in New York—and in the industrial and trade era on which America is now entering this tendency can be expected to increase—there is every probability that Fifth avenue buildings will be in continued demand for such purposes.

North of Fifty-ninth street conditions with respect to realty values are and have been of the best during most of the period since this country took the side of the Allies. In the stretch of the thoroughfare northward to the upper end of Central Park there has been during recent months a noticeably increased demand for private houses. This, no doubt, has been in part due to the war itself, for some of the wealth accumulated here during the last few years has not unnaturally found its way into fine residences in America's premier home district. Before the war the erection of many splendidly appointed apartment houses in the uptown section resulted in some lessening of demand for detached Fifth avenue homes, but that condition no longer prevails. There are few vacant modern residences today in the district, and there is every promise that the demand for these properties will be excellent for a long time to come.

Looking at the realty situation in its broadest aspects, it is clear that the years directly ahead hold a rich promise for Fifth avenue and the great district it dominates. New York will become a world city and a Mecca for all the races of the earth. In the prosperity sure to come, the Fifth avenue section will play a large and vital part. The street itself has been brought closer to the hearts of all Americans by the leading part it has taken in all the important war efforts and as the center of this country's wartime pageantry. This together with the street's immensely added attractions for the merchants of all countries, as the centre of the world's wealth, is certain to result in an incursion of new shops and stores of the highest class, both from our own American cities and from Paris, London, and other of the great cities of Europe, and perhaps also from Asia and South America.

Even now, with the war less than two months away, there is beginning to be felt an inquiry from abroad for shop locations along the avenue. This movement can be expected to grow stronger as time goes on and the business plans of far-seeing merchants abroad become clarified and adjusted to the new order of things. Certain it is that the war has brought us a new vision of the future of Fifth avenue, in the sense that it will be the market place of the great shopkeepers of all the countries of the earth. Fifth avenue is looking ahead to the new era in the world's affairs with every confidence that it will have a lion's share in the material benefits which the coming years are sure to bestow.

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RANDOM NOTES IN THE REALTY FIELD

Adopt Amendments to Plumbing Rules—Seek Change in Banking Law to Aid Suburban Lot Buyers

THE Board of Standards and Appeals, after a public hearing last week, passed all the proposed amendments to the plumbing rules, which will provide owners and builders with more latitude in the installation of plumbing systems. Twelve votes were cast in favor of and one against the amendment. The matter was discussed at a public hearing in the Municipal Building for four hours, and the argument centred chiefly about the practicability of drain pipe traps, with and without vents leading to the outside air.

Among the speakers were Thomas C. O'Brien; J. L. Murphy, A. J. Provost, A. L. Webster, J. P. Blair, John Delehanty, B. E. Hanson, John Hopkins, F. B. Lasette, Rudolph P. Miller, one-time chairman of the Board of Standards and Appeals; Charles B. Meyers, Philip J. Sinnott, Oscar Lowinson and John H. Scheir.

The proposed amendments were published in full in the Record and Guide of December 21. The only change made at the hearing affected Rule 99, which was made to read:

"No form of trap will be permitted to be used unless it has been approved by the Superintendent of Buildings or the Board of Standards and Appeals.

"No anti-siphon trap or deep seal siphon-jet fixture shall be approved until it has successfully passed such test as may be prescribed by the Board of Standards and Appeals."

Declare Cash Dividend.

The Directors of the Allied Mutuals Liability Insurance Company, of which a large number of the representatives of the building trades of Greater New York are assured, have declared a cash dividend of 25 per cent., payable on policy expirations from July 1, 1917, to June 30, 1918, inclusive; and also an additional 10 per cent. dividend on earned premiums up to and including June 30, 1917, on policies which were in force prior to that date and terminated subsequently.

Seek Banking Law Amendment.

Assistant District Attorney Theodore L. Waugh, who has been in charge of the criminal end of the investigation into tax sale sharks and bogus land operators conducted by the Mayor's Committee on Taxation, has framed an article which may be added to the banking laws at the coming session. The purpose of this article is to make impossible the mulcting of small investors by land speculators.

The investigation has shown the need of some measure which will prevent land speculators selling mortgaged property and from so diverting their assets that they are unable to raise the mortgages when the time comes to give their customers deeds. Millions of dollars have been lost by would-be home owners because of this condition.

The article applies to every individual, partnership, corporation or unincorporated association engaged in selling real property on the instalment plan and affects all contracts made wherein the instalments are less than \$100, whether the property sold is located in this State or elsewhere. This covers concerns which are located in New York, but selling realty in New Jersey or elsewhere.

Following the passage of the act, all persons dealing in realty shall be

obliged to take out a certificate permitting the transaction of business; file with the Banking Department a statement as to its capital and give exact information as to what property is to be sold, together with the names and addresses of any mortgages and the amount of the liens. This information must be given under oath.

Property Owners Committees.

At a meeting of the Upper Manhattan Property Owners' Association, held at the headquarters of the organization, Ernest Spitzer, the president, announced the appointment of the following committees:

Transit Committee—Harry Goodstein, chairman; Donald Robertson, Leo Stein, A. E. Wesslau and Harry B. Rogers.

Legislation and Taxation—Assemblyman B. Elliott Burston, chairman; Leo Stein, Charles Nehring, Rube R. Fogel and John Alexander.

Good and Welfare—Harry B. Rogers, chairman; G. Klaber, Leo Stein, John Robertson and H. Leiblich.

1919 Dinner—William Goebel, chairman; Rube R. Fogel and Harry Goodstein.

Membership—James Murray, chairman; John Robertson, Norman Denzer, Alexander McDowell, Frederick Nehring and Harry B. Rogers.

High School—Harry Goodstein, chairman; J. B. Murphy, A. E. Wesslau, Jules Nehring and Donald Robertson.

Discipline—William Goebel, chairman; R. Elliott Burston, John Gunn, A. E. Wesslau and John Robertson.

Westchester Brokers Meet.

The Westchester County Real Estate Board held its annual meeting recently at the Manhattan Hotel, New York City. Yonkers, Bronxville, Hartsdale, Larchmont, Mount Kisco, Mount Vernon, New Rochelle, Peekskill, Pelham, Port Chester, Rye, Scarsdale, Tarrytown and White Plains, together with New York City, were represented.

The election of officers for the ensuing year resulted as follows: Walter King Cooley, of Mount Vernon, was re-elected president; William R. Bull, of Port Chester, was chosen first vice president; Thomas S. Burke, of Yonkers, second vice president; L. Ward Prince, of White Plains, third vice president; Edward C. Griffin, of Larchmont, fourth vice president; William H. Mills, of New York city, re-elected secretary; Stephen L. Angell re-elected treasurer.

Safety Isles Removed.

The safety isles on Fifth avenue, at 42d and 43d streets, New York city, have been removed at the suggestion of Special Deputy Police Commissioner John A. Harriss, in charge of traffic, because investigation showed that few pedestrians used them. Instead, they stepped out into the traffic area beyond the lines and thus left passage room for but one line of vehicles. Besides this interference with traffic, the isles were also found to cause obstructions to large parades. It is said that the system recently introduced at 42d street and Fifth avenue, where a line of white marble slabs, extending from curb line to curb line, indicates to the pedestrians the safe area within which he may cross the avenue, will be extended.

Real Estate Review for the Current Week

Well-Maintained Demand for Small Investment Holdings Continues to Characterize Market Activity

IN spite of the fact that it was another holiday week, a substantial amount of business was reported and the New Year made an auspicious beginning by virtue of a considerable number of small transactions. Aside from the fact that the great bulk of business concerned itself with deals for moderate priced investment holdings, there was little to distinguish the market activity from that of previous weeks, the one outstanding feature remaining the continued demand along the well defined lines that have been mentioned.

There were several transactions, however, commanding more than passing interest. Among them was the sale of a Sixth avenue corner at 55th street to a builder who has been identified with high grade apartment house construction in the Park avenue section. The transaction foreshadows the undertaking of a similar project, which may lend new character to Sixth avenue's development at this point. The avenue, on account of its narrow width and the presence of the elevated structure, has held little promise in the past in connection with apartment house development although several structures of this type have been erected in the immediate neighborhood of Central Park.

Operators figured prominently in numerous transactions of the week. Among the properties which passed into their ownership were a West End avenue apartment house owned for many years by Maggie Mitchell, the old time stage favorite, a row of valuable Bronx multi-family houses on Briggs avenue and a goodly number of tenement property in various parts of the city.

The growing movement to provide relief to real estate owners from excessive tax burdens took on a new aspect by virtue of a section of Governor Smith's message which devoted itself to this subject. The Governor pointed out that the constantly increasing cost of government and the pronounced loss in revenue from excise taxes makes it necessary for the Legislature to greatly revise the revenue laws with a view to increasing the receipts therefrom, and he advocates

the enactment of new laws which will produce sufficient sums to meet the requirements of the state. He emphasizes the fact that any additional obligations placed upon real estate might well be calculated to spell disaster. State Controller Travis, in a report, also offered recommendations for increasing the State's revenue to offset anticipated losses from liquor receipts and to further perfect a more economical State administration. The Controller urges the enactment of laws which will, in his belief, balance budget requirements, and suggests various changes in the investment tax law. The unusual interest which the City Administration, the Governor and the State Controller are taking in tax matters, coupled with the growing appreciation on the part of the general public of the necessity for tax relief to property owners, makes the possibilities of remedial legislation at the session of the present Legislature unusually bright and there is a growing hope that this sentiment will result in the placement on the Statute books of a new measure which will afford a substantial measure of relief for New York City property owner.

An important development which may have direct bearing on the mortgage loan situation concerned itself with announcements made during the week that the savings banks of New York City have recorded big gains in deposits, with resources unparalleled in the history of the State. Money began to flow rapidly into the savings banks after the armistice was signed and the gains have been growing ever since. The return of vast sums of capital into the banks is being attributed to the fact that a number of subscribers soon after the entry of the United States into the war withdrew their deposits and preferred to keep them at home during the war period. These additional sums which are now being re-deposited are estimated to aggregate about \$5,000,000 as compared with an additional gain in total deposits for the year in the various savings banks of nearly fifty million dollars. A considerable amount of this money will be available for release into mortgage loans and owners of real estate may regard this improved condition with much optimism.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 39, as against 38 last week and 23 a year ago.

The number of sales south of 59th street was 18, as compared with 12 last week and 7 a year ago.

The number of sales north of 59th street was 21, as compared with 26 last week and 16 a year ago.

From the Bronx, 16 sales at private contract were reported, as against 17 last week and 7 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 20 of this issue.

Sixth Avenue Corner Improvement.

An important purchase involving a valuable upper Sixth avenue corner may result in a new apartment house for the neighborhood. J. E. R. Carpenter, who has been identified with a number of high grade apartment house projects in Park avenue section in recent years, bought the northeast corner of Sixth avenue and 55th street, from Mary J. Odell, through Harold L. Lewis and James Boyd. The corner is improved with five five-story flats, 978 to 984 Sixth avenue, and 75 West 55th street, each 25x100. The property had been held at \$275,000. The sale was arranged on a

cash basis. It is believed that Mr. Carpenter will reimprove the plot with a modern apartment. He recently purchased 115 and 117 East 82d street, on a plot 75x102.

Sells Last of Holdings.

Isaac H. Clothier, of Philadelphia, one of the most active buyers in the local real estate field ten years, has sold the eight-story loft building at the southwest corner Washington place and Mercer street, the last of his realty holdings in this city, which were estimated at one time at \$2,000,000.

The building is fully tenanted, yields \$23,000 annually and is said to have cost the present seller in the neighborhood of \$300,000. It measures 42.9x96.3 feet. John W. Herbert, of Helmetta, N. J., owner of several large properties in this section, is the purchaser. He plans to hold the realty as a permanent investment. Daniel Birdsall & Co. were the brokers.

Operators Active on Heights.

James A. Trowbridge sold to the Nason Realty Company, Max N. Natanson president, 728 West 181st street, a six-story apartment house, through Byrne & Bowman, who also sold to the same interests for the Ambrose Realty Company, 736 West 181st street, adjoining, a similar structure. Each building has a frontage of 100 feet, with varying depths of from 129 to 150 feet. The houses

were held at \$450,000 and have a rent roll of about \$62,000. They are assessed at \$405,000. The houses were acquired by the present sellers, as plaintiffs, in foreclosure proceedings instituted recently.

Maggie Mitchell Home Sold.

Daniel H. Jackson, operator, purchased from the United States Trust Company, as executor of the estate of Margaret J. Mace, known on the stage for many years as Maggie Mitchell, the eight-story apartment house, 853 and 855 West End avenue, southwest corner of 102d street, measuring 50 feet in the avenue and 75 feet in the street. In 1895, when Mrs. Mace retired from the stage, she erected the building and lived there until her death, about a year ago. The property is assessed by the city for \$140,000 and was held at \$200,000. The sale, which was made through E. H. Ludlow & Co., was on a cash basis, subject to a first mortgage of \$75,000.

Buys East Side Holdings.

The Nason Realty Company has purchased from Jacob Rosenthal the following properties:

1838-1840 Third avenue, two five-story cold water tenements, each on plot 40x100.

The southeast corner of Delancey and Chrystie streets, a six-story new-law tenement, on plot 50x100, fronting

100 feet on Delancey street, and containing seven stores on Delancey and two on Chrystie street. It was held at \$180,000.

The northwest corner of Broome and Clinton streets, a six-story new-law tenement, on an irregular plot, fronting 75 feet on Clinton street and 51.8 feet on Broome street.

The northeast corner of Broome and Attorney streets, a six-story new-law tenement, on plot 60 feet on Attorney street and 25 feet on Broome street, by irregular.

To Build on Carnegie Hill.

Joseph H. Choate has purchased from Stephen W. Kent and Mrs. Diana Sinn the two four-story dwellings at 10 and 12 East 94th street, on a plot 40 by 100. The properties were acquired through William B. May & Co. and the Douglas Robinson, Charles S. Brown Company, as brokers.

Mr. Choate plans to reimprove the site with a large modern residence. The

two properties are assessed by the city at \$90,000.

Heights Apartment Deals.

Bennett Hall, Holmes Court and Wendell Hall, at 21, 31 and 41 Bennett avenue, valued at \$600,000, were purchased by an investor from the Bennett Avenue Realty Company, of which Patrick H. McNulty is president. The houses are six stories each and fully tenanted. Bennett Hall, the southerly house, stands on a plot 88.6x100; Holmes Court is on a site 93.5x100, and Wendell Hall occupies a plot 104.7x100.

Estate Sells in Bronx.

The estate of Susan Weir sold to Frederick Brown, through Nehring Brothers, 2608, 2612 and 2616 Briggs avenue, three five-story apartment houses on a plot 120 by 85. They were held at \$120,000. This completes the sale of five apartment houses held by the estate, which received them in exchange for the "Stockton" a six-story elevator apart-

ment house on the southeast corner of 165th street and St. Nicholas avenue, and which was recently sold for cash through the same brokers. The other two houses are 260 and 274 East 194th street, covering the block front from Briggs avenue to Bainbridge avenue, adjoining these three houses, and which were resold by Mr. Brown. Nehring Brothers negotiated all the transactions.

Downtown Investment Purchase.

The seven-story business building at 9-11 East 16th street, between Fifth avenue and Broadway, on plot 50 by 92, has been sold by Harry B. Cutner for the Gylmann Realty Co., to an investor represented by M. S. & I. S. Isaacs as attorneys. The building rents for \$15,000 and has been held at \$140,000. The purchaser, reported to be the Baron de Hirsch Fund, contemplates substantial improvements to the property.

Obtain Permission to Sell Church.

Thomas F. Donnelly, Justice of the Supreme Court, granted permission yesterday to the First Presbyterian Church in the City of New York to sell the Madison Square Presbyterian Church property, known as Dr. Parkhurst's church, at the north corner of Madison avenue and East 24th street, to the Metropolitan Life Insurance Company, which contracted for its purchase at \$500,000 in October.

Morgenthau Company Sells.

The Henry Morgenthau Company sold through Sharp & Co. the Marion, a nine-story apartment, 45.11x125, at 2612 and 2614 Broadway, near 99th street, assessed at \$225,000. Julius H. Zeiser, attorney, represented the buyer, and Walter M. Wechsler was attorney for the seller. The apartment was erected about fifteen years ago by Thomas Healy, and came in possession of the present sellers last year, with several other parcels, which were given as part payment for the Astor market, Broadway and 95th street.

Realty Memorial Gift.

For the establishment of a memorial building to his wife, Jeremiah Milbank bought the two four-story dwellings, 11 and 13 West 10th street, 54.6x94.10, from Joseph S. Auerbach and gave the property to the Ladies' Christian Union, Mrs. Louis H. Burr, president. The property, which cost in the neighborhood of \$80,000, will be remodeled at a cost of about \$20,000 and, when completed, will be known as the Milbank Memorial Home. The Ladies' Christian Union, which was organized in 1858, to provide homes for self-supporting women, has five other homes throughout the city. The late Mrs. Russell Sage, who managed the union from 1858 to 1879, left to it \$100,000. The brokers in the deal were Homer Foot, Jr., and the Payson McL. Merrill Company.

Manhattan.

South of 59th Street.

AV D.—The Morgenstern Bros. Syndicate sold 49 and 51 Avenue D, between 4th and 5th sts, 44x80, a 6-sty new-law tenement, with accommodations for 36 families and containing four stores. Fine & Rosenblatt were the brokers. It is fully rented and was held at \$60,000.

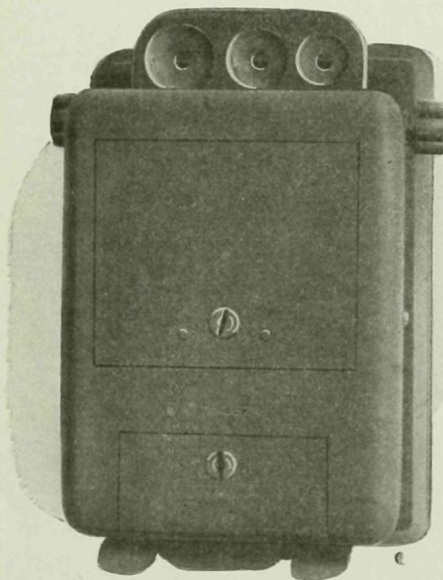
EAST HOUSTON ST.—Louise M. Pollock is reported to have sold the 6-sty flat at 444 East Houston st, on a plot 31.2x67.8, at the northwest corner of Manhattan st.

GREENE ST.—E. H. Ludlow & Co. have sold for Mrs. Dorothy Symes 29 Greene st, a 4-sty and basement store and loft building, on lot 20x100, between Canal and Grand sts. In part payment the buyer gave the dwelling at 152 Prospect st, corner of Springdale av, East Orange, N. J., on a plot 51x200.

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"Pay-When-You-Call"

JANE ST.—Crist & Herrick sold for William S. Bogert to Joseph H. Gilman the 5-sty tenement at 41 Jane st. The seller has owned the property for more than 20 years.

15TH ST.—Corn Exchange Bank sold through Pepe & Brother 111 West 15th st, three 3-sty front and rear buildings, 25x103.3, near 6th av. The property adjoins the store of S. Baumann & Brother and will be altered into a garage by the new owner.

49TH ST.—John M. McGuinness has sold 233 East 49th st, a 3-sty dwelling, on lot 18x100.5.

56TH ST.—Albert B. Ashforth, Inc., and Tucker-Speyers & Co. sold for Mrs. Gouverneur Kortright the 4-sty and basement dwelling, 25x100, at 15 East 56th st to Burton S. Castles. The buyer will occupy after extensive alterations. This was an all cash transaction.

57TH ST.—Bryan L. Kennelly and Folsom Brothers sold the 4-sty brownstone single flat 217 East 57th st, 20x100, to League of Catholic Women, whose board of directors include Countess Georgiana Iselin, Mrs. Nicholas Brady, Mrs. Thomas H. Kelly, Countess Langier-Villiers, Mrs. Delancey Kane, Mrs. Henry W. Taft, Mrs. Burrell Hoffman, Mrs. Andrew Dougherty and Miss Teresa O'Donohue. The purchasers will remodel the building at a considerable expense for day nursery purposes.

9TH AV.—The H. M. Weill Co. sold for the estate of Samuel T. Reynolds the 4-sty building 336 9th av, between 29th and 30th sts, on lot 18.3x70. The purchaser, William Barweiss, will alter for his contracting business.

North of 59th Street.

61ST ST.—Douglas L. Elliman & Co. sold for Dr. Burrill B. Crohn his residence, 47 East 61st st, to Thomas J. Meehan, who will alter it into small apartments. The same brokers leased the ground floor, which will be altered into a doctor's office, back to Dr. Crohn for a long term of years. This is the second house the same brokers have sold in the street this month.

68TH ST.—Frederick Brown, operator, bought from the estate of John L. Tonnele, represented by Harry H. Herche as attorney, the 4-sty and basement dwelling at 48 East 68th st, on a lot 20x100.5, between Madison and Park avs. W. J. Huston & Son were the brokers in the real. The property is assessed for \$60,000 and was purchased for all cash, it having been held free and clear by the owners. Mr. Tonnele bought the house in 1879 and occupied it continuously up to six years ago. The house was fully furnished and has had no tenant for six years. The present sale does not include the furnishings.

78TH ST.—William R. Ware sold for the estate of Charles Edward Smith 395 West 78th st, a 3½-sty dwelling, on lot 16.4x69, to a client for occupancy.

92D ST.—James H. Cruikshank resold to Rose Rothvart the 3-sty residence at 39 West 92d st, 20x100, assessed at \$17,000. Warren & Skillen were the brokers in this transaction. The seller bought the house last June from the trustees of the Fund for Aged and Infirm Clergymen of the Protestant Episcopal Church in the Diocese of New York.

103D ST.—Simon Holding Co. bought from George H. Stratton, through Sharp & Co., the 6-sty apartment house, 37.6x100.11, at 159 West 103d st. The property was offered at auction a few weeks ago and was taken over by the selling family on a bid of \$50,216.

105TH ST.—The Nehring Co. sold for Dora Schoenfeld 251 East 105th st, a 5-sty apartment house, on plot 26x100. The property was held at \$20,000.

112TH ST.—The 5-sty flat at 7 East 112th st, 25x100, has been sold to an investor by Michael Kaufman, president of the Grand Concourse Realty Co. It was held at \$36,000.

118TH ST.—Sydney I. Moll has bought from the estate of August C. Kingsland the 5-sty triple flat at 32 West 118th st, on lot 25x100. Herman R. Elias, as attorney, represented the purchaser.

119TH ST.—Ennis & Sinnott have sold 280 West 119th st, a 5-sty flat, on lot 20x100, adjoining the southeast corner of 8th av, to Alice Feste. Porter & Co. were the brokers.

123D ST.—Lincoln Trust Co. sold 440 East 123d st, a 6-sty flat, 33.4x100, to Frederick Brown through S. Joffe.

125TH ST.—Shaw & Co. are reported to have sold 336 East 125th st, a 3-sty building, on lot 21.6x100.11.

129TH ST.—Illwood Holding Co. bought from the Veslut Realty Co. 261 and 263 West 126th st, a modern building, 50x99, adjoining the northeast corner of 8th av. The property is assessed at \$70,000. The Illwood Co. resold the property to an investor.

129TH ST.—Charles A. Collard has sold 117 East 129th st, a 3-sty brick building, on lot 25x99.11, between Lexington and Park avs.

147TH ST.—Emigrant Industrial Savings Bank sold 535 West 147th st, a 3-sty dwelling, on lot 17x100.

Bronx.

165TH ST.—James H. Cruikshank purchased from Joseph Lehman the two 2-sty frame dwellings, on plot 48x96, at 490-492 East 165th st,

near Washington av, assessed by the city at \$10,500. Harry Sugarman was the broker. Mr. Cruikshank resold the property to Louise Caggiano, through Harry Sugarman and J. A. Kehoe.

165TH ST.—Leitner, Brener & Starr have sold to Bernard J. Von Rekowsky for the United States Trust Co. the 5-sty apartment at 316 East 165th st, on a plot 37.6x100.

194TH ST.—Frederick Brown resold to a client of A. D. Phelps & Damiane, Inc., the seven dwellings, occupying a plot 238x126x irreg., in the north side of 194th st, from Bainbridge to Marion av. The property was held at \$65,000. Mr. Brown recently acquired the property from the Farmers' Loan and Trust Co.

BRYANT AV.—Nicholas Lopard sold for the Levalley Construction Co. the 3-sty dwelling at 1532 Bryant av, on lot 20x100, to J. Washinsky.

CLINTON AV.—Frederick Brown has resold to Ginsberg & Oslin 1818 Clinton av, a 3-sty dwelling, on lot 19.9x90.

CRESTON AV.—Robert Altman and J. Oppenheimer sold for the Nason Realty Co. 2450 Cresson av, northeast corner of 188th st, a 6-sty flat, 60x90x irreg., containing four stories.

DAVIDSON AV.—Cahn & Pittman purchased from Frederick H. Levey 2391 Davidson av, about 150 ft. north of 184th st, a 5-sty new-law apartment, containing 16 apartments, on plot 50x100. B. H. Weisker and A. D. Phelps & Damiane negotiated the sale.

HOE AV.—Harry J. Rogers sold for the No. 1563 Hoe Avenue Co. the southeast corner of Hoe av and 173d st, two 5-sty flats, 130x100, to the Nason Realty Co.

LONGWOOD AV.—Joseph G. Abramson purchased from Paul M. Herzog 879, 883, 913 and 917 Longwood av, four 5-sty new-law apartments, each 39x100, containing two six-room and one five-room apartment on a floor, except the first two buildings, which have stores. Each house has a rental of over \$6,000 per annum and they are assessed at \$160,000, which was the approximate purchase price. They are part of the eight apartments recently sold by the George F. Johnson estate. Jacob Leitner & Co. and Starr & Brener were the brokers in the resale.

MARMION AV.—Ennis & Sinnott resold 1902 Marmion av, a 3-sty brick 2-fam. house, on lot 25x97, near Fairmount pl, to Philip Wattenberg for occupancy. Cain & Pittman were the brokers.

MORRIS AV.—The modern 5-sty apartment house at the southeast corner of Morris av and 177th st was acquired by Frederick Brown from Dr. John Riegelman. It occupies a plot 60x95, yields \$11,000 annually in rents, and had been held at \$100,000. The Cornish Construction Co. completed the building about two years ago. Cammann, Voorhees & Floyd were the brokers.

UNIVERSITY AV.—William S. Baker and William S. Sussman sold for the Benenson Realty Co., Benjamin Benenson, president, to

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the owner and agent should ask themselves How frequently do tenants leave? — How much of the gross rental income goes in the expense of securing new tenants? — How many such vacatings are due to inconvenience — such as an insufficient wiring and outlet system?"

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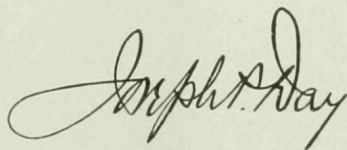
Administrators, executors, trustees, attorneys and owners are most cordially invited to visit my office or write or telephone for my best advice with regard to their Real Estate holdings; how to make them liquid by turning them into cash either through my Auction, Industrial, Residential Developing, Private Sales or Exchange Departments.

My personal opinion is that we may anticipate a very active real estate market in the early spring; those who take advantage ahead of time of the best way to market their properties will most likely get the best results.

May I take this opportunity of expressing to you, the general public, my best wishes for a prosperous New Year?

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the Cherry-Scott Corporation the 5-sty apartment house, 82.5x100, at 1605 University av, held at about \$100,000. The house accommodates 30 families.

VYSE AV.—O'Reilly & Dahn resold for Daniel Farrell to M. Saks the 3-sty, 2 fam. house at 1511 Vyse av, on a lot 20x100.

WASHINGTON AV.—The North County Development Co., Charles F. Deshler, president, sold 941 and 945 Washington av, two 6-sty apartment houses, with stores, on plot 75x100. Mr. Deshler purchased these houses in November from the Rice Fitzgerald Building Co. J. Clarence Davies and Samuel Cowen negotiated the sale.

WILLIS AV.—August Lauter has sold for Robert J. Moorehead the 5-sty double flat at 177 Willis av, on lot 25x100, to H. W. Brede, who gave in part payment the dwelling at 16 1st st, Woodside, L. I., on a plot 50x100.

Brooklyn.

GARFIELD PL.—The John Pullman Real Estate Co. sold the four 3-sty brick apartment houses at 83-89 Garfield pl, on a plot 80x100, for the Hills estate to Morris Finkle for investment.

PINE ST.—Meister Builders, Inc., sold the 2½-sty dwelling at 487 Pine st, on a lot 20x100.

55TH ST, ETC.—O. E. Larson sold for the Agress Construction Co. the dwelling at 927 55th st; also 950 56th st for the Jonas Construction Co.; 5201 7th av for George Plambeck; 648 51st st for Morris Green & Co.; 742 57th st for the Jonas Construction Co., and 736 51st st for James Finnegan.

62D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. brick dwelling at 2168 62d st, Mapleton Park, to Julia Furst, for occupancy.

HOMECREST AV.—Samuel Galitzka sold for H. Kalmanowitz the 2-sty dwelling, with garage, at 1916 Homecrest av, on a plot 30x100.

LINDEN AV.—Bulkley & Horton Co. sold 143 Linden av, between Bedford and Rogers avs, a large detached residence, on plot 75x257, for Edward McGarvey to a client, who will occupy after extensive alterations. The property was held at \$25,000.

PROSPECT PARK WEST.—The mansion of Alfred Feltman, Coney Island restaurateur, at the north corner of Prospect Park West and 1st st, has been purchased by George Washington, coffee merchant. The house, on a plot 100x125, was completed in 1913 at a cost of about \$225,000, and is a granite structure of massive construction, in which is installed a large pipe organ, gymnasium, bowling alleys, and other facilities for recreation. Henry Pierson & Co. were the brokers.

Out of Town.

GREAT NECK, L. I.—The \$200,000 Palmer estate, in the Kings Point section of Great Neck, L. I., recently sold by I. G. Wolf to Frank Duffy, has been resold by Pease & Elliman, in conjunction with Mr. Wolf, to a prominent New Yorker, who will occupy it as his summer home. It is one of the show places along the north shore and consists of eleven acres with 480 ft. of shore frontage. The old homestead, of New England Colonial architecture, was built 135 years ago by Col. Fields. It was recently remodeled by the former owner, Mrs. Elizabeth M. Palmer, wife of the late Senator and Ambassador, L. M. Palmer, of Detroit, Mich.

RECENT LEASES.

Fifth Avenue Lease Pending.

Negotiations are reported pending for the lease of the Silo Building, at the northwest corner of Fifth avenue and 45th street, by William H. John Scott and Henry K. Browning, to H. Jaeckel & Sons, wholesale and retail furriers, for a period of twenty-one years from February 1. The prospective lessees are now located at 16 West 32d street. It is understood that the annual rental will approximate \$50,000. The lease will call for the reconstruction of the building, which is six stories high, with a frontage of 25.5 feet in the avenue and 155 feet in the street. The rear portion has a width of 55 feet and a depth of about 100.5. This latter section abuts the holdings in Fifth avenue, of A. Alexander and L. P. Hollander & Co.

Lease to Surety Company

The Charles F. Noyes Company leased to the National Surety Co. for John Mason Knox, agent, 89 Maiden lane, corner of Gold street, at an aggregate rental of approximately \$100,000, including taxes. The plot fronts 27 feet on Maid-

en lane and 67 feet on Gold street. Extensive improvements will be made from plans by Arthur C. Jackson, architect, and the building occupied by the lessee for its metropolitan office. Grenville T. Emmet, of Emmet & Parish, acted for the estate of Mary C. Clark, owner of the building, which was originally the residence of Mayor Kingsland, of New York.

Sells Theatre Lease.

David V. Picker has sold his lease of the Burland Theatre, at Prospect avenue and 163d street, to James Renow and M. Greenwald. The theatre has a seating capacity of 2,200, with an open air capacity of 3,000, and the lease sold had eighteen years to run, with twenty-one year renewal privileges. The yearly rental during the first term is \$26,000. Leitner, Brener & Starr negotiated the transaction.

New Harlem Restaurant.

Shaw & Co. leased for a ten years' term 315 Lenox avenue, a five-story business building, 20x85, to Karoly Csantos, who after extensive alterations will conduct a modern French restaurant on the premises. Mr. Csantos was chef for the Ritz-Carlton in Paris and London and later, upon the opening of the Ritz-Carlton in New York, was brought to New York to fill a similar position.

Pearl Street Lease Extended.

The Charles F. Noyes Company has arranged an extension of the lease with I. Block & Son for the Buford Realty Corporation on the property at 393 Pearl street, for a term from February 1, at an aggregate rental of \$30,000, which represents an increase of 33½ per cent. over the rent previously paid by the same tenant. The Noyes Company reports a strong demand for stores and buildings in the downtown district.

Manhattan.

ALBERT B. ASHFORTH, INC., leased the entire 2d floor of the building at the southwest corner of Broadway and 68th st to the New York Chapter of the American Red Cross; space in 12 East 44th st to H. H. Oddie, Inc., Charles M. Hart; in the Brokaw Building, Broadway and 42d st, to Louis Kaplan; in 142 5th av to the Bodinger Manufacturing Co., Hauser & Weil, Werth & Berman, and the garage at 124 East 19th st to Henry Monckton and John Sviridoff.

BASTINE & CO., INC., leased the 2d floor 19 West 24th st to Gershon Hausman; 4th floor, front, 112 East 19th st to Interborough Cigar Co.; 1st floor, front, 137 Lexington av to Mrs. Constance A. Rapallo; 3d floor 36 East 22d st to Harry Schwartz, and the 9th floor 36 East 22d st to John Stember & Co.

THE BRETT & GOODE CO. leased in 7 to 11 West 45th st space to the Quality Jewelry Co., Bigalke & Eckert Co. and Garfunkel & Gerth, Inc.

DUROSS COMPANY leased to Styles & Cash the 5th loft at 314 West 14th st for a term of years; also the 3d loft at 199 6th av to Frank H. Bolsom and Tony Solvo; and the store and basement at 16 East 18th st to the Benjamin Co.

DOUGLAS L. ELLIMAN & CO., in conjunction with Horace S. Ely & Co., leased the 3-sty dwelling at 62 West 12th st for the estate of Mary A. Chisholm to Amos R. E. Pinchot.

DOUGLAS L. ELLIMAN & CO. leased a large furnished apartment in 399 Park av to W. Torn Kissel; an apartment in 35 East 30th st for Miss Virginia Potter to Arthur R. Jones and George B. Wagstaff; and 416 Madison av to Thomas Parkman Battelle; and the parlor floor of 21 West 46th st for Amos R. E. Pinchot to the National League for Women's Service, Motor Corp Transportation Division.

J. ARTHUR FISCHER leased the 1st loft in 817 6th av to the Showmen's League of America; also space at 691 6th av to the World Lighting Appliance Co.; to Manges Brothers, furniture dealers, the parlor store in 112 West 38th st; and the 4-sty building 43 Lexington av to A. Vorleg.

GOODALE, PERRY & DWIGHT, INC., leased the store in the 27th st side of the Victoria Building to the Coppins Transfer Co. for a long term; the store at 254 6th av to August Kazmark; lofts at 22 East 21st st to David Kamil and D. Wiskoph; space at 36 East 23d st to

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Marvin Shaw; at 42 East 23d st to Kramer Bros., William Sloan, K. Woodward, Henry Sobel, Thomas Sireci and Charles Palmer; lots at 41 West 24th st to Jacob Tikasky, John Slivka, Louis Schiffman, Morris Sternwert, Henry Schastz, Isaac Schwartz, Samuel Weisenfeldt, Abraham Virshbovitz, Max Bednowitz, David Males and Samuel Silverman; lot at 118-24 West 22d st to the Home Slipper Co.; lots at 49 to 51 West 24th st to Louis Harowitz and Louis Dornfetz; at 400 6th av to Joseph Sobel, Isidore Schinke, Samuel Wornstein, Bernard Schrub, Abraham Nerzig; lots at 408 6th av to B. Rosenfeld & Sons and W. S. Schulman; space at 114 East 28th st to Morris Eldot, Miller & Rochmus, the Royal Infants' Wear Co., Inter City Lamp Co., Oscar Heyman, Louis Dues, Fred Bowsky, J. Hohler, Henry Cremer, Morris Frank; lots at 466 6th av to Henry and Jacob Eisenberg, Silver Scharaga, Morris Dachman, Zelezny & Montagna; at 154-156 West 32d st to Max Goldstein, Isidore Spero, M. Goldsmith and Charles Schatz; three floors at 482 6th av to Parulies Veloudas, and the entire building at 247 West 22d st to I. Morrison.

GOODALE, PERRY & DWIGHT, INC., leased the entire building at 30 Greenwich av, for a long term, to D. J. Sargent; also the entire building at 254 6th av to Selig Handel.

ROYAL SCOTT GULDEN leased the building 36 East 53d st for the Sedgwick estate to "Hamilton," dressmakers. This property is in the restricted zone, but it was used for business before the "zoning law" went into effect.

ROYAL SCOTT GULDEN leased the building 10 East 56th st for a long term of years for William Hull Wickham to "McVeady," milliners and dressmakers, who had a store on Madison av, near 56th st. The building, which was the former residence of Mr. Wickham, is being remodeled with stores on the street and parlor floors, with workrooms above.

M. & L. HESS, INC., leased the 8th floor at 31-3 East 28th st to Rosenbaum & Baker; also the 5th floor at 17-19 West 17th st to the Famous Art Embroidery Co.; the 5th floor at 10 East 33d st to the Supreme Waist Co.

M. & L. HESS, INC., leased the 3d floor at 16 West 23d st to Charles Baum, and the 7th floor at 34-8 West 27th st to Klepper Bros.

THE HOUGHTON COMPANY leased for Fanny L. Dryfoos the 5-sty dwelling 307 West 100th st to Herman and Margaret Gunther.

THE HOUGHTON COMPANY, in conjunction with W. H. Krumweide, Jr., leased the 4-sty dwelling 106 West 75th st for George H. Taylor, Jr., representing the estate of Thomas R. McNell.

JAMES KYLE & SONS rented for the New York Savings Bank the 3-sty dwelling at 62 West 127th st.

JAMES KYLE & SONS rented to the United Cigar Stores the store at the southeast corner of 51st st and Lexington av, which immediately adjoins the Lexington Theatre; also rented the store at the northeast corner of 56th st and Lexington av to Louisette.

JAMES C. MILLER leased for the Estey Organ Co. the three upper floors of the building at 11 West 49th st to Edwin H. Tompkins, and an apartment at 227 West 52d st to Harry A. Bellows.

CHARLES F. NOYES CO. leased for Elizabeth McColgan the building 92 East 7th st to Wisotsky & Kaptilovich for five years from Feb. 1 next.

CHARLES F. NOYES CO. leased a large portion of the 8th floor of 27-29 Pine st for the Andrews Co. to Winthrop V. Taylor; a portion of the 3d floor in the Johnston Building, 30 Broad st, to Reidman Cohen & Co., and space on the 15th floor of 170 Broadway to the Union of the Siberian Creamery Association.

OGDEN & CLARKSON CORPORATION leased for the George Kemp Real Estate Co. the store and basement at the northeast corner of 5th av and 49th st to Mme. Kargere, French importers, now at 721 5th av.

PEASE & ELLIMAN leased for Henry W. Lowe to Captain G. J. Kinberg the 3-sty dwelling at 115 East 55th st; furnished, for the Railing Realty Co., a large apartment in 270 Park av to Carl W. Hamilton; the same brokers also leased furnished apartments in 100 West 59th st for Charles Doremus to Amos N. Barron; in 65 Central Park West for Mrs. R. Rose to Newman Hamlink; and in 33 West 67th st for Mrs. K. N. Walsh to Samuel Knopf, Jr., and Walter Blum; apartments in 470 Park av for William Ziegler, Jr., to Clifford Hemphill; in 49 East 52d st for William K. Vanderbilt to Dwight P. Robinson; in 1 Lexington av for Mrs. Cabot Ward to C. P. Holzderber; and in 24 West 59th st to Clifford Gwynne.

PEASE & ELLIMAN leased, furnished, for Mrs. Josephine Wright to Chase Mellen the 4-sty dwelling at 172 West 58th st; for the Centre-White Co. a loft in 18 East 49th st to Sarah B. Paret; and apartments in 799 Park av for Maurice Faulkner to Bowen Barker; in 338 Madison av to Ralph R. Adams; in 4-6 West 50th st to Mrs. C. A. Smylie; in 24 West 59th st to Mrs. Stewart W. Smith; in 21 East 57th st to Mrs. Nigel Barrie; and in 194 Riverside dr for the Townsend-Odell Realty Co. to M. K. Miller.

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PEASE & ELLIMAN leased for the Metropolitan Life Insurance Co. to Hyman Strunsky the 3-sty building at 34 West 35th st; leased for Mrs. W. S. Gray the 4-sty dwelling at 39 West 53d st, between 5th and 6th avs, to Dr. H. B. Baruch, whose house at 71 East 52d st the same brokers recently sold to Herman P. Tappe; also furnished for W. J. Matheson his apartment in 540 Park av to Farnham Yardley; and for Mrs. C. E. Poor her apartment, furnished, in 777 Madison av to Stephen C. Millett, of Millett, Roe & Haven.

GEO. R. READ & CO. leased at 176 Madison av floor to Joseph Jonasson; at 1170 Broadway space to Aaron Adler; at 111 5th av to Maxim Pick, H. Deckinger Co. and to Heather Handkerchief Works; and at 122-124 East 25th st to Henry W. Quinan.

LOUIS SCHRAG leased for the Scholle estate the store and basement 108 West 26th st to Schnell & Jackson, wholesale furriers.

ALBERT H. STOUT leased for the United States Trust Co. 145 West 54th st, a 2-sty garage; for Edmund Coffin, 110 West 56th st, a 2-sty garage; for James J. McCarren, 121 West 52d st, a 3-sty garage, and for Peter Dahl, 159 West 136th st, a dwelling, in conjunction with Aldhous & Co.

JOHN B. WAKEMAN & CO., dealers in beans and peas, rented for a long term of years the 7-sty fireproof building at 10 Beach st. The Wakeman Co. is one of the oldest concerns in this line of business in the city, having been located at 106 Front st and 61 Broadway for the past 75 years. Carstein & Linnekin, Inc., were the brokers in the deal.

WHITE-GOODMAN have leased with Wm. A. White & Sons the 3d and 10th lofts at 208-10 Wooster st to Benjamin Josephson; also part of the 1st loft at 158-60 West 26th st to Rosenberg & Adler Dress Co.; part of 5th loft at 130-4 West 17th st to H. Blecheisen; the 10th loft at 40-6 West 25th st to Samuel Aronson, Inc.; and the 3d loft at 30-2 West 21st st to Wexler & Rosenberg.

Queens.

THE LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Helen M. Murray on Dickens av to Louis Meyer; for Sarah J. Mott on Forest av to Mrs. J. Closs; for Johanna P. Carroll on Grandview av to Blumenthal & Sternberg; for Wm. A. Marsh on Pearl st to Sam Nathanson.

Out of Town.

FISH & MARVIN leased for C. A. Briggs the cartoonist, his residence in Wykagyl Park, New Rochelle, to Mrs. Clarkson Cowl.

LOUIS SCHLESINGER, INC., leased for Philip Herman the garage and service station at 287 Halsey st, Newark, to Harry Goble.

REAL ESTATE NOTES.

THE VAN WAGONER-LINN CONSTRUCTION CO is the purchaser of 143 East 27th st, sold recently by Norman S. Reisenfeld.

JAMES A. DOWD was the broker in the sale of 236-244 West 51st st, title to which passed recently. Edward A. Arnold, the buyer, will hold for investment.

EARLE & CALHOUN have been appointed agents of Euclid Hall, 2341 and 2359 Broadway, comprising westerly block front between 85th and 86th sts, which has a rent roll of over \$100,000 per annum.

NATHAN WEISS, recently returned from service in the United States Army, will continue the general real estate and insurance brokerage business in Long Island City of his brother, the late Jacob Weiss.

MOORE & WYCKOFF, who have been at 546 5th av for twelve years, leased from the Vanderbilt Avenue Corporation, through Douglas L. Elliman & Co., the store and basement at 403 Madison av. The firm will occupy their new offices before February 1.

THE NEHRING COMPANY, Jules Nehring, president, has been appointed agent for the Hudson Chambers Apartments, at the southwest corner of Northern av and 180th st; also for 500 West 179th st, 548 and 552 West 163d st and 584 and 588 West 178th st.

L. M. BURT, of Frederick Fox & Co., and F. T. H. Bacon, vice-president of the Cross & Brown Co., have been elected to active membership in the New York Building Managers' Association. Assistant District Attorney Theodore L. Waugh has been elected to associate membership.

THE SCOTT STAMP & COIN CO., LTD., is the lessee of the store and basement in 33 West 44th st recently rented by the Brett & Goode Co. for a long term of years in behalf of the Federal-Huber Co. The new tenant is one of the oldest dealers in rare stamps and antique coins in the country, having been established more than fifty years.

THE THOMPSON HILL LAND AND IMPROVEMENT CO. is the buyer of the Letchworth and Hempstead apartment houses, occupying the westerly block front on Broadway, between 160th and 161st sts, sold recently by

the Dongin Construction Co., which took in part payment 100 lots in Long Island City. It has acquired title subject to a mortgage of \$800,000.

SAMUEL J. TANKOOS has opened an office for the transaction of a general real estate and insurance business in the Chatham & Phenix National Bank Building, 11 John st. Mr. Tankoos, upon his discharge from the army service, resigned as vice-president of the Schulte Realty Co. and general real estate manager of the properties controlled by the Schulte Cigar Co. and its affiliated companies.

M. GROH & SONS, cold storage, are the real buyers of the old tenements at 245 to 251 West 27th st, on a plot 75x98.9, sold recently by Wilbur C. Goodale through A. W. Miller & Co. The property is to be improved with a 10-sty

warehouse and salesroom, plans for which have been filed with the Building Department. The structure is to be from designs by Friedman, Robertson & Keeler, who have estimated the cost at \$250,000.

EDWARD BLEECKER, William R. Bleecker and Charles Melber, doing business under the name of Edward Bleecker at 95 Front st, are the buyers of 88 Front st, sold last week by the John O'Donohue estate. The property, now occupied by the buyers, was bought in November by Edward H. O'Brien, of San Francisco, a member of the firm of C. E. Bickford & Co., coffee merchants. Russell & Co. bought the building they occupy at 94 Front st in July, and P. C. Mehan & Co. purchased 96, which they occupy. William Russell & Co. bought 101 Front st, which they occupy, last October.

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BUILDING SECTION

Building Material Interests Look for Good Season Considerable Important Work in Prospect, but Real Activity Will Not Start Until Spring

HERE is a genuine feeling of optimism for the future of building throughout the industry, and while it seems to be the consensus of opinion that no great revival can manifest itself before the opening of the spring season there is no reason to hesitate longer in the perfection of plans for a start of structural operations just as soon as the conditions warrant. There is a factor of prime importance, however, that will have to be disposed of before building activity on a grand scale is possible. The feeling is prevalent throughout the industry that no real revival of building construction can be made possible until some change is made in the financial situation. Prospective builders are practically ready to commence their contemplated projects. Plans in a large number of instances have been prepared and approved and all of the machinery in order for an early start on actual construction, but the one factor that is acting as a deterrent to progress is the lack of or inability to obtain the required funds to carry the jobs during the period of construction.

During the past week a representative of the Record and Guide had an opportunity of discussing the outlook for building in 1919 with a number of men prominently identified with the industry, and their statements follow:

Graham Murtha, of Murtha & Schmohl: "There is no doubt about the future of building, but in my opinion there will be no great movement for five or six months yet. The real estate market is indicating signs of strengthening and this is usually the forerunner of better building times, but as we view the situation there will be no marked resumption in general building construction until the troops are all safely returned from the other side and the Fifth Liberty Loan out of the way. By this time the nation will have adjusted itself to the new conditions of peace and building will be able to proceed without hindrance. According to our opinion there will be no great building boom, rather there will be a steady growth in the volume of construction work that will not tax any part of the industry."

Harold Hammond, of W. K. Hammond Co.: "We have every confidence and hope that the new year will develop into a period of intense activity for the building interests of the nation. Although our business has been practically without feature for the past month or more there is an undercurrent of feeling among the common brick interests that 1919 will go down in building history as a period of tremendous activity that may even overshadow the exceedingly busy times of 1914. We do not look for immediate results but do anticipate that by the time spring comes that the conditions will have adjusted themselves to a degree that will permit structural operations to proceed as in pre-war times. The labor situation and the high cost of construction will undoubtedly be influencing factors and if these problems can be solved without delay there is nothing else that will act as a deterrent to a remarkable building season."

Robert Brooks, vice-president of the George A. Just Co.: "Indications are that there will be a remarkable activity in building during the coming year not only in the Metropolitan district but throughout the entire nation. We have received a number of inquiries within the past week that will undoubtedly materialize in substantial contracts, and while these

may not be settled within the next three or four weeks there is no doubt that by the time the spring opens a great volume of structural work will be ready to start. The outlook is for work of a diversified character including projects of almost every kind and type of construction and in volume sufficient to satisfy the industry to the fullest extent. One thing seems certain now, and that is that nothing is likely to be gained by holding off proposed construction in the hope of reduced steel prices, as there is practically no possibility that the steel situation will change to an extent that will lower prices of erected steel to a level that is materially below that of the present time. On the other hand, the Shipping Board is rapidly completing its program of ship construction, and just as soon as bottoms are available an immense tonnage of fabricated steel will be shipped to European ports. The demand for export steel is exceptionally heavy and the only factor that has prevented its shipment has been the lack of bottoms. When these are provided export business in steel will be greatly increased with a consequent shortening of the supply for domestic consumption. We strongly advise builders contemplating new construction to mature their plans as early as possible and place their material orders and thus guard against unnecessary delays in starting actual work when the weather permits."

B. E. Goode, Hercules Cement Corporation: "Unquestionably things are shaping up very well for the building industry, and although there can be no material increase in the volume of active construction for the next month or so there is no reason to believe that the opening of spring will not mean a marked revival in building construction. Our company has received a number of inquiries that indicate greatly improved building times ahead and we thoroughly believe that the new year will bring great activity to all branches of the building industry. We are now perfecting our arrangements for handling our share of the tremendous amount of business that will come to the cement industry as a part of the reconstruction period."

Wright D. Goss, Empire Brick & Supply Co.: "My general impression of the outlook for building during 1919 is that there will be a gradual increase in the volume of building activity to a point where it will even be greater than in the exceptionally busy times of previous years. I do not anticipate a boom, however, and feel that it will be some time yet before there can be a great amount of speculative work. The construction during the coming year will be for the greater part that called for by the lack of building during the past two or three years and will be to supply the demand for structures that are called for by our industrial growth. The situation seems to be shaping up in a satisfactory manner and is generally encouraging. One thing is almost definite, and that is that there will be no material reduction from the present high level of building costs. There may be a reduction in some lines of building materials and supplies but there will also be advances in others that will equalize the level and operate to maintain current construction costs at approximately the marks of the present time. Years will be required before the markets for building materials will come down to the pre-war levels as the high wage rates will be held to tenaciously and this factor alone will be a dominant influence in determining material prices."

Federal Government Departments Encourage Building

Construction Industry Can Be Stimulated in a Countrywide Program, Just as the Liberty Bond Sales Were, Says Secretary of Labor Wilson

BOSTON, January 2.—At the readjustment conference held here on the last day of 1918 Secretary of Labor William B. Wilson outlined the attitude of the department towards building construction at this time. The Secretary was unable to be present but his message was read by Roger W. Babson.

Secretary Wilson supported his case for construction work by declaring that building as an industry had not been inflated by the war and that it gives employment to nearly all classes of labor—common labor, stone masons, brick layers, carpenters, plumbers, steam fitters, coppersmiths and many other trades.

The Secretary wrote that building could be allotted to communities as Liberty Loan quotas were allotted, and that the construction industry stood almost alone in its ability to be regulated and stimulated.

The Secretary added that "private as well as public construction must be resumed before the country returns to normal conditions."

Continuing the message read:

"Next to placing private funds in Governmental securities it is desirable that they be invested in enduring wealth like construction. The accumulated earnings of the citizens of the country should not be divided into forms of wealth easily consumed and without earning power. Permanent investments of wealth will stabilize the moral and financial condition of the country as a whole, as well as benefit the individual investor and his dependents."

Similar views were expressed by the principal speaker, Assistant Secretary of Labor Louis F. Post.

Mr. Post said the principal lesson the war had taught and which could be applied to present conditions was the spirit of patriotism shown by employer and employe. He pointed out that employers should consider their employes as partners in business to the extent of their contracts. He advised them to get together "across the table in collective bargaining." He told of the success of the War Relief Board, and although he would not advise that it be continued he said it showed what could be done.

The problem cannot be solved, Mr. Post said, "by getting in a sweat over it," but by "patient readjustment for peace as you were in the war." He often heard, he said, the question asked: "Why doesn't the Government go on making munitions?" Then Mr. Post continued: "Why should the Government go on paying for shells? Instead of making shells why not build highways and make improvements on the streets?"

He had no fear of the future, he said, and believed that the country would see the most prosperous period it had ever known. Mr. Post hoped that business men would not try to cut down the wages of labor, for it would hurt their best customers and would create a large class of unemployed. It would be better, he said, to run factories at a loss than to cut down labor.

In an informal discussion that followed Dr. Charles W. Eliot, president emeritus of Harvard, took issue with the representatives of the Department of Labor and said he had not been able to find in what he had heard any solution for the problem as it lay in his mind.

Dr. Eliot charged labor with making selfish demands for high wages, and said if it continued there must be "progressive deterioration of the housing of people."

Chairman Alfred W. Donovan of the State Board of Labor and Industries, under whose auspices the meeting was held, presided and introduced Governor-elect Calvin Coolidge.

The Governor-elect said there should be no cause for alarm in the readjustment problem which the country now faces. "We have the machinery, disposition and opportunity to ac-

complish readjustment with the least possible unrest and unemployment," he asserted.

Council of National Defense to Act

WASHINGTON, January 2.—Steps have already been taken to stimulate the building industries by Government departments. The War Department has initiated a study of measures taken during the war to mobilize industrial resources for war purposes. Plans for a permanent organization, based upon this review of actual war experience, will be framed in connection with the work of the Council of National Defense.

Experienced officers have been assigned to make a complete record of the operations of the War Industries Board and what it accomplished. This will permit the results to be sifted and judged in such a way that a definite scheme for reviving them in any future emergency can be drafted.

Secretary Baker has indicated that he expects the whole matter to be handled through the Council of National Defense, which is a permanent institution composed of the Secretaries of War, Navy, Interior, Commerce, Agriculture and Labor.

What is now planned is a permanent relationship between the defense council and all industries in the country, which will embrace the outline of a war-time organization to be set up almost over night if the need should arise.

The studies now in progress are largely those desired by the General Staff of the Army in order to provide for direct connection between the Army and this contemplated war-time industrial organization.

Considerable interest is attached to the merger of the eight large stone-crushing plants, located in the Hudson valley, which supply the metropolitan district with the greater part of the crushed stone required in building and engineering construction. The combination of crushed stone interests is one of paramount importance in that it might possibly influence mergers in other lines affiliated with the building industry in an effort to concentrate forces and reduce operating expenses to a point where lower material prices would result.

The new company will be known as the New York Trap Rock Corporation and will maintain its headquarters and general offices in the Architects' Building, 101 Park avenue. Nathaniel D. Lancaster is president; Mortimer D. Wandell, vice president; James J. Shaw, vice president; R. W. Jones, Jr., treasurer, and R. E. Desbernini, secretary. The Board of Directors will include Wilson P. Foss, John E. Mead, Nathaniel D. Lancaster, Mortimer D. Wandell, James J. Shaw, R. W. Jones, Jr., C. C. Dickson and J. J. Williams.

The capitalization of the new corporation will be \$2,650,000, divided into \$750,000 first preferred cumulative bonds, \$400,000 in second preferred non-cumulative bonds and the balance in common stock. The financial interests were represented by R. W. Jones, of McB. Jones & Co., 120 Broadway.

The Board of Estimate, at its meeting yesterday, decided to reject the request of the Interborough Rapid Transit Company for an eight-cent fare on the subway and elevated roads and on its surface lines, with an additional charge of three cents for transfers.

The Board also decided to protect the city's investment in the dual subways by asking for the appointment of a co-receiver of the Brooklyn Rapid Transit Company, for which Lindley M. Garrison, ex-Secretary of War, was appointed temporary receiver. The motion to make the temporary receivership permanent will be heard by Judge Julius M. Mayer, of the Federal District Court, on January 15.

Past Year's Commitments for Building Show Big Gain

Statistics Compiled by the Dodge Company Indicate That 1918 Total Is Greater Than for Any Year of Record

FIGURES showing the total commitment for building operations during recent years indicate that the amount placed in construction during 1918 was greater than for any former year of record. The fact is somewhat of a surprise inasmuch as on all sides comment has been heard as to the relative dullness of the past year from the building standpoint. The great total is due, however, to the immense volume of Government building work that has been undertaken as a part of the war plans and there yet remains a considerable volume of construction work of this character still to be placed under contract. Study of the statistical table compiled by the F. W. Dodge Company, which gives the total amounts placed in new construction from 1910 to 1918, inclusive, indicates that the total for 1918 is \$1,690,230,000 which is \$72,073,000 in excess of the total for the year previous and \$233,240,603 greater than the total for 1916.

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

The tremendous influence of the war upon these totals is best evidenced by the fact that of the total commitments for this territory about 33 per cent. of the whole was for direct Federal account. In addition, a large percentage of the balance was for industrial construction called for by the requirements of the nation for munitions and supplies furnished under private contracts and for the production of which new factory buildings and warehouses were needed. Since the signing of the armistice there has been a decided falling off in the volume of direct Federal building, but there yet remains active quite a substantial amount of construction required by the expanded military establishment of the nation.

Figures showing the total amounts placed for building and engineering construction, from January 1 to December 31, for the past nine years are as follows:

Contracts awarded, 1918	\$1,690,230,000
" " 1917	1,618,157,000
" " 1916	1,356,989,397
" " 1915	940,089,334
" " 1914	720,241,300
" " 1913	857,698,500
" " 1912	868,103,000
" " 1911	777,546,313
" " 1910	805,700,399

In what is usually considered as the local territory or the Metropolitan district, including New York State and Northern New Jersey, the total commitments for 1918, show a decided reduction from the total of the year previous which was the highest of the nine years of record. In this territory the total amount placed in new building and engineering projects during 1918 was \$256,979,000, which, when compared with the total of \$333,337,000 for 1917, shows a falling off of \$76,358,000. The year 1917 was the banner period when the total building commitments are considered and the year recently closed takes second place. Of the total amount placed in building construction in the Metropolitan district during the past year approximately 30 per cent. was for Federal account.

Of all the territories for which separate groups of figures have been compiled the greatest percentage of increase is in the district that involves the cities of Philadelphia, Baltimore and Washington. In this section the grand total of commitments for the past year was \$404,101,000, which is almost double the amount placed in building and engineering construction during 1917 which had been the banner year. Govern-

ment building operations were the principal factor in the tremendous total for this district and involved about 44 per cent. of the total. The entire territory included in this district involves Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, Virginia and the District of Columbia.

The Dodge Company totals for the local territory during the past nine years are as follows:

Contracts awarded, 1918	\$256,979,000
" " 1917	333,337,000
" " 1916	283,659,500
" " 1915	169,794,734
" " 1914	129,204,500
" " 1913	261,007,500
" " 1912	232,167,000
" " 1911	227,912,500
" " 1910	254,819,000

The totals for the past nine years for the territory contiguous to the National Capital are as follows:

Contracts awarded, 1918	\$404,101,000
" " 1917	212,220,000
" " 1916	165,180,000
" " 1915	100,341,000
" " 1914	87,891,000
" " 1913	89,372,000
" " 1912	141,833,000
" " 1911	103,227,500
" " 1910	97,201,500

The total amount of money placed in building construction in the Pittsburgh district during 1918 amounted to \$350,550,000, as compared with \$229,210,000 for 1917. Of the 1918 figure approximately 34 per cent. was for direct Government account.

Interesting facts in regard to the building situation in the Metropolitan district are disclosed by a closer study of the figures for the month of December, 1918, as compiled by the Dodge Company. Within the boundaries of Greater New York contracts were awarded during the past month for 182 residential projects representing a total valuation of \$1,399,000, and newly projected building of a like character will involve an expenditure of about \$2,580,000. Contracts were let for 14 manufacturing operations at an estimated cost of \$578,000, and the projects of this nature announced as in the various stages of planning will total more than \$483,000. There were also contracts awarded for 120 miscellaneous projects, not included in previous large groupings, and which represent a total expenditure of \$2,469,000 while contemplated miscellaneous operations will involve a building outlay of more than \$3,376,000 additional.

In Northern New Jersey 32 contracts for new residential projects were let at an approximated valuation of \$190,000 and proposed dwelling construction announced during December will involve a total of \$194,000. During the same period contracts were placed for six manufacturing and industrial operations representing an expenditure of \$63,000 and contemplated manufacturing construction to the valuation of \$152,000. Miscellaneous building for which contracts were awarded numbered 53 separate operations and represented an expenditure of \$816,000 and new work of a similar nature was announced that will call for an outlay of \$1,656,000.

Throughout the State of New York there were 53 dwelling contracts placed during December, 1918, representing an expense of \$461,000, and according to reports there was new residential construction planned that will involve a total expenditure of \$1,517,000. In this territory 11 contracts were awarded for manufacturing projects costing \$217,000, and new work of this character to the amount of \$412,000. Miscellaneous work involved 44 separate contracts at an estimated valuation of \$961,000, and contemplated miscellaneous building projects to the extent of \$2,836,000.

CURRENT BUILDING OPERATIONS

WITH the closing hours of 1918, the building industry put aside doubt and pessimism created during the trying months of the old year and is entering 1919 with hope and confidence. The reversal of attitude has been brought about by the steadily brightening prospects for prosperous building times that are sure to come with the reconstruction era that now may be said to have already started. The demand for buildings, new and altered to meet modern requirements, is growing in intensity, and by the opening of the spring months a great volume of construction work will be ready to start.

There is now no doubt in the minds of any in the industry that the problems besetting the building trades will not be solved before the active building season arrives and this feeling gives assurance to the structural interests. The future is practically without a cloud and the coming twelve months should be fraught with great activity and prosperity.

Although the building material markets are quiet, there is a firm foundation on which to operate and perfect plans for the coming months. Prices are well stabilized in the majority of lines, and until the building season activity begins there is likely to be no substantial change in the quotation lists.

Common Brick—There has been very little activity to the wholesale market for Hudson River common brick due partly to the holiday interruption and partly to the inclement weather and the lack of building. Sales have been light, and arrivals from up-river scattered. Prices seem to be stabilized at the \$15 level, and there is no indication of a weakening at the present writing. The weather during the past month has been remarkable, and barges are yet able to come down river without hindrance by ice. This has made possible the covering of a number of barges against the demand of the winter and early spring months and assures a full supply of common brick for any reasonable demand. The Raritan situation is substantially unchanged.

SUMMARY—Transactions in the North River brisk market for the week ending Friday, January 3, 1919. Condition of market: Demand light; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in Cargo lots alongside dock. Number of cargoes arrived, 8; sales, 1. Distribution: Brooklyn, 1.

Lumber—Although business is coming in on a better basis than it has recently both wholesale and retail yards are hesitating somewhat about placing their stock orders, owing to the uncertainty of the building situation. There has been a slight improvement noted during the past month or so, particularly in the number of suburban building projects which are heavy lumber users, but there can be no great revival of building construction now until next spring, as the season is too far advanced to take chances. The prospects for spring business are excellent, however, and they

are improving with each day. Lumber prices are generally firm, and no material change in the listed prices is looked for until the spring demand commences.

Portland Cement—At a recent meeting of the Price Fixing Committee with representatives of the cement industry it was mutually agreed that all prices on Portland cement should expire by limitation December 31. This means that the Price Fixing Committee has ceased to exercise jurisdiction over cement price since that date. The cement market situation is quiet, and both manufacturers and dealers are devoting the greater part of their effort to the perfection of plans for handling the immense volume of business that is forecasted with the opening of the reconstruction period next spring. Portland cement prices are unchanged and firm.

BUILDING COMMODITY PRICES

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district. Allowances must be made for yard and store prices:

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

Brick (Cargo lots, at the wharf, to dealers only), per M.:

For retail prices, New York, add cartage plus 10 per cent.

North River common.....\$15.00@ —
Raritan common.....No quotation
Second hand common, per load
of 1,500\$6.00@ —

Cement (wholesale, 1,000 bbls. lots and over, alongside dock, N. Y.):

Domestic Portland, Spot.....\$3.20@ —
Rebate on bags, returned, 25c. bag.

Rosendale Natural to dealers,
wood or duck bags@ —
Rebate on bags, returned, 10c. bag.

Gravel (500 cu. yd. lots f. o. b. alongside dock N. Y., wholesale):

1½ in. (nominal)\$2.00@ —
¾ in.No quotation
Paving gravelNo quotation
P. S. C. gravel.....No quotation
Paving stoneNo quotation

Crushed Stone (500 cu. yd. lots, f. o. b. alongside dock N. Y., wholesale):
Trap rock, 1½ in. (Nominal)...\$1.85@ —
Trap rock, ¾ in. (Nominal)... 2.00@ —
Crushed limestone, 1½ in..... 1.80@ \$1.85
Crushed limestone, ¾ in..... 1.90@ 2.00

Building Stone—
Indiana limestone, per cu. ft.....\$1.23
Kentucky limestone per cu. ft..... 1.50
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
S. Dover marble (promiscuous mill blocks, per cu. ft..... 2.25
White Vermont marble (sawed), New York, per cu. ft..... 3.00

Linseed Oil—
City brands, oiled, 5 bbl. lots..\$1.58@ —
Less than 5 bbls..... 1.59@ —

Turpentine:
Spot in yard, N. Y., per gal....\$0.72@ —

Lumber (wholesale prices, N. Y.):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
3x4 to 5x12, 10 to 20 ft....\$48.00@ \$52.00
6x12 to 14x14..... 51.00@ 56.00

Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....@ —
Hemlock, W. Va., base price
per M.....@ —
(To mixed cargo price add freight \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered).. 38.00@ 42.00

BUILDING ZONES

A Handbook of Restrictions on the Height, Area, and Use of Buildings, with Especial Reference to New York City

Profusely illustrated with Colored Maps and Drawings

BY

GEORGE BURDETT FORD

Consultant to the Commission of Building Districts and Restrictions, assisted by Herbert S. Swan and F. P. Schiavone

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THE RECORD AND GUIDE

MATERIALS AND SUPPLIES

Structural Steel—Tonnage commitments for private building operations have been extremely light during the week, although there has been some orders booked for additional Government work. Plans are in progress for a number of important structural projects, but it is known that a large percentage of this work will be withheld until there has been some readjustment of the steel price situation. Prospective builders say that they would not hesitate to commence their contemplated work if the steel situation as applied to future costs for fabricated material, was clearer.

Window Glass—Producers of plate and window glass are waiting in hope that a decision relative to the wage question for the ensuing year will be forthcoming shortly. Just as soon as

this point is settled there will be a possibility of producers perfecting their plans for a resumption of manufacturing operations. Stocks are at a low ebb, and, unless production is started without further delay, there will likely be considerable difficulty in obtaining window glass for the great volume of building construction that is promised for next spring. Glass prices are firm, and there is no indication of a change from the existing schedule of discounts.

Cast-Iron Pipe—Business in this line is light, as buyers are holding off for lower prices, which they feel are about to be announced. There is a large amount of municipal and county construction being planned that will require a great tonnage of cast-iron pipe, but the majority of these projects will not be matured for some time, and in

all probability will not be advertised for bids until late next spring. Private buying is negligible. Prices are firm and unchanged at the Government levels.

Linseed Oil—As is generally the condition at this time of the year the linseed oil market is exceedingly dull and with little prospect of improved business until next spring. The lack of building construction has been the prime factor responsible for the current dullness, and until there is a marked change in the building situation there is but slight possibility of increased demand for this commodity. Prices are firm and unchanged.

Nails—Wire nails are coming somewhat more freely from the mills, but cut nails are yet very scarce. The shortage of labor is given as one of the chief influences responsible for the lack of cut nails, and producers are shutting down their plants rather than operate with the reduced number of hands. Nail prices are unchanged, and quotations are as follows: Wire nails, from store, \$4.75 to \$4.85 base per keg. Cut nails, in store, \$6.65 and, delivered by jobbers, \$6.75 base per keg.

Electrical Supplies—During the past week business has been slow and confined almost wholly to retail channels. Demand from building sources is negligible, but the prospects for a greatly increased volume of buying from these interests is anticipated. There has been no material change in the price situation for electrical supplies.

Face Brick—Although the face brick market is without much activity at the present time, the outlook for the spring is most assuring. Producers and dealers anticipate a heavy demand for their output based upon the growing number of inquiries being received. Architects have for some time been busy on plans for important operations in the city and in nearby localities that will call for face brick by the thousands. Prices are firm and will be subject to but slight change for the next month or so.

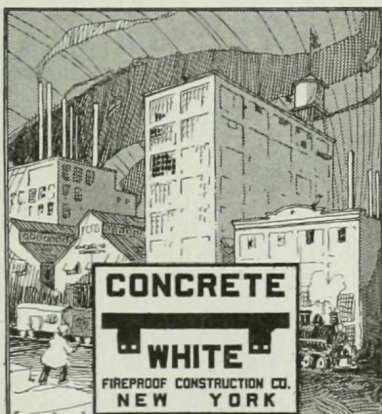
Sand and Gravel—Business has slowed down to some extent and producers are preparing now for the activity due next spring. Prices are unchanged.

IN LOCAL WHOLESALE MARKETS

Wide cargoes	52.00@	56.00
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.		
Lath (Eastern spruce f. o. b. N. Y.):		
Standard slab	\$5.00@	\$5.25
Cypress lumber (by car, f. o. b. N. Y.):		
First and seconds, 1-in.	\$70.00@	—
Cypress shingles, 6x18, No. 1		
Hearts	10.00@	—
Cypress shingles, 6x18, No. 1		
Prime	8.50@	—
Quartered oak	\$100.00@	\$105.00
Plain oak		80.00
Flooring:		
White oak, quartered, select.		@ \$67.00
Red oak, quartered, select.		@ 67.00
Maple No. 1	\$56.50@	—
Yellow pine, No. 1, common		
flat	43.00@	—
N. C. Pine, flooring, Norfolk.	43.00@	—
Sand		
Screened and washed Cow Bay.		
500 cu. yds. lots, wholesale.	\$1.25@	—
Lime (standard 300-lb. bbls.):		
Eastern common, wholesale		
price	\$2.70@	—
Eastern finishing, wholesale		
price	2.90@	—
Hydrated common (per ton)	16.00@	—
Hydrated finishing (per ton)	18.16@	—
Rebate for returned bags \$4.00 per ton.		
Window Glass. Official discounts from manufacturers' lists:		
(Single strength, A quality, first three brackets		77%

B grade, single strength, first three brackets	77%
Grades A and B, larger than the first three brackets, single thick.	77%
Double strength, A quality	79%
Double strength, B quality	81%
Plaster —(Basic prices to dealers at yard, Manhattan):	
Mason's finishing in 100 lbs. bags, per ton.	\$23.00@
Dry Mortar , in bags, returnable at 30c. each per ton.	
Block, 2 in. (solid), per sq. ft.	\$0.11
Block, 3 in. (hollow), per sq. ft.	0.11
Boards, ¼ in. x 8 ft.12½
Boards, ¾ in. x 8 ft.15½
Structural Steel (Plain material at tide-water, cents per lb.):	
Beams & channels up to 14 in.	3.07@
Beams & channels over 14 in.	3.07@
Angles, 3x2 up to 6x8.	3.07@
Zees and tees.	3.07@
Steel bars, half extras.	3.07@
Hollow Tile (fireproofing. Prices f. o. b. factory, Perth Amboy, N. J.):	
Exterior —	
4x12x12 in., per 1,000	—
6x12x12 in., per 1,000	—
8x12x12 in., per 1,000	—
10x12x12 in., per 1,000	—
12x12x12 in., per 1,000	—
Interior —	
3x12x12 in., per 1,000	—
4x12x12 in., per 1,000	—
6x12x12 in., per 1,000	—
8x12x12 in., per 1,000	—

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IN THE RECORD AND GUIDE
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BONDS

George A. Just, Noted Engineer, Dies.

George Alexander Just, a widely known civil engineer and a pioneer in steel frame building construction, died of pneumonia at the Hotel Bristol, Friday, December 27. He was fifty-seven years of age and was the son of George and Christina Just. His home was at Brookside Farm in Westchester County, New York.

Mr. Just had lived practically all of his life in New York City, and was graduated from the Rensselaer Polytechnic Institute of Troy, N. Y., in 1881. He was prominently identified with the structural steel industry and was the president of the George A. Just Company, steel contractors, of Long Island City. At one time he was associated with Cooper, Hewitt & Co., and was one of the first engineers to develop the modern steel skeleton building. The old Tower Building, in lower Broadway, was partly his design and supervision, and he also designed and erected the steel trusses of Carnegie Hall, and many of the leading theatres, hotels and public buildings of the city.

Throughout his extremely busy career Mr. Just took an active interest in politics and was the Commissioner of the first building code of New York. From 1907 to 1915 he served as the chairman of the Board of Examiners of this city.

Mr. Just was a member of the American Society of Civil Engineers, the American Society of Mechanical Engineers, the Rensselaer Polytechnic Institute Alumni Association, and of the Larchmont Yacht Club, the Engineers' Club, and the B. P. O. Elks.

He is survived by his widow, Mrs. Edith L. Just, a son, Lieut. George A. Just of the Aviation Corps, and two daughters, Mrs. Ethel Just Heyn and Miss Dorothy Just.

The United Hospital Fund.

Otto M. Eidlitz, treasurer of the Building and Allied Trades Auxiliary of the United Hospital Fund has issued a call to the building industry of the city to support this important undertaking. The United Hospital Fund is an association for securing donations for forty-five hospitals that offer free treatment to the sick of the community. Robert Olyphant is the president and Albert H.

Wiggin, the treasurer. All administration charges of the fund are underwritten, so that every penny collected is turned over to the various hospitals for the extension of their work in proportion to the amount of free treatment given by each.

During the past year these hospitals treated 120,178 cases wholly or in part without charge, and they responded to 37,988 ambulance calls. Their work during the recent epidemic is too well known for comment. These hospitals constitute our defense against disease and pestilence. Every member of the community should have a vital interest in maintaining and extending their work. Every member of the community should contribute something to their support, merely as health insurance, if not from the higher motive of helping the unfortunate in their hours of greatest need.

No industry of this city responded more patriotically and more wholeheartedly to all appeals for the public welfare than have the building and allied trades, despite the adverse conditions that surrounded them. Nevertheless, the building industry is a hazardous one, and the hospitals have a particular claim for support.

PERSONAL AND TRADE NOTES.

Thomas T. Hopper Company, general contractors, announce that their offices are now located in the Architects Building, 101 Park avenue.

Reliance Fireproof Door Co., 47 Milton street, Brooklyn, announces the election of Charles A. Andres, as vice-president of the company.

B. H. and C. N. Whinston, architects, announce that they are now located in new offices in the American Circle Building, 2 Columbus Circle.

Edward M. Adelsohn, architect, has moved his offices from 1776 to 1778 Pitkin avenue, Brooklyn, where he has better facilities for the extension of his practice.

George W. Springsteen, Jr., formerly of the firm of Sass & Springsteen, architects, and Albert Goldhammer, chief draftsman for this firm, have formed a co-partnership for the general practice of architecture under the firm name of Springsteen & Goldhammer with offices at 32 Union square.

Frederick A. Scheffler, for some time identified with the New York offices of the Babcock & Wilcox Co., has become associated with the Fuller Engineering Co., and will make his headquarters at that company's New York office, 50 Church street. The Fuller company is making a specialty of applying pulverized coal methods of firing to boilers for power generation.

Dwight P. Robinson & Co., Inc., construction and consulting engineers, announce the opening of their offices at 61 Broadway. This organization offers in the service of its clients a personnel of unusual experience covering many years in the execution of large undertakings. They have specialized in the economical and rapid carrying out of difficult projects, and are prepared to construct, either from their own designs or from the designs of others, hydroelectric developments, steam power plants, transmission systems, industrial plants, housing developments and steel and reinforced concrete structures; to undertake the electrification of steam railways; to act as consulting engineers, and to make engineering and financial reports and appraisals.

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1	18"	I	55	23' 3"	"	3	10"	I	25	14'10"	"
1	18"	I	55	18' 7"	"	3	10"	I	25	13' 8"	"
1	18"	I	55	17' 7"	"	2	9"	I	21	13' 8"	"
1	18"	I	55	14' 9"	"	2	8"	I	18	14'10"	"
3	18"	I	55	14' 6"	"	1	8"	I	18	14' 1"	"
3	18"	I	55	13' 5"	"	1	8"	I	18	13'10"	"
2	18"	I	55	13' 1"	"	1	8"	I	18	10' 5"	"
2	15"	I	42	17' 8"	"	1	7"	I	15	15' 8"	"
1	15"	I	42	17' 1"	"	6	12"	I	31½	46'11"	"
2	15"	I	42	16' 8"	"	1	20"	I	65	42' 0"	"
1	15"	I	42	15' 5"	"	1	20"	I	65	39' 4"	"
1	15"	I	42	14'10"	"	1	20"	I	65	34' 8"	"
1	15"	I	42	14' 7"	"	1	12"	I	31½	30' 0"	"

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PLANS FIGURING.

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

DWELLINGS.

DOUGLAS MANOR, L. I.—George J. Casazza, 1133 Bway, Manhattan, has finished plans and is taking estimates on general contract, to close January 10, for a 2½-sty brick residence, 27x68 ft, in the south side of Grosvenor st, 100 ft east of Shore Rd, for Patrick T. Fox, 154 Nassau st, Manhattan, owner. Cost, about \$12,000.

GOVERNMENT.

COHOES, N. Y.—The U. S. Treasury Dept., Washington, D. C., is taking bids on general contract, to close 3 p. m., January 17, 1919, for the construction of a 1-sty brick and stone post office building, 59x96 ft, in Ontario, from plans by James A. Wetmore, Acting Supervising Architect, U. S. Treasury Dept., Washington, D. C. Cost, about \$140,000.

LONG ISLAND CITY.—The U. S. Treasury Dept. is taking estimates on general contract, to close 3 p. m., Jan. 15, for a 1-sty brick and terra cotta post office building, 36x102 ft, in L. I. City, from plans by James A. Wetmore, Acting Supervising Architect, Treasury Dept., Washington, D. C. Cost, 200,000. George H. McEntee, 1123 Broadway, is figuring and desires sub-bids by January 11.

MUNICIPAL.

SONYEA, N. Y.—The Board of Managers of the Craig Colony for Epileptics, Hon. Percy L. Lang, president, Sonyea, N. Y., is taking bids on general contract, to close 2 p. m., January 14, 1919, for the construction, heating, plumbing, electric wiring and drainage of additional kitchen and dining room buildings at Craig Colony, from plans by Lewis F. Pilcher, State Architect, Albany, N. Y.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

12TH ST.—C. A. Rich, 320 5th av, has been retained to prepare plans for alterations to the 4-sty brick and stone dwelling on plot 22x127 ft, into small apartments, at 17 West 12th st, for George A. Plimpton, 70 5th av, owner. Details are not yet available.

SIXTH AV.—Plans will be prepared privately for a high-class apartment house, to be located at the northeast corner of 6th av and 55th st, for a syndicate headed by J. E. R. Carpenter, architect, 681 Fifth av, owner. Details are not yet available.

GOUVERNEUR ST.—Max Muller, 116 Nassau st, has completed plans for alterations to the 3-sty brick dwelling, 20x36 ft, at 41 Gouverneur st, into small apartments for Kenneth Underwood, Plainfield, N. J., owner. Cost, \$7,000. Wm. H. & S. G. Griffin, 409 East 18th st, general contractors.

DWELLINGS.

56TH ST.—Burton Castles, 43 West 38th st, has purchased the 4-sty brick and stone dwelling on plot 25x100 ft, at 15 East 56th st, and contemplates extensive alterations for his own occupancy. Details and name of architect will be available later.

WEST END AV.—Daniel B. Friedman, 206 Broadway, recently bought the 4-sty brick and stone residence, 23x100 ft, at 301 West End av, northwest corner of 74th st, and contemplates extensive interior alterations. Details and name of architect not yet available.

MT. MORRIS PARK WEST.—Stemler & Kritz, 103 Park av, are revising plans for alterations to the 4-sty brick dwelling, 20 x56 ft, at 8 Mt. Morris Park West, for Thomas O'Reilly, owner, on premises. Owner builds.

94TH ST.—Joseph H. Choate, Jr., 60 Wall st, has bought property at 10-12 East 94th st, and contemplates the erection of a

handsome private residence. George B. DeGersdorff, 103 Park av, has been retained as architect. Details will not be available for some time.

STABLES AND GARAGES.

WATER ST.—Walter B. Wills, 1181 Myrtle av, Brooklyn, is revising plans for a 2-sty brick public garage, 27x87 ft, at 656 Water st, for Patrick Reardon, 237 South st, owner. Cost, about \$10,000. Architect will soon let contract on revised plans.

144TH ST.—M. Joseph Harrison, 63 Park Row, has completed plans for a 1-sty brick garage, 50x99 ft, in the south side of 144th st, 310 ft east of Lenox av, for the Practical Garage Co., 822 Undercliff av, Edgewater, N. J., now taking bids on separate contracts. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

30TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, will prepare plans for a 5-sty brick telephone exchange, 75x100 ft, at 227-243 East 30th st, through to 224-244 East 31st st, for the New York Telephone Co., 15 Dey st, owner. Cost approximately \$500,000.

FRANKFORT ST.—Berth-Levi & Co., 42 Broadway, recently purchased property at

35-37 Frankfort st and contemplate the erection of a brick and stone office and loft building, approximately 50x100 ft. Name of architect and details of construction will be available later.

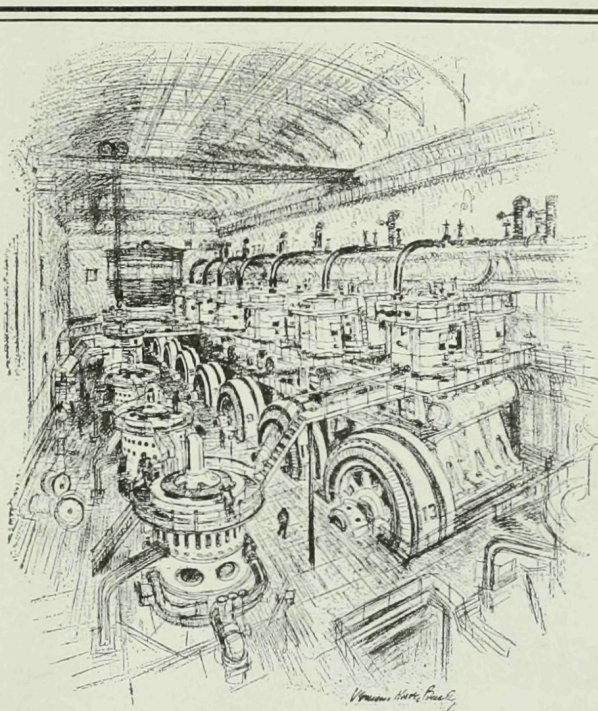
MAIDEN LA.—A. C. Jackson, 25 Madison av, has started plans for alterations to the 4-sty brick and stone office building, 25x100 ft, at 89 Maiden la, for the Richard S. Clark Estate, c/o J. M. Knox, 19 Liberty st, owner. Lessee, National Surety Co., 115 Broadway. Architect will soon be ready for bids on general contract.

46TH ST.—Wm. J. Russell, 73 West 46th st, has completed plans for alterations and additions to the 9-sty brick store and loft bldg, 41x100 ft, at 33-35 West 46th st, for Julia L. Allen, owner, Dreicer Co., Inc., 650 Fifth av, lessees. Cost, approximately \$15,000. Architect will soon be ready for estimates on general contract.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

176TH ST.—Irving Margon, 355 East 149th st, has plans in progress for a 5-sty brick and terra cotta apartment house, 75 x116 ft, in the north side of 176th st, 270 ft east of Marmion av, for owner, to be



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announced later. Cost, approximately \$90,000.

DWELLINGS.

187TH ST.—W. A. Faiella, 553 East 187th st, has completed plans for alterations to the 3-sty brick dwelling and store, including new store front, new entrance and interior partitions and repairs in the south side of 187th st, 75 ft west of Hughes av, for Leonardo Di Iorio, 608 West 187th st, owner. Cost, about \$5,000.

WEBSTER AV.—Plans have been prepared privately for a 2-sty brick dwelling and garage on the west side of Webster av, 220 ft south of 182d st, for George H. Jacob, 1999 Morris av, owner and builder. Cost, about \$15,000.

UNION AV.—B. H. and C. N. Whinston, 2 Columbus Circle, have plans in progress for alterations to the 2-sty brick dwelling at 1238 Union av, for owner, to be announced later. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

WILLOW AV.—Plans have been prepared privately for a 2-sty brick storage building, 54x32 ft, at the southwest corner

of Willow av and 132d st, for the Fleishmann Construction Co., 531 7th av, owner and builder. Cost, \$4,000.

STABLES AND GARAGES.

181ST ST.—Wm. A. Giesen, 104 West 42d st, has plans in progress for a 2-sty brick and terra cotta garage, 79x87x94x77 ft, at the southeast corner of 181st st and Davison av, for Theodore Demmerle, 1510 Bryant av, owner.

MISCELLANEOUS.

WOODLAWN—John Meade Howells, 40 East 22d st, has completed plans and is ready for estimates on general contract for a marble mausoleum, 20x20 ft, to be erected in Woodlawn Cemetery for owner, to be announced later.

Brooklyn.

DWELLINGS.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, has prepared plans for two 3-sty brick dwellings, 18x55 ft, with stores, on the south side of Mermaid av, 100 ft west of West 21st st, for Chris Martin, 2816 West 30th st, owner and builder. Total cost, \$15,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick dwelling, 20x60 ft, with store, at the northeast corner of Mermaid av and West 31st st, for Fisher Rosenberg, 2817 Mermaid av, owner and builder. Cost, \$6,500.

WEST 31ST ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 2-sty brick dwelling, 20 x35 ft, in the east side of West 31st st, 76 ft north of Mermaid av, for Fisher Rosenberg, 2817 Mermaid av, owner and builder. Cost, \$4,000.

WEST 30TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for two 3-sty brick dwellings, 18x55 ft, with store, at 2816 West 30th st, for Charles Mattino, owner and builder, on premises. Cost, \$6,500 each.

EAST 2D ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 2-sty brick dwellings, 20x56 ft, in the west side of East 2d st, 100 ft north of Albemarle rd, for the East 12th St Building Co., A. Strang, president, 90 Bristol st, owner and builder. Total cost, \$16,000.

WEST 17TH ST.—Frank Schulze, 258 Kings Highway, has prepared plans for extensions to two dwellings in the west side of West 17th st, 225 ft north of Mermaid av, for Harry Blatt, 2928 West 17th st, owner and builder. Cost, \$3,000.

SCHENECTADY AV.—H. J. Nurick, 949 Broadway, has completed plans for extensive interior alterations to the 3-sty brick dwelling on the east side of Schenectady av, 20 ft south of St. Johns pl, for Adolph Schultz, 237A Schenectady av, owner. Cost, about \$6,000.

WEST 30TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for three 3-sty brick dwellings, 19x55 ft, with stores, at 2816 West 30th st, and 2114-2116 Mermaid av, for Charles Martino, 2816 West 30th st, owner and builder. Cost, \$6,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for nine 3-sty brick dwellings, 40x55 ft, with stores, on the north side of Mermaid av, 20 ft east of West 31st st, for Fisher Rosenberg, 2817 Mermaid av, owner and builder. Cost, \$6,000 each.

THROOP AV.—Cohn Brothers, 361 Stone av, have prepared plans for alterations and additions to the 2-sty brick dwelling, with stores, on the southwest corner of Throop and Myrtle avs, for Joseph I. Aaron, 936 St. Marks av, owner and builder. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

FIFTH AV.—A. Farber, 1746 Pitkin av, has prepared plans for a 4-sty brick extension, 18x20 ft, to the storage building at the southwest corner of Fifth av and 14th st, for Cohn Bros., owners, on premises. Cost, \$6,500.

MUNICIPAL.

CLARKSON ST.—Frank J. Helmle, 190 Montague st, has plans in progress for a

4-sty brick nurses' home, including a 4-sty brick addition to the present nurses' home, at the corner of Clarkson st and Albany av, for the Kings County Hospital, Department of Public Charities, City of New York, Municipal Building, Manhattan, owner. Cost, about \$75,000.

STABLES AND GARAGES.

THAMES ST.—Louis Allmendinger, 20 Palmetto st, has finished plans for alterations and additions to the 2-sty brick garage at 24-26 Thames st, for Adolph Gobel, 43 Rock st, owner, who will be ready for bids on general contract about Jan. 6. Cost, \$12,000.

BAY 17TH ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for a 1-sty brick garage, 24x40 ft, in the east side of Bay 17th st, 100 ft south of Bath av, for Michael Brigante, 175 Bay 17th st, owner and builder. Cost, \$2,000.

ST. JOHNS PL.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick and stone garage, 100x100 ft, at 1676 St. Johns pl, for David Scrota, 1357 Eastern Parkway, owner and builder. Cost, about \$20,000.

SIXTH AV.—M. A. Cantor, 373 Fulton st, has preliminary plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of Sixth av and 62d st, for Weiner Goldstein, 1668 47th st, owner. Cost, about \$25,000.

CARROLL ST.—Cohn Brothers, 361 Stone av, have completed plans for eight 1-sty brick attached garages, 10x18 ft, in the south side of Carroll st, 160 ft east of Albany av, for Pincus Glickman, 1422 Pitkin av, owner and builder. Total cost, \$5,000.

STORES, OFFICES AND LOFTS.

BATH BEACH—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, will prepare plans for a 3-sty brick and limestone telephone exchange, 50x100 ft, to be erected in Bath Beach, exact location to be announced later.

NEW UTRECHT AV.—M. Joseph Harrison, 63 Park Row, Manhattan, has finished plans for a 1-sty brick taxpayer, 35x100 ft, at the northeast corner of New Utrecht av and 85th st, for George J. Grimshaw, 8768 Bay Parkway, owner and builder. Cost, \$8,000.

BEDFORD AV.—Henry Holder, 242 Franklin av, has completed plans for alterations, exterior and interior, to the 3-sty brick store and dance hall on the east side of Bedford av, 20 ft north of Halsey st, for Louis T. Weiss, 1221 Av I, owner. Cost, about \$8,000.

SURF AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 1-sty brick market building, 40x89 ft, at Surf av and West 30th st, for Paul Hertus, 2850 West 28th st, owner and builder. Cost, about \$6,000.

THEATRES.

PARK AV.—Max Hirsch, 215 Montague st, has plans in progress for a 1-sty brick moving picture theatre, 38x100 ft, on Park av, for owner to be announced later. Cost, approximately \$15,000.

Queens.

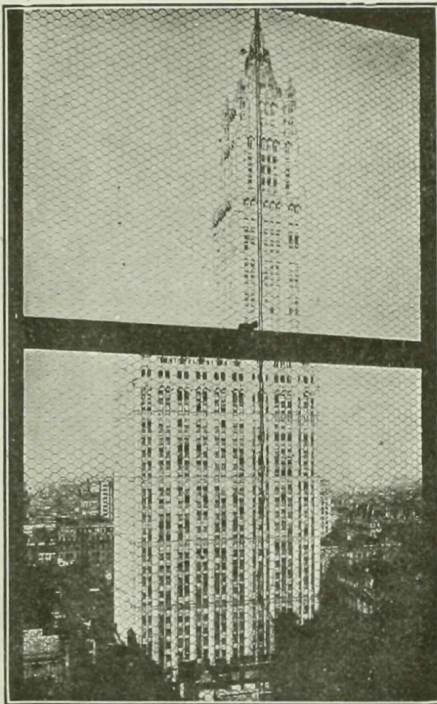
DWELLINGS.

ARVERNE, L. I.—Plans have been prepared privately for twenty-four 2-sty frame dwellings, 14x30 ft, at the northeast corner of Larkin st and Meredith av, for the Julius Straus Realty Co., 153 Remsen st, Brooklyn, owner and builder. Total cost, \$48,000.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, has finished plans for two 2-sty frame dwellings, 17x40 ft, in the east side of 105th st, 45 ft north of Rockaway rd, for Louis Mehrman, 45 Euclid av, owner and builder.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Howard Printing Co., 1926 Broadway, Manhattan, contemplates the erection of a brick factory building, 50x100 ft, at the southeast corner of Wilber and Ely avs, for which name of architect and details of construction will be announced later. Project will not be started until next spring.



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SCHOOLS AND COLLEGES.

QUEENS, L. I.—C. B. J. Snyder, 500 Park av, Manhattan, has completed plans which have been approved by the Municipal Art Commission for a 3-sty brick and limestone public school to be erected on the west side of Colonial av, between Meteor and Livingston sts, for the Board of Education of the City of New York, Arthur S. Somers, president, 500 Park av, Manhattan. Cost, about \$200,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x34 ft, on Sharp av, for O. O. Odgaard, 210 Faber av, Port Richmond, owner and builder. Cost, \$3,000.

DONGAN HILLS, S. I.—Plans have been prepared privately for a 2½-sty hollow tile dwelling, 27x44 ft, on Burgher av, for Anthony Accardi, 225 Av A, Manhattan, owner and builder. Cost, \$3,000.

BAYVILLE, L. I.—Alfred Hopkins, 101 Park av, Manhattan, has completed plans for a 2½-sty frame residence, 75x105 ft, at Bayville, L. I., for Frederick Jelke, owner, care of architect. Cost, \$50,000. Architect will take bids on general contracts early next spring.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

CLIFTON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, N. J., has completed plans for a 2-sty frame apartment, 23x74 ft, with stores, at the northeast corner of Van Houten av and Sade st, for Myer Greenberg, 44 Sade st, owner and builder. Cost, \$6,000.

DWELLINGS.

PATERSON, N. J.—Charles E. Sleight & Son, Romaine Bldg., Paterson, has completed plans for a 1½-sty frame dwelling, 30x37 ft, at 435 East 24th st, for Samuel Taylor, 489 East 24th st, owner, who will take bids on general contract. Cost, about \$3,500.

ORANGE, N. J.—E. H. Fougner, 800 Broad st, Newark, N. J., has plans in progress for a 2½-sty frame dwelling, 26x28 ft, in North Center st, near Central av, for Charles H. Phillips, 331 Mt. Prospect av, Newark, N. J., owner. Architect will take bids on general contract about January 15. Cost, approximately \$6,000.

MUNICIPAL.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Daniel O'Regan, acting city clerk, City Hall, has had plans prepared by Hugh Kelly, chief engineer, City Hall, for paving about one mile of Grand st from Pacific av to the Junction. Cost, about \$15,000.

FAIRVIEW, N. J.—Roscoe P. McClave, Court House, Hackensack, N. J., will prepare plans for the improvement of Bulls-bury road, Fairview, for the Board of Chosen Freeholders of Bergen County, Hackensack, N. J. Project will probably go ahead next spring.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has completed plans for a 3-sty brick and reinforced concrete junior high school building, 175x175 ft, containing 47 class rooms, on Livingstone av, for the Board of Education of New Brunswick, N. J. A. L. Smith, president. Cost, approximately \$400,000.

PATERSON, N. J.—The Board of Education of Paterson, N. J., Jas. F. Dunphey, secretary, City Hall, contemplates the erection of a public high school on Park av near Graham av, for which name of architect and details of construction will be available later. Project will not go ahead for some time.

STABLES AND GARAGES.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, has plans in progress for a 1 and 2-sty brick garage, 46x50 ft, with apartments above, at 757 River st, for John Collinet, owner and builder, on premises. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

BOGOTA, N. J.—Ballanger & Perrot,

1328 Broadway, Manhattan, have completed plans for a 1-sty brick office bldg, at Bogota, for the Federal Paper Ward Co., owner, on premises. Cost, about \$25,000.

Other Cities.

HOSPITALS AND ASYLUMS.

UTICA, N. Y.—H. P. Knowles, 52 Vanderbilt av, Manhattan, has been retained to prepare the plans and specifications for a 4-sty brick and stone Masonic hospital at Utica, N. Y., for the Order of F. & A. M. Cost, approximately \$400,000. Exact location and details of construction will be available later.

MUNICIPAL.

CORNING, N. Y.—Plans have been prepared privately for a reinforced concrete bridge to be erected across the Chemung River at Pine st, for the City of Corning, W. O. Drake, Commissioner of Public Works, Corning, N. Y. Cost, \$160,000.

SCHOOLS AND COLLEGES.

WEST POINT, N. Y.—Plans have been prepared privately for a 4-sty stone cadet quarters and barracks, 48x390 ft, at the West Point Military Academy, for the U. S. Government, War Dept. Cost, about \$500,000. Owner will soon advertise for estimates on general contract.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN—Albert Winternitz, 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 20x65 ft, into apartments at 799 Lexington av, corner of 62d st, for Nathan Hirsch, owner, from plans by Ludlow & Peabody, architects, 101 Park av.

CHURCHES.

MANHATTAN—Burke Brothers' Construction Co., 62 West 45th st, has the general contract for the 1-sty limestone and terra cotta church, 100x100 ft, at 512-520 West 112th st, for the Seventh Church of Christ, Scientist, J. Allen Barris, chairman of the building committee, from plans by Griffin & Wynkoop, 30 Church st, architects.

DWELLINGS.

RIDGEWOOD, N. J.—Warren Allabough, Ridgewood, N. J., has the general contract for a 2½-sty frame and stone residence, 24x32 ft, at the southwest corner of Overbrook rd and Van Dien av, for Frank M. Stevens, Ridgewood av, owner, from plans prepared privately. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN—Gibbons Co., 318 Columbia st, Brooklyn, has the general contract for extensions to the 5-sty brick factory bldg in the south side of Irving st, 220 west of Columbia st, for Hills Bros Co., 54 Irving st, owner. Private plans. Cost, \$6,500.

MARINERS HARBOR, S. I.—Ferguson Co., Vichis Bldg., Cleveland, O., has the general contract for a 1-sty brick warehouse, 100x500 ft, at Mariners Harbor, S. I., for the Procter & Gamble Mfg. Co., from privately prepared plans.

NEWARK, N. J.—Frederick Kilgus, Inc., 13 South 6th st, has the general contract for the erection of a reinforced concrete cooerage bldg, at Ave. R and Passaic River, for the Schofield Oil Co., 25 Beaver st, Manhattan, owner, from plans by Frederick A. Phelps, 11 Clinton st, Newark, architect.

HALLS AND CLUBS.

MINEOLA, L. I.—Stevenson & Cameron, 37 West 25th st, Manhattan, have a general contract for the construction of a 1-sty frame recreation building for nurses at Camp Mills, Mineola, L. I., for the American Red Cross, 44 East 23d st, Manhattan, from privately prepared plans.

STABLES AND GARAGES.

MANHATTAN—Gillespie & Harlow, 630 West 25th st, have the general contract for a 1-sty brick garage, 38x96 ft, at 93-95 Charles st, for J. H. Cooper, 372 Bleecker st, from plans prepared by P. T. Brogan, 36 8th av, architect. Cost, about \$7,000.

MANHATTAN—Miller-Reed Co., 103 Park av, has the general contract for a 2-sty brick garage, 27x69 ft, at 15-21 Renwick st, for the Borden's Condensed Milk Co., 108 Hudson st, owner. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—C. S. Edwards, 1 Exchange Pl, Jersey City, has the general contract for a 1-sty brick office bldg, 22x25 ft, at 23 Hudson st, for the Western Union Telegraph Co., Hudson st, owner, from privately prepared plans. Cost, \$3,000.

MANHATTAN—York Building Co., 103 Park av, has the general contract for alterations to the 3-sty brick store and loft bldg, 30x65 ft, at 240 West 55th st, for the 240 West 55th St. Co., A. A. Greenhart, president, 60 Wall st, owner, from plans by Irving Margon, 355 East 149th st, Manhattan, architect. Cost, \$5,000.

MANHATTAN—Bernard Knopp, 431 West 33d st, has the general contract for extensive alterations to the store and office building at 125-131 Worth st, for the Dept. of Correction, City of New York, from plans by C. B. Meyers, 1 Union Sq, architect. Cost, \$7,500.

NEWARK, N. J.—Enstice Bros., 40 Clinton st, Newark, have the general contract

for a 2-sty brick office building, 60x142 ft, at Fort Murray st and Ave D, for the Essex Foundry Co., on premises, owner, from plans by Ballinger & Perrot, 1328 Broadway, Manhattan, architects. John P. Boyle, 116 Washington st, Newark, N. J., has the contract for mason work.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

NATIONAL BRICK MANUFACTURERS' ASSOCIATION will hold its thirty-first annual convention at Pittsburgh, Pa., February 2 to 8, 1919. Headquarters will be at the Fort Pitt Hotel.

AMERICAN ROAD BUILDERS' ASSOCIATION will hold its sixteenth annual convention at the Hotel McAlpin, New York, during the week of February 24, 1919. The convention will begin Tuesday, February 25, and close Friday, February 28. The programs for the various sessions are now being prepared and a number of interesting papers and addresses are assured. The convention will end with the usual banquet.

NEW YORK LUMBER TRADE ASSOCIATION will hold a banquet at the Waldorf-Astoria Monday evening, January 27. The proposition to hold a dinner this season originated before the signing of the armistice, and at the annual meeting on November 13 the secretary reported, as a result of the canvass taken a week previous, that the sentiment was strong for resuming the annual banquet, which for so long has been a feature of the lumber trade in New York. The committee having the matter in charge is composed of Russell J. Perrine, who is chairman; Everett L. Barnard, Henry Cape and J. C. Turner. Every effort will be made to make the affair a memorable one in the history of the association.

STANDARDS AND APPEALS Calendar

HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 a. m.
Board of Appeals, Tuesdays, at 1:30 p. m.
Call of Calendar, Tuesdays, at 3 p. m.
Special meetings as announced in the Calendar.

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

BOARD OF STANDARDS AND APPEALS.

Tuesday, January 7, 1919, at 10 a. m.

Petitions for Variations.

745-18-S—417-419 Sixth av, Manhattan.
1582-18-S—82-86 Rutgers slip, Manhattan.
2222-17-S—56-58 Grove st, Manhattan. Reopened October 24, 1918.
392-18-S—404 East 14th st and 405 East 13th st, Manhattan.
1563-18-S—450 Sixth av, Manhattan.
1522-18-S—736 Lexington av, Manhattan.
1669-18-S—124 West 34th st, Manhattan.
527-18-S—28-30 West Houston st, Manhattan.
1566-18-S—66-70 East 125th st, Manhattan.
266-18-S—236-238 Fifth av, Manhattan. Request to reopen.
1710-18-S—109 East 12th st, Manhattan.
1711-18-S—51 Mercer st, Manhattan.
1934-17-S—8-10 Dutch st, Manhattan. Request to reopen.

BOARD OF APPEALS.

Tuesday, January 7, 1919, at 1:30 p. m.

Appeals from Administrative Orders.

1694-18-A—32 East 40th st, Manhattan.
1695-18-A—South side Cumberland st and Vine st, Queens, Jamaica, L. I.
1696-18-A—201 Walworth st, Brooklyn.
1697-18-A—227-231 Bleecker st, Manhattan.
1698-18-A—1258 Grant av, The Bronx.
1701-18-A—525-535 Tenth av and 500-508 West 40th st, Manhattan.
1706-18-A—261 Prospect av, Brooklyn.
1562-18-A—396-398 Broadway and 71-77 Walker st, Manhattan.
1557-18-A—12 Harrison st, Manhattan.
1558-18-A—54 Harrison st, Manhattan.
Under Building Zone Resolution.
1190-18-BZ—351-361 Troy av, southeast corner Carroll st, Brooklyn. Reopened December 10, 1918.
1705-18-BZ—261 Prospect av, Brooklyn.
1716-18-BZ—215-217 Park av and 49-51 Vanderbilt av, Brooklyn.