

# Real Estate Record and Builders Guide

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# EDITORIAL

## Danger Signals at Albany

Confidential advices coming to the Record and Guide from Albany are a bit disquieting as to the prospects of the Seesselberg bill limiting to 2 per cent. the tax on realty in Greater New York. This bill, fathered by the Real Estate Board of New York, undoubtedly is the most important measure for the relief of real property in the metropolis thus far introduced in the Legislature.

Acting with good judgment, the leaders in the Real Estate Board had their bill prepared for early introduction at the present session of the Legislature. It had been demonstrated in the Legislature of 1918 that the principle involved in this bill had strong support in both the Senate and Assembly last winter. As has been brought out in the Record and Guide, many of the legislators, who last year favored this important measure, were re-elected and are now serving in the Legislature of 1919. Under these circumstances, and especially because of the eminent fairness and justice of the measure, its early passage seemed a reasonable expectation.

It is a fact which must be recognized, however, that with half of the legislative session already passed this measure stands about where it did several weeks ago. The creation of a Special Joint Committee on Taxation has offered a convenient refuge for the many amendments to the tax laws which are being proposed from various sources. It was to be hoped that the 2 per cent. limit bill might be considered by itself and advanced to passage without being delayed by other tax proposals. Indeed, up to within a few days there was a belief that the Legislature, recognizing the supreme importance of this particular measure, would follow that course.

Developments during the last few days indicate that the 2 per cent. limit bill is threatened by being made a part of some general tax program in the Legislature. If these developments forecast the ultimate action of the Joint Committee on Taxation that fact does not augur well for the Real Estate Board's bill. It creates a fear that in the maze of taxation amendments which are proposed this vital one may be lost in the shuffle with the others.

The Record and Guide knows of no reason for assuming that the great majority of New York City's representatives in the Legislature will do other than support loyally and earnestly the 2 per cent. limit plan, though some will oppose its taxing effect before 1922. The justice and the wisdom of this plan also are recognized by not a few of the legislators from north of the Bronx. But up-state law-makers have not the same interest in the metropolis that our own people have, and this lack of interest may result in their failure to stand by the 2 per cent. limit measure.

Every effort should be made by those interested in this important and just bill to win for it the support

of the law-makers from up the Hudson, the Mohawk Valley, the southern tier, the extreme northern and the western sections of the state. Unless earnest support for the measure can be obtained from these sections, to supplement the votes of Senators and Assemblymen from Greater New York, the bill seems doomed.

## New Sources of Mortgage Money

What Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, had to say at the Real Estate Board's banquet last Saturday night, about the financing of real estate operations in the immediate future was both sobering and reassuring.

For the first time the tremendous drafts on the five largest insurance companies by the various Liberty Loans has been disclosed in entirety. They have amounted to the huge sum of \$250,000,000 which Mr. Stabler says, equals the amounts which these companies annually have had for investment purposes. This would account for their withdrawal from the mortgage market during the war period and satisfactorily explains why, until the further demands of the Government through bond issues are met, little may be expected from them by realty interests.

Another drain upon the insurance companies is known to have resulted from the epidemic of influenza. That the companies were called upon for large payments is shown by the statement of the Metropolitan that that company paid out about \$18,000,000 from this cause alone, the other companies presumably suffering in proportion.

That the policy of the insurance companies is due to their temporary incapacity to invest in mortgages, and not by any change in the regard in which this form of security, is held is shown by the statement of Mr. Stabler that five New York city companies, the Metropolitan, New York, Equitable, Mutual and Guardian, have \$470,000,000 invested in the city of New York, and that the mortgage guarantee companies of New York have a similar amount. This total, approaching a billion dollars, is all that may be expected from these sources for some time to come, in the opinion of Mr. Stabler.

There is no doubt that the elimination of this source of money for real estate operations is a serious matter. It is therefore important that any suggestion that will disclose new ways of getting money should be given earnest consideration. Mr. Stabler pointed out that in the principal cities of the country, outside New York, large sums are obtained by the issuance of bonds secured by real estate mortgages or trust deeds, and that serial bonds or notes have been sold to large and small investors on this plan even when the total transaction has been as low as twenty thousand dollars. Large financial institutions in this city prefer bond issues in amounts running into millions, rather than

thousands or even hundreds of thousands. But they may be educated to a belief in this form of investment.

It is reassuring to all investors in real estate mortgages, present or prospective, including the general banking fraternity if they can be induced to go into this business, that the large mortgage companies of the city between April, 1917, and the end of the war, paid off or replaced seventy millions of dollars without any assistance from anybody, including the National Government, without loss to the holders of these investments. Stability of this form of collateral is thus fully proved, even when the general conditions are so upset as they were during the war period.

The suggestion for the formation of large corporations to finance building loans, with the banking institutions back of them, is in line with the latest developments for the successful operation of huge business enterprises. Real estate business of this city is one of its most important activities and should be nurtured by the financial community with the same care and providence that they use in the development of the new foreign trade or merchant shipping or the great established industries of the country. Any condition which will bring about chaos in the real estate business will certainly react unfavorably on the banking community, and failure of money adequate for legitimate real estate operations will certainly not tend to stabilization of the business. Properly put to the financial leaders it is inconceivable that some way should not be found for the diversion of funds to the imperative demands of such a well founded business fabric as is that of New York realty.

### Analyzing Building Deficiency

It will take approximately \$500,000,000 expended in buildings in Maine, New Hampshire, Vermont, Massachusetts, Rhode Island and New York to make up the

building deficiency incident to the war. This construction work must be in addition to the normal, current requirements of 1919.

The Information and Education Service of the United States Department of Labor has issued the results of a study of building needs in these six states, made by the Economic's Section of the Division of Public Works and Construction Developments. Taking the building permits issued in 1914, 1915 and 1916 to obtain an average representative of the normal year's requirements and comparing this average with the permits actually issued during the war years of 1917 and 1918, the Information and Education Service establishes the actual reductions in buildings in twenty-one cities.

To obtain an approximation of the building deficiency in the several states it is assumed that the building deficiency in the state is in the same ratio to those in the cities, as the property valuations of the state are to those of the cities.

Nine cities form the basis for the figures in New York State and from the actual decreases in building activities in these it is estimated that New York's building deficiencies for 1917 and 1918 are not less than \$236,000,000. Massachusetts shows up \$214,000,000 short, the basis for the computation being actual falling off in the building permits in seven important cities of which Boston is one, Maine, New Hampshire and Rhode Island show \$8,000,000 or more and Vermont's building deficiency is \$4,960,000.

New York City shows a deficiency of \$173,192,304 while the figures for Boston are \$70,258,082. The normal building activities for 1917-18 in New York, on the basis of building permits issued in 1914-15 and 16, should have been \$318,315,367—they were but \$145,123,063. Boston to have approximated normal should have shown building permits totaling \$100,898,780 for 1917 and 1918. Its total was but \$30,640,698.

### Importance of Bill Limiting Tax to Realty Owners.

[Special to the Record and Guide.]

Albany, N. Y., February 20.

**A**SSEMBLYMAN SEESSELBERG, sponsor for the bill in the Assembly limiting the tax on real estate, in discussing the necessity for its enactment, made this statement:

"There are 250,000 home owners in Greater New York, either owners of record or purchasers by installment. The constant yearly increase in taxes has borne heavily upon these home owners. Many of them in arranging for their payments where they have purchased by installment have been obliged to figure very closely to make both ends meet. An increase of fifty points in the tax rate means \$25 a year on the average home. This is especially true of Brooklyn, where the houses purchased by installment range from \$5,000 to \$7,500 in value. These owners are beginning to realize that no one can tell, with all the city office-holders unionized, when or where the tax rate yearly increase will stop. They want taxes stabilized. They want a 2 per cent. tax rate. At 2 per cent. they pay \$100 yearly on a \$7,500 home, which they think is ample. The Legislature should enact the bill I have introduced, fixing this rate at 2 per cent."

Assemblyman Seeselberg declared that William E. Harmon, who is organizing these real estate purchasers, has already enrolled over 5,000 members, and the enrollment is rapidly increasing. He indicated that unless the Legislature passed his bill it would be met with the demands from this or-

ganization that some action be taken to relieve real estate.

While nothing definite has developed in the municipal ownership situation over the past week the latest report indicates that there is a movement on foot to amend the Mayor's Conference Bill so as to eliminate New York City entirely from its application. It is said that with the opposition from New York City removed the mayor's bill could be passed without any difficulty.

Assemblyman Seeselberg introduced a bill providing for the protection of property owners in tax lien sales. By this bill the comptroller would be required to make diligent effort to ascertain the name of the record owner of the property on which the tax is a lien. He shall then notify the owner by mail at his last known address of the date of the sale, and when the lien is sold of the name of the purchaser and his address. Thereafter the purchaser shall notify the owner of the dates when interest is due and payable and give him proper notice of all subsequent proceedings.

"The owner of real property," said Mr. Seeselberg, "should be given every opportunity to protect his property, either at the sale or afterward, and every opportunity to redeem his property after the sale has been made."

Assemblyman Mullen offered a measure providing for local option to fix a tax rate for local purposes on the value of improvements. This bill is designed not to affect special franchise taxes.

# REAL ESTATE SECTION

## Franchise Valuations Reduced Nearly Thirty Millions

State Board of Tax Commissioners Certifies Final Equalized Figures—City Will Lose About \$600,000 in Revenue Compared with 1918

**T**HE city of New York will lose about \$600,000 this year in revenue as the result of the report just received from the State Board of Tax Commissioners, certifying the final equalized valuations as fixed by them for the year 1919 upon the special franchises within the streets and public places in the city of New York, owned and operated by persons, co-partnerships, associations and corporations. The total equalized amount fixed as franchise valuations in the five boroughs for 1919 is \$409,681,604 as against \$439,474,098 for 1918, indicating a reduction for 1919 of \$29,792,494. This sum, on the basis of a 2 per cent. tax rate, will mean a difference in city revenue of about \$600,000. This loss, which will have to be shifted over upon the remaining taxable New York City property, may from present indications be reflected in a slight advance in the tax rate; but just how much this increase will amount to is not at present ascertainable.

Jacob A. Cantor, president of the Department of Taxes and Assessments, expressed his disappointment at the valuations fixed by the Tax Board, which he declared would result in a serious loss to the city. He said: "We are governed here by this valuation and must accept the figures which they have adopted as the value of franchises now being enjoyed by public service corporations in Greater New York."

The Record and Guide prints herewith the 1918 and 1919 valuations placed upon the franchises of a number of companies. It will be noticed that the New York Telephone Company's Manhattan franchise valuation has been decreased \$3,914,950; the New York Edison Company (Manhattan), \$6,118,000; the Manhattan Railway Company, \$5,213,600; Consolidated Gas Company (Manhattan), \$4,261,765, and the Brooklyn Union Gas Company, \$4,362,847.

Among those whose franchise valuations have been increased are a number of Brooklyn companies: The New York Municipal Railway Corporation and the New York Consolidated Railway Company, of which Lindley M. Garrison is receiver; the Interborough Rapid Transit Company in Manhattan, Bronx and Queens; the New York Connecting Road Company in Manhattan, Bronx and Queens; the New York Steam Company; the United Electric Power Company in the Bronx, and the New York Telephone Company in the Bronx, Queens and Richmond.

Included in these valuations, besides the estimate placed upon the value of the franchise, is all the personal, tangible property of the railroads used in actual operation, such as machinery, wires, etc.

The companies are allowed under the law a 6 per cent. return on the real estate owned by them, which is deducted from the gross receipts. After the operating expenses are then deducted from this amount the difference is designated as the value of the franchise.

**DECREASES.**

Company	1918	1919	Decrease
Brooklyn Union Gas Co. ....	\$15,040,000	\$10,677,153	\$ 4,362,847
Brooklyn City R. R. Co. (B. R. T.) ....	11,515,000	10,467,840	1,047,160
Nassau Electric R. R. Co. ....	7,802,000	6,902,420	899,580
Central Union Gas Co. (Bronx) ....	2,148,300	1,313,647	834,653
Consolidated Gas Co. (Man.) ....	15,404,250	11,152,485	4,251,765
New Amsterdam Gas Co. (Bronx) ....	2,286,870	44,827	2,242,043
New York Edison Co. (Man.) ....	47,690,000	41,572,000	6,118,000
United E., L. & P. (Man.) ....	6,887,500	5,201,250	1,686,250
Manhattan Railway Co. (Man.) ....	63,246,250	58,032,650	5,213,600
New Amsterdam Gas Co. (Man.) ....	2,864,250	2,453,475	410,775

N. Y. Mutual Gas Light Co. (Man.) ...	1,738,500	1,368,493	370,007
Northern Union Gas Co. (Bronx) ....	1,557,750	1,218,818	338,932
Manhattan Railway Co. (Bronx) ....	5,928,750	5,265,474	663,276
New York Railways System as follows:			
Bleecker St. & Fulton Ferry R. R. Co..	532,000	494,000	38,000
Broadway & 7th Av. R. R. Co. ....	1,600,750	1,486,750	114,000
Central Crosstown R. R. Co. ....	112,100	104,500	7,600
Christopher & 10th St. R. R. Co. ....	667,850	620,350	47,500
Eighth Av. R. R. Co. ....	2,816,750	2,612,500	204,250
Fort George & 11th Av. R. R. Co. ....	285,250	259,350	25,900
42d St. & Grand St. Ferry R. R. ....	802,750	745,750	57,000
N. Y. & Harlem River R. R. ....	2,992,500	2,778,750	213,750
New York Railways Co. ....	7,030,000	6,531,250	498,750
9th Av. R. R. Co. ....	1,638,750	1,520,000	118,750
6th Av. R. R. Co. ....	1,491,500	1,387,000	104,500
34th St. Crosstown Railway Co. ....	199,500	180,500	19,000
23d St. Railway Co. ....	850,250	831,250	19,000
N. Y. & Queens Elec. L. & P. (Queens)	4,405,500	4,094,000	311,500
Dry Dock, E. B'way & Battery R. R..	997,500	878,750	118,750
Belt Line Ry. Corp. (Man.) ....	1,045,000	902,500	142,500
American Dist. Tel. Co. (Man.) ....	95,000	66,500	28,500
Marconi Tel. Cable Co. (Man.) ....	4,750	950	3,800
N. Y. Tel. Co. (Brooklyn) ....	10,734,800	10,196,180	538,620
N. Y. Tel. Co. (Man.) ....	34,513,500	30,598,550	3,914,950

**INCREASES.**

Company	1918	1919	Increase
Flatbush Gas Co. (Brooklyn) ....	\$ 1,880,000	\$ 2,115,573	\$ 235,573
*N. Y. Municipal Ry. Corp. (Queens)	4,193,680	4,457,120	263,440
*N. Y. Municipal Ry. Corp. (Brooklyn)	1,983,400	2,235,320	251,920
*N. Y. Con. R. R. Co. (Brooklyn) ....	13,489,000	13,735,280	246,280
*N. Y. Con. R. R. Co. (Queens) ....	249,200	307,940	58,740
Consolidated Gas Co. (Bronx) ....	864,900	1,149,801	284,901
Con. Tel. & Elec. Sub. Co. (Bronx) ..	1,939,050	2,187,360	248,310
Con. Tel. & Elec. Sub. Co. (Man.) ....	11,385,750	12,487,750	1,102,000
New Amsterdam Gas Co. (Queens) ....	1,247,780	1,441,489	193,709
United E., L. & P. Co. (Bronx) ....	232,500	488,250	255,750
Interborough R. R. Co. (Bronx) ....	.....	538,470	538,470
Interborough R. T. Co. (Man.) ....	.....	190,950	190,950
Interborough R. T. Co. (Queens) ....	.....	86,063	86,063
New York Steam Co. (Man.) ....	555,750	649,800	94,050
N. Y. & Harlem R. R. Co. (Bronx) ....	75,609	240,591	164,982
N. Y. & Harlem R. R. Co. (Man.) ....	17,881,565	17,969,250	87,685
N. Y. & Rockaway Beach R. Co. ....	124,867	712,890	588,023
N. Y. Connecting R. R. Co. (Bronx) ..	155,961	172,980	17,019
N. Y. Connecting R. R. Co. (Man.) ..	1,900,950	3,125,405	1,224,455
N. Y. Connecting R. R. Co. (Queens) ..	1,056,519	1,125,138	68,619
Dow Jones & Co. (Brooklyn) ....	.....	1,316	1,316
Dow Jones & Co. (Man.) ....	.....	162,925	162,925
N. Y. Telephone Co. (Bronx) ....	2,771,400	2,827,200	55,800
N. Y. Telephone Co. (Queens) ....	2,937,000	3,323,260	386,260
N. Y. Telephone Co. (Rich.) ....	890,000	1,041,300	151,300

\*Lindley M. Garrison, Receiver.

**RECAPITULATION.**

Borough.	1918, Equalized Amount.	1919, Equalized Amount.	Increase, 1919.	Reduction, 1919.
Bronx .....	\$ 32,097,927	\$ 28,876,711	.....	\$ 3,221,216
Brooklyn .....	92,659,654	85,640,000	.....	7,019,654
Manhattan .....	282,825,592	262,170,575	.....	20,655,017
Queens .....	27,479,195	28,438,586	\$959,391	.....
Richmond .....	4,411,730	4,555,732	144,002	.....
<b>Total .....</b>	<b>\$439,474,098</b>	<b>\$409,681,604</b>		

\$ 29,792,494 Reduction for 1919.

There was no change in the valuation of the Flatbush Water Works, \$1,057,500; the Richmond Light & Railroad Company, \$1,424,000; the Second Avenue Railroad Company in the city of New York, \$1,757,500; the 42d Street, Manhattanville & St. Nicholas Avenue Railway Company, \$2,489,000; the Union Railway Company (Manhattan), \$382,850, and (Bronx), \$2,418,000; the Hudson and Manhattan Railroad Company, \$7,822,300; the Pennsylvania Tunnel & Terminal Railroad Company, \$15,930,835; and the Empire City Subway Company (Bronx), \$1,934,000, and (Manhattan), \$9,956,000.

# New Subways Divert Traffic From "L" and Surface Lines

Greatest Changes Occur on East Side—Decrease in Passengers on Upper West Side and Washington Heights.

THE opening of the new subways in Manhattan, particularly the Lexington avenue line, has had the effect of diverting a good deal of traffic from elevated railroads to the subway lines. Figures of ticket sales on subway and elevated lines in recent months, as collected by the Public Service Commission, show that traffic on the Third avenue elevated railroad was approximately 2,000,000 less per month in October and November, 1918, than in the similar months of 1917. The East Side subway stations in Manhattan showed a total increase in November over October of 1,082,427 passengers, while the Third avenue elevated line in Manhattan in the same period showed a decrease of 443,081. That there is a tendency of subway travel to show an increase, irrespective of the proximity of elevated lines, is illustrated by the fact that during November the traffic on the Interborough subway in Brooklyn from Borough Hall to Atlantic avenue station showed an increase of 226,601 persons.

The following tables show a comparison of the tickets sold in December, 1917, and December, 1918, on the elevated and subway lines operated by the Interborough Rapid Transit Company, and showing that there was a slight reduction in traffic on these lines for the month of December, 1918:

	Passengers carried.	Passengers carried.	Increase or decrease.
2d Avenue "L" .....	4,616,258	4,516,215	100,043 dec.
3d Avenue "L" .....	13,746,713	12,020,859	1,725,854 dec.
6th Avenue "L" .....	9,310,803	9,927,621	616,818 inc.
9th Avenue "L" .....	3,269,082	3,042,443	226,639 dec.
Total "L" lines.....	30,942,856	29,507,138	1,435,718 dec.
Total Subway.....	39,982,788	41,273,675	1,290,887 inc.
Grand Totals .....	70,925,644	70,780,813	144,831 dec.

While the above shows a decrease of 144,831 in 1918 under 1917, the figures for the last month of 1918 show a considerable increase over the figures for November, when the combined ticket sales on elevated and subway lines operated by the Interborough Rapid Transit Company show a decrease of 478,752 under November, 1917. The following table presents these traffic figures concretely:

	Nov., 1918.	Dec., 1918.	
"L" Traffic .....	28,460,454	29,507,138	1,046,684 inc.
Subway Traffic .....	36,729,119	41,273,675	4,544,556 inc.
Total Traffic .....	65,189,573	70,780,813	5,591,240 inc.

The subway traffic on the upper West Side and Washington Heights is decreasing instead of increasing. In November, 1918, 303,196 less tickets were sold at the stations between and including 103d and 242d streets than in December, 1917. Checks made by the commission's inspector indicate that the rush hour loading of trains is as great as that of previous years, but that travel has fallen off considerably in non-rush hours.

Another notable decrease in traffic is on the Lenox avenue branch of the first subway, where during December, 1918, 684,412 less passengers were carried than in the last month of 1917.

On the Fourth and Madison avenue line during the eleven months from January to November, 1918, passenger receipts were \$1,006,964, as against \$1,221,652 during the corresponding eleven months of 1917; a loss of over \$214,000. For the Lexington avenue line the receipts for the same eleven months in 1918 were \$1,512,495 against \$1,857,807 in

1917, a loss of \$345,000. During the same period in 1918 the receipts of the whole New York railways system were \$1,206,000 less than in the eleven months January to November, 1917. The Eighth avenue line, in competition with the new Seventh avenue subway, had receipts \$226,000 less during the eleven months mentioned in 1918 than for a similar period in 1917. Comparisons of the income of these lines for the month of July, 1916, with the similar month in 1918, show that in the earlier year the Lexington avenue line earned \$121,660 as against \$85,980 in July, 1918. In July, 1918, the income of the Fourth and Madison avenue line was reduced \$51,000; that of the Eighth avenue line \$43,000, and of the entire system \$250,000 under that of July, 1916.

## N. Y. State Builders in Convention

THE New York State Association of Builders, at its twenty-third annual convention, held in the Ten Eyck Hotel, Albany, last week, resolved to take no action in regard to a change in wage scales. The convention adopted resolutions opposing the bill now before Congress which would prohibit immigration for a stated period. The convention endorsed the proposed bill to compensate Government contractors who had lump sum contracts for Federal construction at the outbreak of the war for the added cost of the work by reason of the war, and opposed the provisions of the Army Appropriation bill which prohibits the use of the cost plus the sliding scale contract.

The resolution adopted approving as a state association policy recommendations that no change be made in existing wage scales provided that no agreements be made for a period of more than a year.

In the evening the delegates were the guests at dinner of the Albany Builders' Exchange, at which the presiding officer was Edward A. Keeler, president of the local association. The speakers of the evening included Mayor Watt, of Albany; Professor Lewis F. Pilcher, State Architect; G. S. Schierer, president of the New York State Association of Builders, and others.

Professor Pilcher, in his address, stated that even if there were a desire to go ahead with construction on what would be called a normal basis the contractors would be brought face to face with the fact that there is a shortage of building materials. On account of the lack of materials it would be impossible for the country this year to provide even half of its normal building program. The State Architect suggested that it would help if the commonwealth starts construction work so that the manufacturers who produce the materials necessary could get underway and gradually increase their output so as to take care of any demands that might be stimulated by the turning of the wheels of construction. For the state to expend money in order to help start the wheels of industry, Professor Pilcher believed, is not extravagance.

President Schierer's remarks were devoted to the advantages of organization which would help the contractors to settle some of their more vexatious problems.

The officers elected are: F. T. Youngs, of the firm of Jacob & Youngs, of New York, president; E. K. Fenno, of Syracuse, first vice-president; C. W. Luther, second vice-president; James M. Carter, of Buffalo, third vice-president; Edward A. Keeler, of Albany, secretary and treasurer; Louis Harding, of New York, chairman of the executive committee.

Among the delegates from New York City were: J. Odell Whitnack, C. G. Norman, chairman of the carpenter's joint committee of agreement of the Building Trades Employers' Association; Frank C. Conover, Fred B. Tuttle, Nicholas Webb, William T. Ritch, Lewis Harding, Frederick R. Usher, F. T. Youngs, R. C. Whiting, E. B. Kelly and H. M. French.

# Real Estate Board's Annual Banquet Brilliant Success

Optimism the Keynote at the Victory Dinner at the New Commodore Hotel—  
Presentation of Portrait to Laurence McGuire

**O**PTIMISM and good feeling were the dominant features of the twenty-second annual dinner of the Real Estate Board of New York last Saturday evening at the Hotel Commodore. Practically all the prominent men in the real estate business were present at the dinner, which has become, within recent years, the most important real estate function of its kind in the city.

The recent improvement in the market, the continued strength of the renting situation and the excellent outlook despite the ever-present possibility of an increased tax burden were all reflected in the optimistic trend of conversation and the general air of good cheer that characterized the entire affair.

Stephen H. Tyng, president of the Real Estate Board, acted as toastmaster. In his opening address he said:

"Three years ago, in the midst of our festivities, word was brought us from Washington that the German Ambassador had been handed his passports, which meant our entering the world's war. Since that time we have been in no mood for jubilation and merry-making. We have all been engaged in trying to do our part in the greatest effort that the world has ever known.

"Tonight we meet to rejoice over the termination of the war; to glory in the memories of those who have made the supreme sacrifice; to welcome home our returning boys, and to pledge anew our loyalty to our country and our lives and endeavors in the working out of the problems of readjustment and reconstruction."

Robert L. Moran, acting mayor, who is a Bronx real estate operator, was the first speaker. He spoke in humorous vein. After discussing his early experiences in the real estate business, which occasioned considerable merriment, he went on to explain the reasons underlying the steadily advancing cost of municipal government. This was due in a large measure, he declared, to mandatory requirements over which the city had no control and to the increased financial demands for the protection of life and property and the health of the community.

In discussing prohibition and the effects of the great losses in taxation through an enforcement he brought forth as an additional argument against it the heavier tax burden it would place upon real estate.

"The city is going to lose enormous revenue," said Mr. Moran, "through prohibition, and real estate will once more be elected to pay the bill."

Walter Stabler, comptroller of the Metropolitan Life Insurance Company, reminded the real estate men that it was vital that a new source be found to finance real estate other than the present system of mortgaging if the city is to progress in the building field.

In the course of his remarks, in which he stated that no hope in this direction could be expected from the life insur-

ance companies because of their having purchased \$250,000,000 worth of Liberty Bonds, and practically all with borrowed capital, Mr. Stabler said that bankers had looked into the propriety of their taking up with real estate bonds, and that announcement along these lines was expected to be made in the near future.

Other speakers included W. Bourke Cochran, who discussed war finances, reconstruction problems and the League of Nations; Job E. Hedges, who found many amusing things to say regarding real estate affairs and things in general, and Rev. Charles Alexander Richmond, president of Union College.

A feature of the dinner was the presentation to the Board by its members of a life-size oil portrait of former President Laurence McGuire. In offering it Joseph P. Day said:

"In this busy workaday world we are apt to accept unusual efforts in our behalf as a matter of course. We have with us tonight a man who was president of the Real Estate Board for five terms. He brought to the Board the virile forcefulness that the men of his race have been noted for through the ages.

"He had the distinguished honor of putting through what a number of friends of the Board have tried to put through in years gone by—that is, taking the Board out of the Real Estate Board of New York, creating for the city of New York what is its right—the largest and most comprehensive real estate board in the world in members, influence and representation.

"The Board members formed a committee to discuss what should be done to show the Board's deep appreciation of Mr. McGuire's unselfish work.

After careful consideration we came to the conclusion that Mr. McGuire would not appreciate a chest of silver or other like token, but that he would appreciate something we could give to the Board that would stand as a constant reminder of his constructive work for the Board, and to this end we have had his portrait done in oil, which is to be hung in the Board room as a means of exemplifying and perpetuating the memory of his work."

The invited guests included: Perkins B. Bass, George Gordon Battle, Union N. Bethel, William C. Breed, Jacob A. Cantor, Martin Conboy, Maurice E. Connolly, Charles L. Craig, Frank L. Dowling, Robert E. Dowling, Abraham I. Elkus, Haley Fiske, John J. Fitzgerald, James R. Foley, Charles Rohe, Charles Evans Hughes, John P. Leo, Laurence McGuire, Morgan J. O'Brien, Ira A. Place, Edward Riegelmann, Theodore P. Shonts, J. Spencer Smith, Thaddeus C. Sweet, Stephen H. Tyng, Cornelius Vanderbilt, Calvin D. Van Name, Travis H. Whitney, Henry Walters and Joseph F. Mulqueen.

The Banquet Committee consisted of Elisha Sniffin, chairman; Albert B. Ashforth, Joseph P. Day, William L. De Bost, Lawrence B. Elliman, Laurence McGuire, Charles F. Noyes

(Continued on page 234.)



Portrait of Laurence McGuire

# Fifth Avenue Association Makes Gains in Membership

## Annual Report Gives Account of Activities Along Thoroughfares During War Which Gave It International Reputation

FIFTH AVENUE'S growing importance in the life of New York City and its new international prestige are emphasized in the annual report of the Fifth Avenue Association, which also outlines in detail the growing scope of the activities of the association and its constantly expanding sphere of influence in the city's civic affairs. The active committees of the association during 1918 include the Committee on Architectural Harmony; the Committee on Below 34th Street, which is aiming to bring about such amelioration of conditions as are possible relating to the crowds which fill sidewalks during the noon hours in that district; the Madison Avenue Committee, which has the affairs of that thoroughfare as its interest, and is working toward the widening of Madison avenue from 26th to 60th street; a Committee on Traffic, which has as its function the study and amelioration of traffic conditions in the Fifth avenue district; the Membership Committee; the Committee on Signs, which has been one of the most active in preventing the erection of unsightly signs and which has succeeded in the removal of a large number of others, and the Members' Luncheon Committee. Other committees were interested in zoning, the sale of War Savings Stamps, street paving and cleaning, parades, Americanization of aliens, employment, parks and squares, transit and the 42d street subway.

The membership on January 1, 1919, stood at 850 as against 787 on January 1, 1918, representing a net gain of 8 per cent. The report also outlines in detail the war activities of the association and records a partial list of its activities during 1918 as follows: At the association's luncheon held in 1918, during the third loan, \$4,113,600 was subscribed by the mem-

bers. During the campaign for the fourth Liberty Loan the association, at the request of the Liberty Loan Committee of the Second Federal Reserve District, financed and carried to a successful conclusion what has been designated as one of the most elaborate out-of-door decoration schemes ever attempted in this country. The result was the famous "Avenue of the Allies," the main details of which were worked out by a group of the city's best known artists, architects and advertising men. At the Allied Luncheon, on October 14, the Fifth Avenue Association reached the climax in war work endeavor by the raising of \$52,000,000 in subscriptions to the fourth Liberty Loan in less than one hour.

The officers of the association are: Ancell H. Ball, chairman of the board; Robert Grier Cooke, president; Michael Friedsam, first vice-president; Michael Dreicer, second vice-president; John H. Towne, third vice-president; Major Stephen F. Hart, executive secretary, and Henry J. Cochran, treasurer.

### Realty Board's Banquet a Success.

(Continued from Page 233.)

and Walter Stabler.

Charles G. Edwards was the chairman of the Reception Committee, the other members including: Albert B. Ashforth, Alfred V. Amy, Francis S. Bangs, Eugene J. Busher, Richard G. Babbage, Wright Barclay, N. A. Berwin, Edward P. Blake, J. Romaine Brown, Alwyn Ball, Jr., Louis V. Bright, William C. Breed, Cyril H. Burdett, David A. Clarkson, Warren Cruikshank, A. Campagna, Charles E. Duross, Clarke G. Dailey, Lawrence B. Elliman, Frederick H. Ecker, Oscar L. Foley, B. M. Fellows, George A. Fleury, Michael Friedsam, Thomas P. Graham, A. N. Gitterman, Robert W. Goelet, Edwin H. Hess, Frederick G. Hobbs, Thomas Hovenden, Richard M. Hurd, George S. Horton, A. Filmore Hyde, James J. Hoey, Bryan L. Kennelly, W. J. T. Lynch, Charles Lyons, H. H. Murdock, Ranald H. MacDonald, Benjamin Mordecai, George T. Mortimer, Lewis H. May, W. Albert Pease, Jr., Frank J. Parsons, Mark Rafalsky, Jeremiah Robbins, John M. Stoddard, Louis Schlesinger, Robert E. Simon, Dominick A. Trotta, Douglas Vought, H. O. Winsor, Walter C. Wyckoff, J. Irving Walsh and Frederick R. Wood.

### Joint Legislative Tax Hearing.

SENATOR FREDERICK M. DAVENPORT'S Joint Legislative Committee on Taxation began hearings Thursday at the City Hall for the purpose of obtaining from local tax experts ideas of practical value.

The committee consists of Senators Davenport, chairman; Peter A. Abeles, of The Bronx, and John J. Boylan, of Manhattan; Assemblymen Franklin W. Judson, of Monroe County; Joseph A. McGinnies, of Chautauqua County, and Edward J. Flynn, of The Bronx.

Among those who spoke were Stewart Browne, president of the United Real Estate Owners' Association; Walter Stabler, of the Metropolitan Life Insurance Company; Lawrence McGuire, chairman of the Ways and Means Committee of the Real Estate Board; Robert E. Dowling, chairman of the Committee on Taxation of the Real Estate Board; Nathan Hirsch, chairman for the Mayor's Committee on Taxation; Henry M. Powell; Albert G. Millbank, chairman of the Tax Committee of the Advisory Council; George A. Wheelock, chairman of the Law and Legislative Committee of the United Real Estate Owners' Association; J. N. Carpenter of the Kings County Trust Company, and Comptroller Charles L. Craig.

Suggestions were made for income, business and modified personal property taxes. The repeal of exemptions, and many other things for which the different organizations and interests are committed and which have been printed in the Record and Guide during the last few months.

The committee held an executive session yesterday morning at the new Commodore Hotel and concluded its public hearings in this city in the afternoon. The committee is holding hearings throughout the state and proposes to frame bills which will cover the entire subject of state and municipal taxation. It has engaged the expert services of Prof. E. R. A. Seligman, of Columbia College, and Prof. Charles J. Bullock, of Harvard. Its bills will be drawn by Robert C. Cummings and Laurence A. Tanzer.

### Decrease in Cement Output.

STATISTICS and estimates of the production of Portland cement in 1918, compiled under the direction of Ernest F. Burchard, of the United States Geological Survey, Department of the Interior, show a marked decrease in the total output; in fact, the output was the lowest since 1909.

The estimated shipments of Portland cement in 1918 amounted to 71,645,000 barrels, valued at \$113,910,000, compared with 90,703,474 barrels, valued at \$122,775,088, in 1917, a decrease in quantity of 21 per cent. and in value of 7.2 per cent. The estimated production in 1918 was 71,632,000 barrels compared with 92,814,202 barrels in 1917, a decrease of 22.8 per cent. The stocks at the mills increased from 10,462,882 barrels in 1917 to about 10,594,000 barrels in 1918, or 1.3 per cent.

The exports of hydraulic cement from the United States for the first eleven months of 1918 amounted to 2,025,178 barrels, valued at \$5,257,285, or \$2.59 per barrel. The exports for the whole year 1917 were 2,586,215 barrels, valued at \$5,328,536, or \$2.06 per barrel. The export trade also therefore fell short of that for 1917.

Construct now for a greater and still happier America.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

Look before, or you'll find yourself behind.—Buy War Savings Stamps.



# Figures Show That Apartment Rents Must Be Increased

## Taxes and Operating Expenses of Five Large Buildings on East Side Cut Owners' Income by Large Amounts

By DOUGLAS L. ELLIMAN.

IT seems only fair to the tenants in high-class apartments on the East Side to explain to them more fully the necessity for the increased rental which they are being charged from next October for renewals of their leases.

Fortunately the great majority of these tenants recognize the justice of this increase, but there are a few dissatisfied ones, who attribute it to so-called "profiteering" by the landlord. Without stopping to think very deeply about the matter they assume that the landlords are grasping and rapacious, and because there is no building of new apartments that they are taking advantage of the situation.

Of course, the lack of new buildings and the consequent temporary excess of demand over supply is a contributing cause of high rents. This is simply the working out of a natural law, and when conditions become more normal in the building trades will result in many new building projects, which will relieve the situation.

We have never found when the situation was reversed that the tenant showed any mercy to the landlord. We cannot imagine in the case of an excess supply of apartments the tenant saying to the landlord that the rent he was paying was a fair one, and although he could obtain a better apartment elsewhere for less money he would continue to pay the old rent to the landlord. We have always found the tenant in such a situation taking advantage of it, asking for free rent or a reduction without any thought of whether the owner was securing an adequate return for his money or not. Tenants have had their own way so long that perhaps they are a trifle spoiled. They have almost always dictated to the owner in the past, and now that the owner, for the first time, is able to dictate to them they show a very different spirit than the owner did when the situation was reversed.

It must be remembered that pea coal, which is largely used in the heating of apartment buildings, has increased in price from \$3.25 per ton to over \$7; that the wages of elevator men, hallmen, firemen, etc., have been doubled. Repairs of all kinds, including redecoration of apartments, have doubled in cost. The tax rate, which a short time ago was \$1.80 per \$100, has now become \$2.36. Labor is higher priced, and less efficient.

As to the facts, which after all are important to disprove the theory of profiteering, we would cite a few examples of the operating results in 1918 of properties in our charge:

Thirteen-story apartment house on a Park avenue corner in the sixty's:

Operating expenses increased.....	\$3,173.31
Taxes increased .....	2,174.00

Total increase of charges.....	\$5,347.31
Rentals increased .....	1,387.46

Decrease in owner's income.....\$3,959.85

Prominent Park avenue building in the fifty's:

Operating expenses increased.....	\$4,001.67
Taxes increased .....	1,785.00

Total Increase of charges.....	\$5,786.67
Rentals increased .....	1,436.04

Decrease in owner's income.....\$4,350.63

New nine-story apartment house just off Park avenue:

Operating expenses increased.....	\$6,324.31
Taxes increased .....	1,156.00

Total increase of charges.....	\$7,480.31
Rentals increased .....	2,254.76

Decrease in owner's income.....\$5,225.55

Nine-story apartment just off Park avenue; built about six years ago:

Operating expenses increased.....	\$5,307.57
Taxes increased .....	952.00

Total increase of charges.....	\$6,259.57
Rentals increased .....	1,415.63.

Decrease in owner's income.....\$4,843.94

Nine-story building just off Park avenue; built about ten years ago:

Operating expenses increased.....	\$3,800.56
Taxes increased .....	918.00

Total increase of charges.....	\$4,718.56
Rentals increased .....	758.03

Decrease in owner's income.....\$3,960.53

These are not a few buildings used because they proved my point, but are examples picked at random, and show conclusively that in spite of the increased rents the owner's income is seriously decreased. In most cases the increases planned for next October do not even offset the loss of 1918, without any consideration to the further increase in cost of operation.

In summing up the situation there is no doubt that if the landlords were not able to raise the rents, as they are doing, that the increased cost of operation would wipe out their equities, and numerous foreclosure proceedings would result. Further proof of the unfairness of the charge of profiteering can be found in the fact that high-class apartment buildings have never been offered for sale at such low figures as they have been in recent months because of discouraging net results obtained from rentals.

If due consideration is given to these facts, and a study made of the situation, I feel sure that our law-makers at Albany will not attempt to fix by law the question of rentals, but will allow the natural law of supply and demand to control. Any attempt to hinder the action of the natural law will surely result in disaster, and such action is certainly unjustified.

### Freight Rate on Materials Not Advanced.

In response to the Department of Labor's inquiry as to future rates on building and construction materials the U. S. Railroad Administration asserts there is to be no general 30 per cent. advance on freight rates for sand, gravel, crushed stone and slag. The rumor that such advances were contemplated was arousing anxiety in the Central West. Under date of January 20 the Railroad Administration put out a circular which says: "There is no foundation for the report that the Railroad Administration has given or is giving any consideration to any increase in present basis of rates."

The Department of Labor points out that building being a basic industry will stimulate general business, and is therefore very vital to continued financial prosperity. The national economic loss resulting from the idleness of thousands of men cannot be permitted and its injurious effects escape. Present building costs are not so high that they equal in the aggregate the wealth the country loses through the idleness following in the wake of building stagnation. Homes are needed, business quarters are needed, public works are needed! The United States is the wealthiest country in the world. The most reliable authorities in the country assert that unprecedented prosperity is ahead. Why longer delay the revival of building?

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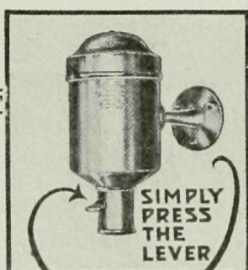
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## LEGISLATIVE BILLS AFFECTING REALTY

Real Estate Board of New York Approves and  
Disapproves Measures Introduced at Albany

THE joint sub-committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board of New York has taken the following action on Legislative bills:

*Assembly Int. 385, Pr. 394, E. A. Smith. (Same as Senate Int. 295, Pr. 300, Dodge.)* To amend the General City Law, in relation to the specific powers of cities.

This measure is disapproved. It would authorize a city to go into the business of producing, storing and selling food, ice and fuel. The bill is so palpably absurd as not to merit even passing consideration.

*Assembly Int. 421, Pr. 432, H. W. Smith.* To amend the Tax Law, in relation to taxable property.

This measure is disapproved. It would impose an annual tax of \$5.00 upon each passenger or freight elevator operated in any building in the state that is not exempt by law from taxation. The proceeds of this tax are to go, in full, to the State Treasury.

This proposition would impose an additional burden upon the owner of real estate located in the cities of the state for the benefit of the state at large.

*Assembly Int. 422, Pr. 433, H. W. Smith.* To amend the Highway Law, in relation to licenses.

This measure is disapproved. It would require that all elevator operators be licensed by the state, at an annual charge of \$3.00, payable to the State Treasurer.

This injustice of imposing such a tax as is proposed by this bill upon elevator operators, whose wages are uniformly small, is apparent. The Building Code makes all necessary requirements respecting the qualifications of elevator operators and the only possible reason for the bill is that it will bring a few thousand dollars out of a poorly paid class of urban workingmen for the benefit of the state at large. The bill is utterly indefensible from any angle.

*Assembly Int. 423, Pr. 434, McKee.* To amend the General City Law, in relation to the power of cities to acquire, construct, own, operate and lease public utilities.

This bill is disapproved. It would authorize cities to decide by referendum whether or not they shall acquire, construct, own, operate and lease, for public and private use, such public utilities as provide light, heat, power and transportation.

From the standpoint of the taxpayer, the arguments against municipal ownership of public utilities are entirely conclusive.

*Assembly Int. 478, Pr. 490, Mrs. Sammis. (Same as Senate Int. 358, Pr. 369, Pitcher.)* To amend the Labor Law, in relation to employment in elevators.

This measure proposes to amend the Labor Law by:

1. Extending the "one-day-in-seven" principle to elevator runners;
2. Prohibiting boys under 16 years from operating elevators and prohibiting boys under 18 from operating fast-speed elevators;
3. Prohibiting the operation of elevators by girls under 18 years;
4. Extending to establishments employing female elevator operators the provisions of the Labor Law, relating to hours of employment, seats for operatives, time allowance for meals, wash-rooms, washing facilities, and water closets.

The effect of this measure, if enacted, will doubtless be to close to women the door of employment as elevator oper-

ators, which is probably desirable. The bill should, however, be disapproved, not only because it is class legislation, but because it arbitrarily discriminates between the sexes, in the matter of required facilities, conveniences, etc. Furthermore, owners of property should not be penalized, as the pending measure contemplates in order that their tenants may save a few dollars by employing women instead of men as elevator operators.

*Assembly Int. 513, Pr. 535, Dreschler.* To amend the Insurance Law, in relation to discrimination of fixed minimum rates or on rates fixed on basis of filed schedules.

This measure makes provision to prevent discrimination in rates or charges for insurance, other than life, marine, transportation, title or mortgage guarantee insurance and contracts for insurance upon property or risks located without the state.

It requires that all insurance rates, other than those excepted, shall coincide with general basis schedules which shall be filed in the office of the superintendent of insurance and empowers the superintendent to work adjustments of disputed rates under the circumstances and in the manner set forth in the measure.

While there may be serious doubt as to efficient operation of the measure, owing to the multiplicity and complexity of controversies, that may arise under it, the principles of the bill are sound and its general effect will doubtless be salutary. For these reasons, the measure should be approved.

*Assembly Int. 517, Pr. 539, Fearon.* To amend the General Business Law, in relation to fire-escapes.

This bill would amend the general business law by adding a new section, providing that officers charged with the enforcement of laws or ordinances relating to fire-escapes may accept, in lieu of fire-escapes, "approved automatic safety devices operated from the windows of such building with steel cables of the tensible strength of not less than eleven hundred pounds, which will, without manipulation or adjustment automatically and safely lower a minimum weight of twenty-five pounds or maximum weight of three hundred pounds or more, or inside fire-proof stairways protected by fire walls and fire doors or both of such devices and inside stairways."

The bill has general application and relates to all buildings, other than tenement houses. It is crudely drawn and of no practical value to local property-owners for the reason that its provisions are permissive and would hardly be acceptable to local authorities. Furthermore, in case an acceptable device in lieu of a fire-escape were submitted to our superintendents of buildings, the better course would be to have the Building Code amended to permit the substitution of such device for the fixed type of fire-escape in appropriate cases. For these reasons, the pending measure should be disapproved unless it be amended so as to be inapplicable to New York City.

*Senate Int. 363, Pr. 374, Miller.* To amend the Tax Law, in relation to the disposition of taxes collected upon taxable transfers.

This bill is approved. It provides that all transfer taxes be divided one-half to the state and one-half to the city or town of which the decedent was a resident at the time of death. It would help to increase the revenue of the city.

# Real Estate Review for the Current Week

## Business Maintains Upward Trend With Good Demand for Both Commercial and Residential Properties

**T**HIS week's business, both from the standpoint of volume and scope, compared more than favorably with that of previous weeks. Although the large transactions concerning downtown office buildings, which had been the feature of recent business, were lacking there were a number of smaller transactions closed affecting properties in the downtown section, which indicated the well maintained trend on the part of business men to acquire holdings in neighborhoods where they have been heretofore occupying properties under lease. Downtown brokers, who have been reaping the benefits of the strong demand for commercial properties, continued to be optimistic regarding the future of this class of property. They report that many firms are still looking to buy property for all cash.

The situation is very well summed up in the statement of one well-known downtown broker, who said: "Not in many years have we had so many inquiries from buyers. It seems that firms that have heretofore kept their surplus locked up in safe deposit vaults and banks because they did not know what was going to happen from day to day while the war was on have gained renewed confidence and are putting their money as never before in real estate. This undoubtedly shows a healthy condition, and we believe the outlook for real estate was never brighter than it is today. Property has been very active in this section for some time, and there have been more sales in the past two years than have been made altogether in the past ten. Practically all property sold is being taken for occupancy, and, as has so often been pointed out, this will continue to tighten up the renting market because it will diminish the remaining available amount of rentable space. Business property in the sections south of the Brooklyn Bridge are today more than 95 per cent. rented."

### PRIVATE REALTY SALES.

**T**HE total number of sales reported and not recorded in Manhattan this week was 75 as against 66 last week and 21 a year ago.

The number of sales south of 59th streets was 24 as compared with 27 last week and 6 a year ago.

The number of sales north of 59th street was 51 as compared with 39 last week and 15 a year ago.

From the Bronx 39 sales at private contract were reported as against 26 last week and 8 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 244 of this issue.

### Seaboard Bank May Enlarge.

Downtown banking expansion is further reflected in the report that the Seaboard National Bank, now located at 18 Broadway, has negotiations under way for the purchasing of a new site for the institution. Several properties are being considered, but in the meanwhile an option has been obtained on the property at the southwest corner of Broad and Marketfield streets, known as 74 Broad street, a five story building, 33.11x100.4x31.8x97.10, owned by Colonel H. R. Green and others. The option has been procured as a form of insurance, so that in the event of the bank now being able to obtain a more suitable site it will be assured of a home in the immediate vicinity of its present quarters. The option runs for three

years and six months, from February 1, 1919, and the refusal may be terminated at any time upon three months' notice. The lease on 18 Broadway has still three years and a quarter unexpired.

### \$1,250,000 Investment Purchase.

Christian Arndt, retired coffee merchant, has purchased from A. L. Ernst, as receiver, the twelve story apartment house at the northwest corner of West End avenue and Seventy-fifth street. This was one of the principal holdings of Fiss, Doerr & Carroll, recently thrown into bankruptcy. The house fronts 105 feet on West End avenue and 142 feet on Seventy-fifth street. The annual rental return is \$155,000. The property was held at \$1,250,000. Mark Rafalsky & Co., negotiated the sale.

### Adds to Downtown Holdings.

Edward S. Savage resold to Joseph F. Cullman four five-story buildings, 94, 96, and 98 Pine street, extending through the block to 30, 32 and 32 Depeyster street, and 70 South street, corner of Depeyster street. The property was valued at \$150,000, and Mr. Cullman paid all cash. The broker was the Charles F. Noyes Co. The various tenants have received substantial payments for cancellation of leases, and the buyer will immediately convert all four buildings into modern office buildings, with every improvement. Mr. Cullman now owns the entire block bounded by Front, Pine, South and Depeyster streets, with the exception of two small buildings; also the Front street block front from

This situation is exemplified in an interesting transaction affecting property at Maiden lane and Gold street, which was bought by a syndicate of five tenants now occupying space in it. Other deals of a similar character affected a row of five-story buildings in Pine street, acquired by an investor who has been steadily adding to his holdings in the immediate neighborhood; a building at 92 Front street, in the coffee district, taken by a prominent member of the Coffee Exchange, and long-held holdings in William street, taken by an operator for resale as part of a building site.

Another interesting report further reflecting the steadily growing demand for banking space concerned itself with the report that the Seaboard National Bank is contemplating the purchase of a new site to meet its increased business demands. While no land has been obtained there is little doubt but that the new home of the bank will be established in the immediate neighborhood of its present quarters, at 18 Broadway.

Apartment houses also figured prominently in the business of the week—sales concerning valuable income-producing properties on West End avenue, Central Park West, Columbus avenue, 140th street, Convent avenue, Fort Washington avenue and various Bronx locations.

But the really encouraging phase of the present situation is the well maintained demand for moderate priced holdings, which have figured so much in the recent business and which are providing the real strength to the market.

The best indication of the improved condition of the market is provided by this week's total number of private sales, which aggregated seventy-five as compared with sixty-six last week, recording thereby a substantial increase.

Maiden lane to Pine street, and practically the entire block bounded by Front street, Burling Slip, South street, and Fletcher street, as well as many other valuable holdings in the Maiden lane district, on Broadway and on Water street, all of which properties he has purchased within the past few years through the same broker.

### Five Tenants Buy Building.

Five tenants occupying space in the building have purchased the five story business structure at the northwest corner of Maiden lane and Gold street from George McK. Brown of Huntington, L. I., the owner. The property is known as 87 Maiden lane. The purchasers are the Bonner Manufacturing Company, Shiman Bros. & Co., Somers & Braunstein, Silverman, Cohen & Wallstein and the Consolidated Stamp Company. With one exception all are jewelers. They plan to form a corporation to take title to the realty, which is understood to have cost them upward of \$275,000. The property fronts 29 feet on Maiden lane, 107 feet on Gold street and forms an "L" in the rear, extending northwest 54 feet. The brokers were the Douglas Robinson, Charles S. Brown Company. Horace S. Ely & Co. represented the seller.

### \$650,000 West Side Houses Sold.

Pinkney Court and Watts Court, two seven story elevator apartment houses valued at \$500,000, have been sold by Peter Axelrad, president of the Axelrad Mortgage Company, Inc., for the

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Metropolitan Life Insurance Company, to the Harted Realty Company, Inc., which is composed of Isidor Zimmer and Samuel Reznick. The houses are located at 151-169 West 140th street, just east of Seventh avenue, and occupy plots 136x100 and 120x100. They are among the largest structures of their kind in Harlem. The Harted Realty Company also purchased from Henry W. Grennerich, through Peter Axelrad, Saranac apartments, a six story building, 100x86.11x-100x43.5, at 470 Convent avenue and valued at \$150,000.

### Sale in Coffee Section.

Pease & Elliman have sold for the Estate of Pauline K. Schrenkisen to Fromm & Company, members of the Coffee Exchange, the five story building at 92 Front street, adjoining the corner of Gouverneur lane, which is in the center of the coffee district. It has been occupied for many years by Brewster & Company, who are one of the oldest firms in the coffee district. It was held at \$50,000 and it is reported brought close to that figure. The sale was on an all cash transaction. This is the second sale for all cash made by Pease & Elliman in this section within the past ten days.

### Hotel Walton Changes Ownership.

R. L. Spotts, executor and trustee of the estate of Hartford B. Kirk, sold the Hotel Walton, a twelve story structure at the southeast corner of Columbus avenue and Seventieth street, to Manuel Quevedo y Faus. The hotel returns an annual rental of \$130,000. It fronts 100 feet on each thoroughfare, and had been held at \$850,000. Leitner, Brener & Starr were the brokers. Kendall & Herzog, attorneys, acted for the sellers.

### "Braender" in Re-Sale.

The Braender, a ten-story apartment house at the south corner of Central Park West and 102d street, valued at \$450,000, has figured in the second sale within a month. The Nason Realty Company (Max N. Natanson) paid William C. Dewey a profit on the contract which he made recently with the estate of the late Philip Braender. The house is arranged in suites of five, six, seven, eight and ten rooms, which rent for \$52,000 annually. It fronts 100 feet on Central Park West and 167 feet on the street. Upon the expiration of existing leases, Mr. Nason will remodel the property into small suites. The cost of the proposed alterations has been estimated at \$125,000. I. B. Wakeman negotiated the transaction.

### Eight Deals a Day.

Eight transactions in twelve hours was Frederick Brown's record one day this week. The deals involved properties valued at about \$700,000. The block, comprising two six-story elevator apartment houses, known as 996 to 1008 East 163d street, was purchased by Mr. Brown through Selkin & Mintz from the Henry Morgenthau Company. The apartments are rented for \$52,000 and were held at \$450,000. Through S. Rosen, Mr. Brown sold 939 Dawson street, a five-story apartment, and held at \$100,000, to the Benenson Realty Company. Mr. Brown sold the six-story apartment, 50x95, at 556 and 558 West 188th street, held at \$90,000, to the H. & M. Building Company, James Murray, president. McDowell & McMahon, brokers, also sold to the same buyers, represented by O'Reilly & Dahn, the adjoining similar property, 552 and 554, for Ellen E. Wall. To Harry Steinert the

vacant plot, 75x100, at 1371 Plimpton avenue, was sold by Mr. Brown through Charles Kuntze. Mr. Steinert intends to build a five-story apartment. The other deals involved parcels at South Orange, N. J., East Orange, N. J., and Haverstraw, N. Y.

### Hearn's to Be Enlarged.

The annual rumor that James A. Hearn & Son contemplate removal uptown is again refuted by the proposed enlargement of the establishment on West 13th and 14th streets, just west of Fifth avenue. Indications of this is given in the purchase of the adjoining property, 32 West 14th street and 31 West 13th street, a five-story building, 25.2x206 feet. This acquisition will give the firm approximately 30,000 square feet of space, which is to be remodelled as a shop for men and young men.

### Operator in Re-Sales.

The Nason Realty Company (Max N. Natanson) resold to the York Building Company, a client of Philip D. Shapiro, the Rivercrest at 23-33 Fort Washington avenue, a six-story elevator apartment, at the southwest corner of 160th street, 131x126x irregular. It is arranged in suites of five, six and seven rooms and rents for \$25,000, being held at \$200,000. William S. Baker was the broker. The Nason Realty Company also sold to the J. G. Leasing Company, Inc., (Bernard Crausman) the northwest corner of 174th street and University avenue, a six-story walk-up apartment, completed within the last year, on a plot 105x134. It was held at \$175,000 and sold for cash. Alexander Selkin and David Mintz were the brokers.

### Rumored West Side Deal.

According to report McNulty Brothers, contractors, have sold their ten-story building at 549 and 551 West Fifty-second street, near Eleventh avenue, to a firm of candy manufacturers. The consideration is said to have been around \$225,000. The building has a frontage of 50 feet and a depth of 100.5 feet. Details regarding the rumored deal were not available.

### Sixteen Bronx Flats Sold.

Daniel G. Griffen bought from the Usona Construction Company sixteen five-story apartments at 1034, 1038, 1042, 1046 to 1050 and 1054 Lowell street; also 1141, 1151, 1155, 1159 and 1163 East 165th street; also 1074, 1078, 1082 Longfellow avenue and 1036 and 1040 Bryant avenue. The two corners measure 42x80 feet and the inside houses 40x100 each. This completes the sale of twenty-seven houses owned by the selling company. S. Morrill Banner last week bought eleven houses in Tiffany street. Leitner, Brener & Starr were the brokers in all the sales.

### Improvement May Be Pending.

The Jones estate has sold the six-story building at 138 William street, which has been owned since 1870 and occupied for more than fifty years by Henry Allen, dealer in druggists' glassware supplies, to the Broadway-John Street Corporation, Elias A. Cohen, president. The estate also sold to the same purchasers its abutting property, a five-story building, 25.10x80, at 92 Fulton street, the sales having been negotiated by William J. Russell. These properties center a plot, 80x180, adjoining the new Nestle Building and forming the southeast corner of William and Fulton streets, which, according to report, is under active negotiation for

February 22, 1919

a sale with a view to making a large building improvement.

#### Deal for Hunt's Point Palace.

Hunt's Point Palace, on the Southern Boulevard Plaza of Hunt's Point Square, with easement and right of way on 163d street, was sold by the Equity Asset Corporation to a client of Kendall & Herzog. The building, which is 140 by 150, has several stores on the ground floor and contains one of the largest halls and banquet rooms in the Bronx. It cost the builder about \$450,000 to erect a few years ago. Leitner, Brenner & Starr were the brokers in the present deal.

#### Fordham Road Block Front Buyer.

Sol Blom has purchased from the John B. Haskins Estate the block front on the south side of Fordham road, extending from Third to Washington avenues, opposite St. John's College and the Fordham railroad station. On it are a number of old buildings. Mr. Bloom is contemplating reimproving the site with either a theatre or department store, or both. The property fronts 378 feet on Fordham road, 229 feet on Third avenue and 228 feet on Washington avenue. It was held at \$275,000.

#### Queens Plaza Court Sold.

The Queens Plaza Court Building, covering the block front on the Bridge Plaza between Radde and Academy streets, has been sold by William D. Bloodgood & Co. to the City Real Estate Corporation. While only four stories high, the building has a foundation capable of supporting twelve stories. The new owner will eventually make this improvement. This building is now occupied by some of the most prominent institutions in Queensboro, including the Long Island City Savings Bank, the Queens County Trust Company, the Queens Chamber of Commerce, the First Mortgage Guarantee Company, the New York Telephone Company, William D. Bloodgood & Co., the Irving Trust Company, the County Fuel Administration, the Metropolitan and Prudential Insurance companies, and the Manhattan and Queens Traction Company. William D. Bloodgood & Co. will continue as managing agents of the property.

#### A Correction.

In the Record and Guide of February 1 it was inadvertently stated that the Dry Dock Savings Institution had made a loan of \$600,000 on 80 Lafayette street at 4 per cent. This was incorrect, the loan having been made at the interest rate of 5 per cent. The Dry Dock Savings Institution is not loaning any money at a rate less than five per cent.

#### Manhattan.

##### South of 59th Street.

COOPER SQUARE—Charles F. Noyes Co., in connection with Douglas Robinson, Chas. S. Brown Co., sold for all cash 30 Cooper Square to Browning, King & Co. The recent purchase is a 3-sty building covering lot 22.3x112. The same brokers recently sold Browning, King & Co. the adjoining property, 28 Cooper Square, and the purchasers now own at this point a plot of nearly 25,000 square feet of ground, a large portion of which is improved with the Browning-King Building.

DOWNING ST.—The Bankers Trust Company sold for a client through Charles B. Van Valen, Inc., the 5-sty tenement 65 and 67 Downing st., at the corner of the new 7th av extension. The property is on plot 37.7x99 and rents for \$5,000 per annum.

FRONT ST.—The Markham Realty Corp., Clarence W. Eckhart, president, bought its seventh parcel of property on Front st. From the Franklin Trust Co and Crowell Hadden, as executors, it acquired the 5-sty loft building at 54 Front st., adjoining the property which it recently purchased at 52. The other parcels owned by the company on the same street are 46, 48, 71, 73 and 84. The property just

acquired is at the south corner of Cuylers alley and occupies a plot 21.7x82.3. William Cruikshank's Sons were the brokers in the transaction.

MAIDEN LA.—Elias A. Cohen, president of the Broadway-John Street Realty Co., has sold the company's 21-year lease of the 5-sty building, 21.6x84.3, at 20 Maiden la, southeast corner of Liberty pl. The purchaser is Fahys & Co., who recently sold the 12-sty building at 52-54 Maiden la, running through to 29-31 Liberty st to the Federal Reserve Bank. The buyers are going to have the structure completely remodeled for their occupancy from plans by Story & Fleckinger. The Charles F. Noyes Co. negotiated the sale.

MONROE ST.—Alexander Selkin and David Mintz sold for M. Sandberg 171 Monroe st., a 6-sty apartment house, on lot 22.6x100, held at \$35,000.

RUTHERFORD PL.—Pease & Elliman have sold, furnished, for the Chelsea Realty Co. to F. J. Powell the 5-sty, 22-foot American basement dwelling at 2 Rutherford pl., adjoining the southwest corner of 17th st., and facing on Stuyvesant sq. Mr. Powell will occupy the house.

SOUTH ST.—The Douglas Robinson, Charles S. Brown Co sold for Henry Bottjer 27 South st., a 5-sty building, on lot 26.2x89.6. The buyer is Moses Rodnisky, who owns 26, adjoining, and now controls a site of 52 ft front next to the Seaman's Church Institute, at the corner of

Coentie Slip, and located 21 ft south of the southwest corner of Cuylers alley.

WAVERLEY PL.—The 8-sty loft building at 28 and 30 Waverley pl has been sold by the Greenwich Bank for Savings to an operator. The structure occupies a plot 37.9x80.9, and is understood to return an annual rental of \$14,000. It adjoins the 10-sty building occupied by the American Book Co. and the Law Department of the New York University, which covers the block front on Washington Square East, between Washington and Waverley pls.

17TH ST.—Charles F. Noyes Co. has sold for Adams Land & Building Co. to Frederick Brown, 121-125 West 17th st., a modern 8-sty fireproof building covering plot 74x92, equipped with automatic sprinklers, two electric elevators with heavy carrying capacity. The property is rented at \$25,458 and is held at \$225,000.

18TH ST.—The American Lithographic Co. purchased from Jane R. Thompson and others 43 East 18th st., a 3-sty building 20x92, held at \$40,000. The American Lithographic Co. occupies the 12-sty building abutting on the southwest corner of 4th ave and 19th st., to which the property purchased will be added after alterations are made. Brett & Goode Co. and E. H. Ludlow & Co. were the brokers in the sale.

35TH ST.—A. E. Armstrong bought the front and rear tenements at 233 and 235 West 35th st., near 7th ave, of the American Press Association through Edward J. Thompson. Mr.

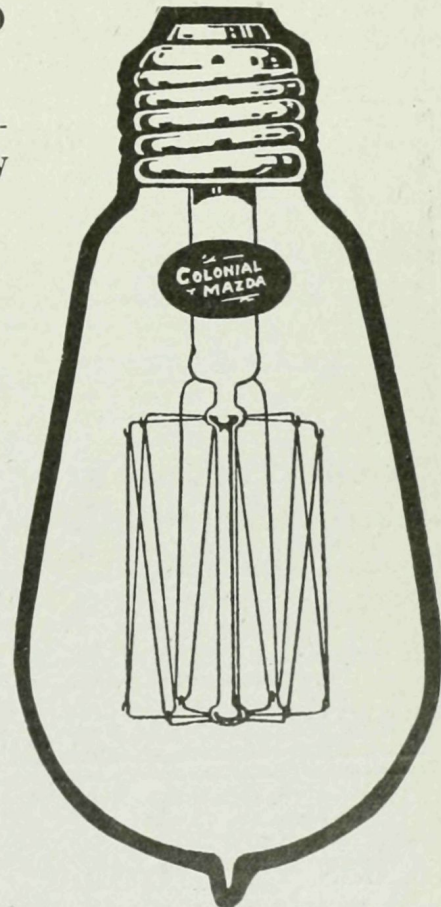
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Armstrong plans to erect a building for his own use on the plot.

48TH ST.—The 5-sty building at 5 East 48th st. east of Fifth av. is reported to have been sold by Ella L. Hawk. It occupies a lot 26.2x100.5, and adjoins Redfern's building at No. 3, which abuts the 10-sty Scribner building at 577 and 599 Fifth av. The city assesses it at \$119,000.

49TH ST.—M. & L. Hess Inc., in conjunction with William F. Sussman, sold for the Builders' Protective Co., N. 240-242 West 49th st, a 7-sty apartment house, size 40x100, to Annie R. Greenberg.

54TH ST.—First Universalist Mission of New York sold Brevoort Hall, a 3-sty structure, 49x100, at 154 East 54th st, to a client of Pease & Elliman.

AV B.—Fardwal Realty Co, Hyman Berman president, bought from a syndicate composed of Dr. Max Wolper, Dr. I. Arthur Stoloff and Dr. Max Neger the old German Evangelical Reformed Church property, at the southeast corner of Av B and 5th st, 72x100, which will be replaced with a 1-sty taxpayer. The church, founded in 1829, owned the property up to last month.

2D AV.—The estate of William Marshall sold 972 2d av, a 4-sty tenement, 20x78, to Judge Henry Unger. The property was scheduled to be auctioned on Tuesday by Joseph P. Day.

9TH AV.—The property at the northeast corner of 9th ave and 15th st, two tenements, on a plot 36x100, has been sold by Martin O'Dowd to Elder & Wells, ice dealers. A deal for this corner and most of the property on the east side of 9th ave north to 16th st has been on for a long time, but slivers of land under the walls of buildings, ranging from a fraction of an inch to several inches, property which no one could claim, prevented the consummation of the sale. The Duross Co., which has been trying to sell the block, arranged this sale.

#### North of 59th Street.

ELLWOOD ST.—The Benenson Realty Co has resold the two 5-sty new-law apartment houses at 72 to 82 Ellwood st, occupying a plot 125x100, and held at \$150,000. The new owner is a client of B. Harris. The structures rent for \$22,500, and each is arranged for thirty families. It was a cash deal.

61ST ST.—George B. Watts is reported to have sold 147 East 61st st, a 4-sty house, on a lot 21x100.5, between Lexington and Park avs.

64TH ST.—Wm. A. White & Sons sold for Mrs. Elizabeth R. Delafield 53 East 64th st, a 4-sty dwelling, 18x100. The house was purchased by Mrs. A. Mason Jones, who has occupied it as a tenant for several years.

66TH ST.—Leopold Cohen is reported to have sold 60 East 66th st, a 4-sty and basement dwelling, on lot 20x100.5, near Park av.

66TH ST.—Myrtle G. Bauchle sold the 5-sty flat at 155 West 66th st, on plot 31x100.4.

70TH ST.—Ennis & Sinnott purchased 127 West 70th st, a 4-sty dwelling, 20x100, from the W. S. Hill Realty Corp., through Slawson & Hobbs.

71ST ST.—The Douglas Robinson, Charles S. Brown Company sold for Douglas Elliman 135 East 71st st, a 4-sty residence, on lot 17x102.2, to Geo. A. Crocker, for occupancy.

75TH ST.—Pease & Elliman sold for Mrs. L. Rossbach 42 East 75th st, a 4-sty dwelling, on lot 19x102.2, to Charles D. Hazen.

86TH ST.—Jacob Axelrod is reported to have sold the 4-sty and basement dwelling at 108 West 86th st, on a lot 20x100, near Columbus av. The adjoining house at 110 was recently purchased by Walter M. Wechsler, who will alter it into small suites.

86TH ST.—The 4-sty dwelling at 164 West 86th st, on lot 20x102.2, was sold by James McClenahan to a Mr. Crowe, a builder, who plans to alter the property into small suites.

93D ST.—Thomas J. O'Reilly sold for the Lawyers' Mortgage Company the 5-sty American basement dwelling, 17x100, at 254 West 93d st, assessed at \$22,000. The buyer will occupy.

96TH ST.—O'Reilly & Dahn sold for the Elemco Realty Co. to Lowenfeld & Prager 157 East 96th st, a 5-sty tenement house, on lot 25x100.

98TH ST.—Fischer and Irving I. Lewine bought from Nettie M. Roe 156 and 158 West 98th st, two 5-sty apartment houses, on plot 40x100, held at \$45,000. The Douglas Robinson, Charles S. Brown Co. was the broker. Eisman, Lee, Corn & Lewine represented the buyers.

105TH ST.—Robert G. Mead Jr. is reported to have sold the 6-sty apartment house at 18-20 East 105th st, on a plot 37.6x100, near 5th av.

110TH ST.—Leon S. Altmyer sold for the Courtney Development Co. (Bryan L. Kennelly) the 4-sty tenement, with store, on lot 25x100, at 342 East 110th st.

114TH ST.—The 5-sty apartment house, on a lot 25x100, at 47 West 114th st has been sold to an investor by the Rose Izen estate, represented by Lind & Pfeifer as attorneys.

118TH ST.—George N. Bruno & Co. and Albert W. Petrie sold 344 East 118th st, a 6-sty building with stores, for Cornelia H. Hughes,

of England, who took it in foreclosure some time ago. It was held at \$22,000.

118TH ST.—Harris and Maurice Mandelbaum have just completed their second profitable resale of west Harlem properties. The latest transaction involves the 7-sty Minerva apartment house, at 365 and 367 West 118th st, which they bought recently from the Seamen's Bank for Savings. The house is on a plot 50x100, and returns \$13,000 annually in rentals. The buyer is Morris W. Wollens, who returns to the market after an absence of several years, having formerly traded in small investment properties. Julius Levy & Morris Lichtenstein were the brokers.

120TH ST.—The Merit Realty Corp sold the 3-sty, 2-family dwelling, 104 West 120th st, 18x100.11, to Louis W. Markel, through Samuel Jackson.

123D ST.—Arthur Halla has bought the 3-sty dwelling, 15x100, at 127 East 123d st from Helen M. Fanning. George W. Brettell made the sale.

126TH ST.—Barnett & Co. have sold for P. Mangan 21 West 126th st, a 3-sty brownstone dwelling, on lot 18.9x100. The same brokers recently sold 23.

127TH ST.—James Cruikshank has bought from Frederick Brown, through Harry Sugarman, 121 West 127th st, a 3-sty dwelling, 16.8x99, and immediately resold the property to Nathan Nasonowitz.

130TH ST.—Mrs. Francis Harford sold 117 West 130th st, a dwelling, 19x100, to a client of Ernest T. Bower.

136TH ST.—As president of the Ulster Court Corporation, Joseph G. Abramson purchased from the estate of Emily D. Spier, represented by Alexander M. Crane, as trustee and attorney, the 5-sty apartment house, on plot 45x100, at 622 West 136th st, between Broadway and Riverside Drive. This structure rents for \$8,000 and was held at \$55,000. M. H. Gaillard was the broker.

148TH ST.—Frederick Brown sold to the H. & D. Company, Inc., 554 and 558 West 148th st, adjoining the corner of Broadway, two 5-sty apartment houses, on plot 100x100. The buildings are rented to forty families, paying over \$20,000 annually, and were held at \$150,000.

158TH ST.—Dorena Court, a 6-sty elevator apartment house, on plot 100x100, at 545 and 547 West 158th st, was sold by the estate of the late Colonel William Barbour to Irving Judis and Fischer Lewine for all cash. The building, which was held at \$200,000, was erected a few years ago by the Friedman Construction Company. Norman Denzer negotiated the sale.

159TH ST.—Ennis & Sinnott bought from Edward Blokner 534-536 West 159th st, two 5-sty double flats, 25x100 each. John Becker was the broker.

174TH ST.—Joseph P. Day sold for Adelard Mathieu the Stratford-Avon, a 6-sty elevator apartment house, at 590 West 174th st, southeast corner of St. Nicholas ave. The building occupies a plot 100x100, and contains 9 stores and 38 apartments of 3, 4, and 5 rooms, renting for \$30,000. It was built about ten years ago by the Stratford-Avon Co., Lawrence Davies, president. The property was sold for all cash above a first mortgage of \$146,000, and it was held at \$225,000. The buyer, Francis V. Smith, was represented by Nehring Brothers. The property was later resold to Frederick Brown through the same broker.

184TH ST.—John J. Meenan (Inc.) sold for Frederick Brown to the Doumen Realty Co. the 5-sty apartment house, on plot 80x100, at 514-16 West 184th st, adjoining the corner of Audubon av. It was held at \$120,000. In part payment the Doumen Realty Co. gave the two buildings, on plot 50x100, at 455-457 West 43d st.

188.H ST.—McDowell & McMahon and O'Reilly & Dahn sold for Ellen E. Wall to the H. and M. Building Corporation, James Murray president, 552 and 554 West 188th st, a 6-sty apartment house, on plot 50x95, accommodating 30 families, who pay \$12,000 yearly in rentals. McDowell & McMahon also sold the adjoining similar property at 556 and 558 West 188th st, to the same buyer, for Frederick Brown. The buildings were erected in 1915 by the Goodman Construction Co. and were held at \$80,000 each.

191ST ST.—Charles S. Kohler, Inc., sold for Frederick Brown the 5-sty new-law house at 562 West 191st st, built on plot 51x98 ft. The property rents for \$9,700 per annum, and was held at \$70,000.

AUDUBON AV.—The Nehring Company and Max Blau sold for the Amsterdam-Audubon Construction Co to Daniel H. Jackson, operator, 404, 408 and 412 Audubon av, southeast corner of 186th st, three 5-sty modern apartment houses, on a combined plot 160x100. The property was held at \$250,000, and the deal was for all cash. This is the sixth property purchased by Mr. Jackson through the same brokers in the past month.

BOLTON RD.—Henry Crawford sold seven lots on Bolton rd, 150 ft west of Prescott av, to K. Carlard. Frank Volz was the broker.

MANHATTAN AV.—Morris Polsky bought from the Hycorn Realty Co., Hyman Berman and Rudolph Simon, 2 Manhattan av, a 6-sty apartment house, on plot 27.10x100, at the northwest corner of 100th st.

**MADISON AV.**—Duff & Conger sold for Carl Pickhardt his 4-sty residence, at 1042 Madison av, to J. L. Van Sant. The seller has occupied the house for nearly thirty years.

**MADISON AV.**—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank to J. A. Steel, the tenant, the 3-sty dwelling, 16.10x75, at 2068 Madison ave, near 130th st.

**PARK AV.**—Philip D. Shapiro, as attorney, sold for a client the 5-sty tenement house, on lot 25x100, at the southeast corner of Park av and 97th st. The new owner plans to alter the property and hold it for investment.

**ST. NICHOLAS AV.**—Charles Kimmelman purchased the 6-sty Altavista apartment house on plot 100x125, at 1228 to 1234 St. Nicholas av, southeast corner 172d st, from the 100 West 142d Street Corporation. The building rents for \$35,000 per annum, and was held at \$300,000. This is Mr. Kimmelman's third purchase in as many weeks.

**ST. NICHOLAS AV.**—The H. M. Weill Co. sold for the Advon Realty Co. (Mrs. A. T. Adams) the 5-sty apartment house 54 St. Nicholas av, being the southeast corner of 113th st, 76 ft. front by 95 ft. on the street, to a client for investment. A resale with some element of trade is pending. The property was held at \$70,000.

**3D AV.**—William Peters & Co have sold the leasehold property at 1058 3d av to William Werthner.

**7TH AV.**—St. James Court, at 2460 7th av, northeast corner of 143d st, one of the finest apartment houses tenanted by colored people, has been resold by the Nason Realty Company (Max N. Natanson) to the Traymore Leasing Corporation (Morris Moore's Sons). It is a 7-sty elevator structure, on a plot 125x100, containing fifty-four apartments and seven stores, renting for \$36,000. The holding price is reported at \$225,000 by I. Haskell, the broker.

**9TH AV.**—Edward Osserman, of the Kermit Realty Co sold four lots, 100x100, at the northwest corner of 213th st and 9th av, to a client of A. N. Giterman. This property is diagonally opposite a plot acquired through the same broker by the Evans Film Corporation for improvement with a film studio and laboratory.

**Bronx.**

**MEAD ST.**—Willy Ehrenhaus resold to the Hudson P. Rose Co. 621 Mead st, a residence, on lot 20x100.

**TIFFANY ST.**—Irving I. Lewine sold to Eli Maran 916 Tiffany st, a 5-sty flat, 50x100, held at \$60,000 and renting for about \$9,500, through William S. Baker.

**134TH ST.**—James Montgomery & Son sold 339 East 134th st, a 2-sty dwelling, on lot 18.9 x100.

**137TH ST.**—The Harlem Savings Bank resold to Eveline M. Murphy the 3-sty dwelling, 16.3x 75, at 475 East 137th st, purchased at auction a few weeks ago by the bank at the stand of Arthur C. Sheridan.

**BOSTON RD.**—Morris Polsky bought from the Grand Concourse Realty Co. 1033 and 1043 Boston road, two 5-sty houses, on plot 140x184 irregular, valued at \$190,000. The broker was A. Blumenthal.

**BOSTON RD.**—The 2-sty private dwelling, on the lot 40x124, at 1266 Boston rd, opposite McKinley sq, was sold by Anna L. Martin to Dr. Julius Bondy, who has occupied it for the last 14 years. I Kahn negotiated the sale.

**BRIGGS AV.**—Frederick Brown resold for cash to a client of H. L. Phelps 2608, 2612 and 2616 Briggs av, three 5-sty apartments, on plot 125x85. The houses rent for about \$15,000 and were held at \$105,000.

**BRYANT AV.**—The Benenson Realty Co sold to Joseph Eisenfeld 1076 Bryant av, a 5-sty new-law house, on a plot 40x100, held at \$45,000. B. Sokolski was the broker. It was a cash deal. The sellers bought the property several months ago.

**CLAY AV.**—Joseph Schenck has bought from the Boston Road Realty Co. 1394, 1398 and 1402 Clay av, three 6-sty apartment houses, occupying a combined site 136x100, facing Claremont Park. The buildings, which were erected about three years ago, contain 90 apartments, yielding about \$30,000 annually, and were held at \$180,000. B. Harris negotiated the sale.

**CLINTON AV.**—Charles Wynne resold 1329 and 1331 Clinton av, a 5-sty new law apartment house, on lot 50x137. It was held at \$50,000.

**CLINTON AV.**—Frederick Brown sold 1826 Clinton av, a 2-family house, on plot 19x90, in a cash transaction to Alfred de Blase through Cahn & Cahn. Mr. Brown recently resold the adjoining houses, 1818 and 1828.

**COLLEGE AV.**—Ignatz Roth sold to a client of S. Rosen 1374 and 1378 College av, two 5-sty apartment houses, each on plot 50x100.

**CORLEAR AV.**—Cahn & Pittman bought from Ella F. Bradley three 1-fam dwellings at 3133 to 3137 Corlear av. George E. and Charles Buckbee negotiated the sale. Samuel Bitterman represented the buyer.

**CRESTON AV.**—Frederick Brown sold to Mrs. Hulda Lemke 2390 Creston av, a 5-sty apartment, on plot 50x95, and arranged for twenty families, paying about \$9,000 annually. It was held at \$65,000. In part payment the buyer

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gave 2354 3d av, a 5-sty apartment with stores, on plot 25x92.

**CROTONA PARK NORTH.**—The 5-sty apartment house, 50x100, at 787 Crotona Park North, bought several days ago by the Isaac Lowenfeld Realty Co. from Fred F. French through Byrne & Bowman, has been resold by the same brokers.

**DAVIDSON AV.**—Miss May Green has sold to a client of Philip D. Shapiro a 4-sty flat at the corner of Davidson av and North st, on a lot 25x100.

**EASTBURN AV.**—Cahn & Pitman purchased from Henry J. Semke the plot, 100x95, in the east side of Eastburn av, 88.30 ft. north of 174th st. Walter E. Phelps was the broker.

**FORDHAM RD.**—The Fordwal Realty Co., Hyman Berman, president, bought the plot, 75x100, southeast corner of Fordham rd and Walton av, for improvement with a 2-sty taxpayer, with stores, some of which have been rented from the plans. The seller was the Dividend Realty Co.

**GRAND BOULEVARD.**—Benenson Realty Co bought from Marie Ebendschein 1938 Grand Concourse, a dwelling, 34x125.

**HOE AV.**—Samuel J. Mooney bought from Albert E. Kelly through Charles Berlin two apartments at 937 and 941 Hoe av, each 46x120, and the Park View Apartments, on the northeast side of Clay av, near 174th st.

**INWOOD AV.**—Jacob Aszmus and Alicia Doerr sold 1560 Inwood av, a 3-family house, 25x103, to a client of Richard Dickson.

**JEROME AV.**—Schwab & Co sold for the 173d Street Realty Co, Inc, Aaron Miller, president, the 5-sty apartment house, 98x100, at the northwest corner of Jerome av and 192d st. The property shows a yearly rental of \$15,000, and was held at \$100,000. In part payment Mr. Miller took 1774-1776 Washington av, two 5-sty apartment houses, 26x100 each, and held at \$50,000.

**MARMION AV.**—Benenson Realty Co. bought from the Grand Boulevard Holding Corporation the northeast corner of Elsmere pl and Marmion av, a 5-sty apartment house, 97x100, held at \$120,000. Max Alexander and Heller & Sussman were the brokers.

**MONTEREY AV.**—Joseph G. Abramson bought in a cash transaction, involving approximately \$150,000, three new apartment buildings, each 51x100, at 2015, 2023 and 2027 Monterey av. They show an annual rental of approximately \$24,000 and were sold through D. Schoen by the Tiffany Holding Company, which acquired the houses two weeks ago from Morgenstern Bros.

**POWERS AV.**—Morris Polsky sold to a client of Schoen & Weiss the 6-sty tenement 348 Powers av, housing 35 tenants, who pay an annual rental of \$9,000.

**SOUTHERN BOULEVARD.**—Kurz & Uren, Inc, sold for Bond & Mortgage Company the 1-sty taxpayer, with six stores, 50x100, at the southeast corner Southern Boulevard and Freeman st, to the 173d Street Realty Company, Inc.

**SOUTHERN BLVD.**—The Intervale Holding Co., Mose Goodman president, sold 551 and 553 Southern Boulevard, a 4-sty flat, with stores, held at \$35,000, to Moe Cohen. Hyman Cohen was broker and Weschler, Kohn & Roeder attorneys.

**TINTON AV.**—J. Clarence Davies sold for Ruth Miller the 2-sty frame dwelling, on lot 16.8x100, at 1060 Tinton av.

**UNIVERSITY AV.**—Irving Lewine bought from a client of Clement H. Smith 1632 University av, a 5-sty apartment house, on plot 56x104, held at \$80,000.

**WASHINGTON AV.**—Richard Dickson sold 1017-1019 Washington av, frame dwellings, 50x96, for Sadie Carlew and Emma Linson.

**WEBSTER AV.**—Bernard Crausman and the 1847 Boston Road Co. resold to clients of B. Harris the five 6-sty apartments at 1417 to 1421 Webster av and 1394 and 1402 Clay av, recently bought from the Sikora Realty Corporation. The Clay av houses, on plot 136x100, were purchased by Joseph Shenk. The southerly one of the Webster av houses was bought by Joseph Rubin, and the other by an unnamed investor. The houses contain accommodations for 143 families, and were acquired by the sellers a week ago.

**WILKINS AV.**—Louis Carreau sold the two 5-sty apartments at 1460 and 1462 Wilkins av, on plot 37x100, through Richard B. Kelly.

**3D AV.**—John A. Steinmetz sold for the estate of Joseph M. Jackson to G. Kufus 2679 3d av, a 5-sty double flat, with store, 25x100, held at \$35,000.

**Brooklyn.**

**EAST 15TH ST.**—Clinton Trading Corporation sold to Joseph O'Hanlon a 2-fam. frame dwelling at 1938 East 15th st, on a plot 40x100. The purchaser will occupy.

**63D ST.**—Realty Trust sold for the Alco Building Co the 1-family brick dwelling, 2073 63d st, Mapleton Park, to Louis Salzberg, of Manhattan, for occupancy.

**74TH ST.**—B. J. Sforza sold for Christopher Phillips to Giuseppe Sigillo, for occupancy, the 2-sty brick 2-fam. house, on lot 20x100, at 1137 74th st.

**76TH ST.**—Frank A. Seaver & Co. sold for M. Bours the 2-fam. house at 334 76th st.

**88TH ST.**—Bulkeley & Horton Co. sold 238 88th st, a 2-sty 2-fam. brick dwelling, on lot 20x100, for H. M. Bicknell.

**96TH ST.**—Frank A. Seaver & Co. sold a plot 50x100, on the southerly side of 96th st, 190 ft. west of 3d av for the Peerless Land Co.

**RECENT LEASES.**

**Architect in Interesting Project.**

Joseph W. Hennessey has leased to John H. Scheier, architect, the property at the southwest corner of Eighth avenue and Fifty-fourth street, occupying a plot fronting 25.9 feet on the avenue and 100 feet on the street, together with an "L" 50.5 feet in depth, for a term of twenty-five years with two renewals, at rental aggregating \$600,000. Mr. Scheier also has an option to purchase the property, which has been held at \$150,000. Upon the expiration of existing leases Mr. Scheier will completely remodel the five-story building into small apartments, stores and shops or offices. The property, heretofore, occupied for saloon purposes, figures in one of the first interesting transaction indicative of the future of this type of building now that Prohibition seems so imminent.

**\$400,000 Garage Lease.**

Geo. W. Mercer & Son, in conjunction with Wm. H. McDonald, have leased for a term of years, at a total rental of about \$400,000, the property 511 to 519 West 21st street, and 510 to 514 West 22nd street, plot containing 20,000 square feet, upon which the owner will erect a two-story garage for commercial purposes. The lessee is the F. & F. Auto Company, Harry Felman, president.

**Bronx Waterfront Lease.**

The tract of twenty-three and one-half city lots at East 138th and Exterior street, along the Harlem river, formerly occupied by the Harlem River Lumber and Wood Works Company, has just been leased to a casket manufacturer for a long term of years at an annual rental of about \$25,000. Fronting 292 feet on Exterior street, and 251

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feet on 138th street, the property faces the state garage canal terminal, and is near the Harlem freight yards. It is partly improved with factory buildings, containing a total area of 40,000 square feet, and including one modern four-story structure 70x138. George Stark, the owner, is said to have given the new lessee an option of purchase. The holding price was around \$250,000.

#### Subway Corner for Schulte.

Herbert Hecht & Co. have leased for Ehrlich, Blumenthal & Levis to the Schulte Realty Co. for a term of sixty years the two-story and basement taxpayer at the southwest corner of Broadway and 96th street covering lot 100x125. This property was built by Klein & Jackson fifteen years ago on a Higgins' Estate leasehold running for seventy-five years, and the Schulte Realty Co. has taken over the remaining sixty years of this term.

Herbert Hecht & Co. also rented for the estate of Ferdinand Ehrhart, represented by Henry Fuldner, Jr., the ground floor store at 119 Second avenue, northwest corner 7th street, for a term of fifteen years to Ben Cohen, and for the same estate the five-story building at 121 Second avenue on lot 25x100 for a term of twenty-one years to the same lessee. The Ehrhart Estate was represented by George Haas, as attorney. The same brokers have sublet the corner store at 119 Second avenue to the Sarnoff Hat Co. for a term of years.

#### Rising South Street Rents.

The increase in property values along South street is reflected in the lease negotiated by the Charles F. Noyes Company for 184 South street with Darmstadt, Scott & Courtney. For William J. Matheson, owner, the Noyes Company has leased this building at \$3,600 per annum for ten years from May 1, the increase in rent being 50 per cent.

LEON S. ALTMAYER and Chr. Volzing & Son, Inc., have leased a large suite of offices in the Subway Express Building, 147 and 149 East 86th st and 1285, 1287 and 1289 Lexington av, to the United Hebrew Charities as a branch.

AMES & COMPANY leased for Jackson & Stern to the New York Florists' Supply Co the ground floor store, with basement, at the northwest corner of 28th st and 6th av; also, for Jesse T. Meeke to the American Humane Association, the store at 44 East 34th st; for Samuel W. Peck to Hausman & Brickman the entire top floor loft in business building, 6 West 29th st, and the entire fourth floor in the same building to Samuel Knespal; for F. Livingston Pell the fourth loft in 23 West 32d st to E. C. Beyer; for the Broadway Savings Institution to Isidore Gaffner the two 4-sty private dwellings at 71-73 West 45th st; for Florence H. Lamb to Mrs. E. Le Cureaux the 4-sty dwelling at 341 West 55th st.

JAMES S. ANDERSON & CO. rented for Morris B. Baer to the Empire Hardware Co. the building 272-274 West Broadway.

ALBERT B. ASHFORTH (INC.) leased the store in 17-19 West 45th st to Styles & Cash; the easterly half of the 2d floor of 33-5 West 46th st to William H. Woodin, Jr., and Harry C. Walker; the 5th floor of 351-3 West 52d st to the Loening Aeronautical Engineering Corp.; the 4th floor at 211-15 West 20th st to the Peiser Manufacturing Co.; the 3d floor of 33-7 Bleecker st to David Schiff; space in the Acker, Merrill & Condit Building, 5th av and 35th st, to James E. Blake Co.; the Brokaw Building, Broadway and 42d st, to Harry F. Perissi, Patent Trading Corporation of America, William J. Smith, C. LeRoy and Murray Blank, J. C. Gordon & P. R. Manley, Bricka-Ford Co., and in conjunction with Harris & Vaughan, Ewing, Baker & Henry, a large suite of offices on the 9th floor to the Independent Pneumatic Tool Co. of Chicago, Ill.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the 2d floor of 33 6th av to Paul Tyantoris; a studio at 805-7 Lexington av to Dr. Leo Birnberg; an apartment in the same building to Mrs. M. Boody and one to Miss A. Moore; the 2d loft in 46 West 21st st to Sandler & Wolfson; also lofts in 48-50 West 21st st to American Button Works, and the 8th loft to Davis & Peltzman.

THE BRETT & GOODE COMPANY leased the entire sixth floor in 6-8 West 48th st to the

Sweets Company of America, and have arranged a cancellation of the lease on that floor for the Committee on Public Information, Division of Films. The same brokers have also leased in 257-65 West 17th st the eighth floor to the Lance Cough Drop Co.

THE BRETT & GOODE COMPANY sublet for Siegel Bros. & Goodman the entire 6th floor in 311-19 6th av. to the Independent Corporation, publishers of "The Independent" and "Harper's Weekly," for a long term of years; also an additional floor in the Flint & Horner Building, 20-26 West 36th st, to Charles P. Goldsmith & Company for a term of years; also in the Schlegel Building at 300-310 East 22d st, space to the Commanday-Roth Corporation.

CAMMANN, VOORHEES & FLOYD have leased the 5-sty building 170 Front st, for S. Ashner to F. Behrend, Inc., and 7 Jones Lane for the Van Anden Estate to David Brooks; also offices at 138 Front st to Michelena & Co., at 27 Thames st to the Metric Packing Co., and the three upper lofts at 85 Maiden Lane to Braun & Rutherford.

DUROSS CO. leased for Richard J. Lewis the store and basement at 155 7th av to the American Sanitary Supply Co. and the American Sanitary Napkin Co.; also the store at 104 7th av to Benjamin J. Tenenbaum; and the 4th loft at 134-6 West 25th st for E. Sharum Co. to John Picone.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 270 Park av for the Vanderbilt Av. Realty Corp. to Mrs. Charles H. Thorne; also an apartment at 150 East 72d st for Walter Barnum to Hermann C. Schwab; at 106 East 85th st to Mrs. G. Temple Bridgemann; and at 103 East 86th st to S. O. Shoter.

DOUGLAS L. ELLIMAN & CO leased an apartment in 149th st for W. E. Bogardus to A. L. Smith; an apartment at 46 West 52d st for M. K. Young to Dr. Charles Gordon Heyd; a floor at 130 West 45th st for F. & G. Pfomm, agents to the Van Art Co.; a store at 34 East 48th st for the Vanderbilt Avenue Realty Co to V. R. Darnley, Inc., dealers in antiques.

J. ARTHUR FISCHER leased to Dr. Charles L. Baldwin the parlor floor store at 135 West 45th st; to Lerner & Weitzner the store and 1st loft at 344 7th av; to Michael Christiansen the 1st loft at southeast corner of 7th av and 39th st.

FISCHER REALTY CO. leased to the Victory Bed Spring Co. for Zlotnick & Johnson the building 2071 3d Av; also to Benj. Hirsch the store at 2046 3d av.

GOODWIN & GOODWIN rented for Fannie Pick to Dr. Maurice A. Dolowitz the 3-sty private dwelling at 158 West 121st st; for the N. Y. Life Insurance Co. to F. Ritter the 4-sty dwelling at 56 West 89th st.

M. & L. HESS (INC.) leased the store and basement at 27-33 West 20th st, containing 20,000 sq. ft., to the Delaware Salvage Co. The building is now entirely rented.

THE HOUGHTON COMPANY leased for ten years the 4-sty dwelling 253 West 102d st for Ada Schwab. The lessee plans to alter the premises and rent the floors separately.

MICHAEL E. LIPSET leased for N. A. Berwin & Co., Inc., as agents, the store and basement 922 Broadway, northeast corner of 21st st, for a term of ten years to Max Haber, proprietor of the Delmonico, Waldorf and Columbia restaurants.

SAMUEL H. MARTIN leased for Lawrence C. Stix the 4-sty dwelling at 49 West 88th st to William P. Coontz.

GEO. W. MERCER & SON leased the 5-sty remodeled business building 11 West 56th st, to Miss Elsie L't'd, dressmakers and milliners. The aggregate gross rental involved is over \$50,000.

CHARLES F. NOYES CO. reports a lease of more than passing interest in the rental of the 5-sty building at 81 Greene st for Lorenzo I. Jones to the Columbus Polish Co. for ten years at \$33,000 for the term.

CHARLES F. NOYES COMPANY leased for Hamilton C. Rickaby, attorney for Catherine A. Hill, to R. Alexander Schonbrunn, of S. A. Schonbrunn & Co, the 5-sty building at 81 Front st for twenty-one years at an aggregate rental of \$60,000. Mr. Schonbrunn, who recently purchased 83 Front st in an all-cash deal through the Noyes company, tried to buy 81 Front st, but, failing in his efforts to purchase, leased the property. Extensive improvements will be made, and the combined buildings used by S. A. Schonbrunn & Co and the Sasco Coffee Co. The aggregate consideration in the two deals was over \$100,000.

PEASE & ELLIMAN, in conjunction with Alfred H. Stout, leased the 4-sty house at 124 West 58th st for the estate of Georgiana Merritt to Mrs. J. B. Soule; for Henry Clews a loft in 630 5th av to Barnett Clynne; and furnished for the rest of the season for W. B. Franklin his apartment in 156 East 79th st to J. J. Walker.

PEASE & ELLIMAN, as agents for Austen Colgate, have leased a loft in 581 5th av, at 47th st, to G. K. George, uniform makers; also the stock brokers' offices, which have for several years occupied the 2d floor front of the Pease & Elliman Building at 340 Madison av, together with the equipment therein, to Carpenter, Cafrey & Co.; apartments in 11 East 41st st to

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**REAL ESTATE STATISTICS**

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

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

**MANHATTAN.**  
**Conveyances.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	132	93
Assessed Value	\$8,725,500	\$5,127,500
No. with consideration	18	15
Consideration	\$363,000	\$340,000
Assessed Value.	\$432,000	\$442,500
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
Total No.	942	797
Assessed Value	\$69,848,500	\$42,390,680
No. with consideration	119	139
Consideration	\$3,959,872	\$5,794,263
Assessed Value	\$4,401,300	\$6,818,400

**Mortgages.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	51	42
Amount	\$2,137,317	\$707,453
To Banks & Ins. Cos.	9	5
Amount	\$1,227,500	\$212,000
No. at 6%	29	21
Amount	\$1,412,196	\$225,753
No. at 5 1/2%	6	4
Amount	\$134,500	\$213,000
No. at 5%	17	10
Amount	\$308,500	\$214,200
No. at 4 1/2%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	9	7
Amount	\$282,121	\$54,500
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
Total No.	425	321
Amount	\$7,807,665	\$7,186,258
To Banks & Ins. Cos.	83	54
Amount	\$3,501,250	\$3,954,750

**Mortgage Extensions.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	17	25
Amount	\$2,547,300	\$914,550
To Banks & Ins. Co.	7	11
Amount	\$2,309,500	\$576,500
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
Total No.	206	185
Amount	\$14,913,500	\$8,037,675
To Banks & Ins. Co.	119	71
Amount	\$12,854,450	\$4,869,600

**Building Permits.**

	1919	1918
	Feb. 14 to 20	Feb. 15 to 21
New Buildings	3	5
Cost	\$1,660,000	\$499,800
Alterations	\$257,000	\$114,000
Jan. 1 to Feb. 20      Jan. 1 to Feb. 21		
New Buildings	24	26
Cost	\$4,473,250	\$3,139,500
Alterations	\$1,287,040	\$988,441

**BRONX.**

**Conveyances.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	85	77
No. with consideration	5	9
Consideration	\$68,600	\$190,950
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
Total No.	652	618
No. with consideration	67	115
Consideration	\$501,842	\$1,324,683

**Mortgages.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	33	27
Amount	\$173,048	\$172,950
To Banks & Ins. Cos.	1	.....
Amount	\$2,000	.....
No. at 6%	21	14
Amount	\$112,965	\$103,450
No. at 5 1/2%	2	1
Amount	\$16,000	\$5,000
No. at 5%	5	4
Amount	\$11,400	\$9,800
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	3	.....
Amount	\$22,683	.....
Interest not given	2	8
Amount	\$10,000	\$54,700

Jan. 1 to Feb. 19      Jan. 1 to Feb. 20

Total No.	280	309
Amount	\$1,623,557	\$1,584,118
To Banks & Ins. Cos.	21	7
Amount	\$406,300	\$148,000

**Mortgage Extensions.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
Total No.	17	7
Amount	\$461,500	\$149,700
To Banks & Ins. Cos.	9	2
Amount	\$210,000	\$31,000
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
Total No.	87	46
Amount	\$2,522,550	\$948,987
To Banks & Ins. Cos.	37	13
Amount	\$1,370,500	\$368,750

**Building Permits.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
New Buildings	4	5
Cost	\$35,500	\$450,800
Alterations	\$11,650	\$13,500
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
New Building	23	24
Cost	\$395,840	\$950,650
Alterations	\$67,300	\$28,500

**BROOKLYN.**

**Conveyances.**

	1919	1918
	Feb. 13 to 18	Feb. 14 to 19
Total No.	457	322
No. with consideration	36	38
Consideration	\$341,450	\$214,800
Jan. 1 to Feb. 19      Jan. 1 to Feb. 19		
Total No.	3,234	2,333
No. with consideration	186	225
Consideration	\$1,510,084	\$1,655,278

**Mortgages.**

	1919	1918
	Feb. 13 to 18	Feb. 14 to 19
Total No.	258	152
Amount	\$1,023,922	\$395,944
To Banks & Ins. Cos.	21	26
Amount	\$171,650	\$89,500
No. at 6%	190	99
Amount	\$659,749	\$218,494
No. at 5 1/2%	44	27
Amount	\$265,736	\$96,900
No. at 5%	7	9
Amount	\$45,200	\$33,050
Unusual rates	1	.....
Amount	\$337	.....
Interest not given	16	17
Amount	\$52,900	\$47,500
Jan. 1 to Feb. 18      Jan. 1 to Feb. 19		
Total No.	1,906	1,200
Amount	\$6,884,528	\$4,623,306
To Banks & Ins. Cos.	159	175
Amount	\$881,900	\$1,001,300

**Building Permits.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
New Buildings	113	16
Cost	\$507,650	\$464,830
Alterations	\$128,855	\$47,600
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
New Buildings	618	127
Cost	\$3,064,675	\$1,872,680
Alterations	\$642,470	\$360,446

**QUEENS.**

**Building Permits.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
New Buildings	73	24
Cost	\$183,090	\$49,588
Alterations	\$14,995	\$26,585
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
New Buildings	290	131
Cost	\$880,415	\$417,388
Alterations	\$97,024	\$67,580

**RICHMOND.**

**Building Permits.**

	1919	1918
	Feb. 13 to 19	Feb. 15 to 20
New Buildings	26	11
Cost	\$21,250	\$31,695
Alterations	\$1,340	\$1,590
Jan. 1 to Feb. 19      Jan. 1 to Feb. 20		
New Buildings	88	34
Cost	\$188,423	\$154,395
Alterations	\$15,621	\$60,410

# BUILDING SECTION

## Projected Construction Is Growing in Volume

Many New Operations Announced During the Past Week Confirm Predictions of Busy Times for the Builders

**N**OTWITHSTANDING the natural doubt created by the labor situation and the consequent tendency to hold up proposed new construction until the difficulties between the contractors and the workmen have been cleared up, the past week witnessed considerable activity in the building industry. A number of important contracts for new structures were placed and plans announced for many operations that are scheduled to be started during the coming spring and summer.

New York State has a large fund available for new construction, and every effort will be made to commence construction at the earliest possible moment in an endeavor to influence private building interests to proceed with contemplated operations in order to hasten the revival of industry.

One of the most important announcements of the week was that the Borough of the Bronx was likely to obtain the \$1,000,000 post-office building so long desired. The matter was reported favorably in the Omnibus Building bill reported last week, and although the actual construction of this building cannot be started for many months the mere fact that it can be numbered among the live operations of the city will have considerable influence upon the general building situation.

The Turner Construction Company obtained contracts for two reinforced concrete factory buildings in Elizabeth and New Brunswick respectively, for which work will be started immediately. The Caye Construction Company obtained a contract to build a large power house, stated to cost in the neighborhood of \$100,000, in Brooklyn for Julius Kayser & Company, glove manufacturers, from plans by William Higginson, architect and engineer.

Preliminary plans are being prepared in the offices of C. P. H. Gilbert for a twelve-story office building, to be located, on a plot 50 x 100 feet, at 6 to 8 East 44th street. Although the details of this operation are not yet matured it is probable that active construction will be started early next month.

Buchman & Kahn, architects, are working on plans for an eight-story factory addition, built of reinforced concrete, to be located at the corner of Irving and Columbia streets, Brooklyn, for Lehn & Fink, wholesale druggists, of Manhattan. Work will soon be started.

An interesting announcement of the week was that Louis C. Mouquin had commissioned William C. Bloodgood, architect, to prepare plans for a five-story fireproof restaurant building on the Wendell Estate property, at 147 Fulton street, running through to Ann street. The new structure is to be erected on this site will cost approximately \$100,000. Plans will soon be commenced, and work will be started soon.

In Brooklyn there is considerable new activity in the construction of new theatrical enterprises and the extension of present amusement facilities. A number of plans have been prepared for moving picture theatres, some of which are to be of large size. Louis Gold, a prominent Brooklyn builder, will erect a two-story moving picture and vaudeville theatre, on a plot 104 x 120 feet, at the northwest corner of Kings Highway and East 12th street for the Kingsway Realty Corporation. This structure will have facades of face brick and terra cotta. The theatre will have a seating capacity of 2,000. In addition there will be a roof garden seating approximately 1,500.

Another important phase of the building situation in Brooklyn is the construction of commercial garages. During the past few weeks the number of new plans announced for garage building have reached large proportions, and there is every reason to anticipate that the greater percentage of these contemplated garages will be started during the next few months.

Reports of proposed construction in New Jersey are coming in favorably, and unless all signs fail the coming months will be extremely busy ones for the building trades across the river. The construction of new public school buildings in all sections of the state will be a prominent feature of the building program. Newark, Bayonne, New Brunswick, Jersey City, Paterson, Passaic, West New York and other cities all have had plans prepared for the extension of their educational facilities, and in the majority of instances it is planned to commence work as soon as contracts can be awarded. H. B. Crosby, of Paterson, is completing revised plans for a \$400,000 public school building, to be erected on Broadway, for the Board of Education of Paterson. This building will be three stories in height and will contain forty-two classrooms, in addition to a large auditorium and manual training and domestic science rooms.

William Mayer, Jr., and Edward Manahan, associated architects, have completed plans for a forty-one-room school at West New York, to cost nearly \$500,000. The structure will be fireproof, three stories in height and will contain an auditorium and gymnasium.

The Eastern Potash Company, 120 Broadway, New York, is having test borings made for a \$2,000,000 chemical plant, to be erected near New Brunswick, N. J. The project will consist of a large group of brick and steel frame structures, located on a tract of approximately twenty acres. Plans are now being prepared by the engineers of the company, and all construction will be under the direct supervision and charge of the owners.

Cities near to the Metropolitan district are exhibiting signs of new life in regard to building. Utica, N. Y., is planning for the erection of three new public schools, to cost about \$100,000 each. Other towns in Central New York are developing plans for municipal improvements of various kinds, including a considerable volume of road and sewer construction.

Benjamin W. Morris and Carrere & Hastings, associated architects, are working on the plans for the office building to be erected at 13 to 27 Broadway, through to Greenwich street, for the Seaboard Realty Company, John R. Todd, president. This structure has already been leased for a long term to the Cunard Steamship Company, Ltd., 21 State street, and will become the American headquarters of this line. Working plans will be ready soon and active construction started, with the owner in direct charge. No general contract for this operation will be awarded.

Mortenson & Company, of New York, are preparing the plans and specifications for a large ice manufacturing plant to be erected at Bayshore, L. I., at a cost of more than \$100,000. The project will consist of a group of one-story buildings, located along the Long Island Railroad tracks, and will be for a company now being formed and headed by Arthur M. Kelly and Wesley M. Oler, of the Knickerbocker Ice Company.

# Building Situation Throughout Country Improves

## Early Settlement of Government War Contracts Paves Way for Better Conditions Generally—Many Building Projects

Washington, D. C., February 20.

**T**HERE is a more optimistic attitude toward the immediate future of the building industries throughout the country, according to reports received during the last few days by the Information and Education Service of the Department of Labor. The strike situation on the Pacific Coast has improved, and many of those who are in touch with the New York situation do not hesitate to express the belief that an early settlement will be had in the building trades controversy, which has been delaying work there.

It is apparent also that the statements made by Secretary of Commerce Redfield and Secretary of Treasury Glass, in which the former gave positive assurance of the Government's determination to go into the price situation, and the latter suggested there was no reason why necessary building projects longer should be delayed, are exerting a helpful influence.

Another development calculated to reflect confidence in industry, and indirectly to benefit building and construction work, is the United States Senate's action in providing a way for an early settlement by the Government on war contracts, both verbal and written. The uncertainty in this field, so it is asserted by many industrial authorities who have been in touch with the Department of Labor, was holding back plans on many important improvements and extensions to industrial plants.

The decision of the shipbuilders on the Pacific Coast to stand by their agreement is accepted as a precedent, and has led many building and construction interests to believe organized labor is not to desert its policy of living up to its contracts. Some of these builders have asserted that the high cost of materials and labor was not the deciding factor in holding back projects in which they were interested. They defended their reluctance to venture on a building project on the grounds that they were uncertain as to what labor would do.

In the Central West, where agriculture is a profound factor in the prosperity of the people, there is more evidence of activities in dwelling building than elsewhere. Even there the residential building is far below normal, but it shows encouraging signs of getting under way.

Among the exceptional building projects outside the New York district coming to the attention of the Department of Labor last week are the following:

Rochester, N. Y., is to have a \$250,000 kodak factory.

In Cleveland, Ohio, the fourth year of construction activity on the \$2,500,000 public hall has begun by laying concrete walls, extending from the foundation to the street level. The director of parks and public works says the project will be completed this year. The Cleveland Board of Education is getting under way a \$1,500,000 building program. The Mercantile Manufacturing Company will construct a building at a cost of \$200,000. At Lakewood, Ohio, a market house will cost \$200,000.

Meridian, Miss., will at once build a \$100,000 Y. M. C. A. building.

Los Angeles, Cal., is to have a 1,000-room hotel and apartment building, to cost \$1,000,000. Theodore Curtis, of Minneapolis, is behind the project. Building permits in Long Beach in January were issued amounting to \$250,000.

Chicago, Ill., is to have a \$1,500,000 hotel, built by the Morton Corporation. The Ohio Match Company is to build a \$150,000 warehouse. A \$300,000 apartment also is reported as in the bid-taking stage.

Baltimore is to have an apartment hotel, to cost \$1,000,000; built by the Knickerbocker Realty Company. The Standard Oil Company is to build a \$200,000 warehouse.

Louisville, Ky., is to have a bank and office building, to cost

\$600,000; built by the Intersouthern Life Insurance Company.

Janesville, Wis., is to have a tractor factory, built by the General Motors Company at a cost of \$250,000. In Madison a vocational and high school will cost \$200,000.

Elizabeth, N. J., is to have a \$500,000 general hospital.

Public works of an exceptional nature include \$3,200,000 improvements and extensions to the Toledo Railways and Light Company, Toledo, Ohio; \$15,000,000 to be spent on a country home group by Erie County, Pa.; \$4,000,000 to be spent on roads and bridges by the State Highway Commission of Hartford, Conn., and \$1,000,000 for waterworks in New Britain, Conn.

### Building Trades Employers' Annual Meeting

**T**HE annual meeting of the Building Trades Employers' Association was held in the association rooms, 30 West 33d street, last Tuesday afternoon at 3 p. m. More than two hundred members were present when Ronald Taylor, president, called the meeting to order.

John W. Braid spoke of the value of the services rendered the organization in legislative matters by George H. Morris, who recently resigned from the Board of Governors, and who had been a member of the Building Trades Employers' Association for more than sixteen years. Mr. Braid concluded his address by presenting to Mr. Morris, in the name of the Building Trades Employers' Association, a beautiful silver water pitcher and tray, suitably inscribed, as a mark of appreciation and esteem for the long years of service and usefulness to the organization. Mr. Morris responded, thanking the officers and members of the association for their gift and assuring them of his continued interest in the affairs of the organization.

President Taylor reviewed the work of the past year and dwelt upon the many factors that had acted as deterrents to building progress, but said that the horizon is now clearing and that the current year indicates many signs of great activity for the industry.

The same officers who served during the year just closed were re-elected.

### N. Y. State Supply Men in Convention.

**T**HE annual convention of the New York State Builders' Supply Association was held at the Ten Eyck Hotel, Albany, Wednesday, Thursday and Friday of this week. Mayor Watt, of Albany, opened the convention with an address of welcome.

The opening day was devoted to registration, meetings of committees and making new and renewing old acquaintances. Delegates from all over the State attended and subjects of importance to the welfare of the building industry were discussed.

Thursday morning, February 19, was devoted to committee reports and the annual election of officers. Prominent men in the material business and in the building industry addressed the delegates. Thursday evening the visitors were the guests of the Albany Builders' Supply Association at the theatre.

William Rossiter spoke Friday on "Costs," and Thomas Gaffney delivered an address on "Labor During Reconstruction." Henry Sayer, United States Commissioner of Industry, also addressed the convention. After the informal luncheon William Orr made an address on "The Trade Acceptance."

The convention was concluded Friday evening by the annual banquet of the association at the Hotel Ten Eyck, at which there was no formal addresses, but a cabaret performance and selections by a jazz band.

# Shortage of Materials Will Not Halt Building Revival

Producers of Structural Essentials and Supplies Are Prepared to Maintain an Output in Excess of Any Demand

**W**ITH the near approach of the spring building season, and every evidence that the coming months will be a period of intense structural activity, construction interests are beginning to size up the building material situation in an effort to determine what supplies are immediately available or will be at hand to care for the demand that is certain to follow the long months of stagnation.

Common brick is one of the prime elements of building construction and the situation as it applies to the amount of brick on hand or easily available as the demand increases, is a good indication of what the building material producers are in a position to do in helping the building industry back to its feet.

At the present writing there is in New York, and its environs, approximately 8,000,000 common brick, of Hudson River Valley production, that are immediately available. These are either stacked in the yards of the dealers, scattered throughout the district, or are on barges tied up at the docks in the wholesale market, awaiting consignment to dealers. At the existing rate of consumption this quantity will last for quite some time, but on the other hand, in active building times the brick available today would be consumed in a relatively short period. There is an assured supply of common brick from the Hudson River plants, however, even should a demand of unusual proportions arise. Manufacturers along the river have at present a large amount of brick on hand that have been held for many months. The lateness of the season and the fact that the river is open to navigation would make it possible to ship brick to this city in amount sufficient to cover all demands. Reserves along the river are sufficient to fill all orders until brick making is resumed next spring and new supplies are available. The output of the 1918 season was only about five per cent. of the normal production of previous years which averaged in the neighborhood of 1,400,000,000. At the low rate of consumption last year there is still a supply of brick of 1918 manufacture, to say nothing of a large reserve from the season of 1917, during which year the consumption steadily dropped.

Face brick is in substantially the same position, with the exception that producers were hard hit by the scarcity of labor last year and made only such brick as were required on actual orders. Now the labor situation is better, and as all restrictions on output and fuel are off, the face brick industry is looking forward to a season of intense activity. Face brick manufacturers in the South Jersey district are now cleaning up their plants and arranging their plans for early production activity this spring. With a continuation of the present mild open winter, it will be possible for the pro-

ducers to get work underway promptly on schedule, and possibly some of the plants may inaugurate operations a little ahead of April 1, which is the customary time for the commencement of brick making. There are at least four large brick-making plants in the neighborhood of Trenton, which have an aggregate output of approximately 20,000,000 brick a season. Almost the entire production of these yards are shipped to New York, Newark and neighboring points. Although practically all of the South Jersey plants are without reserve stocks, there is little doubt about the ability of the manufacturers to produce all the brick necessary to fill any possible demand.

Dealers in building stone are in an excellent position to welcome a great building revival. The past year was one of extreme quietude for the stone interests owing to the small volume of civil building which used stone, and the fact that the Government specifications called for stone in negligible quantities only. Quarrymen are now in a position to rapidly fill all orders for building stone of every description, and there is plenty of labor available for taking it out of the quarries.

Trap rock and crushed limestone have been used in great quantities in Government construction during the past year, and the supply available for private construction was limited last year. Producers were also hampered materially by a scarcity of labor at the sand pits, but the demands of Federal projects have now practically ceased and the improved labor and towing situation will make it possible to deliver stone as needed for building purposes.

Portland cement was another material that was greatly in demand for Government building during the past year, and the requirements for this work kept the reserve at the mills at an extremely low mark. For some time past, however, cement mills have been anticipating a steady increase in the demand and have been at work refilling their bins. With no further restrictions on the use of fuel and all the labor at hand that is needed in cement production, the manufacturers will experience little difficulty in keeping up with the demand even if it reaches abnormal proportions.

Manufacturers of architectural terra cotta and hollow tile are practically in the same condition as far as stocks on hand are concerned, but as the war has taught every manufacturer the benefit of intensive production and efficiency, the producers of these commodities will be able to supply all the materials required. In addition, the manufacturers have at present fair stocks on hand that will take care of any early emergency and while they are completing their plans for intensive use of their producing facilities.

## Federal Officers Mediators in Building Strike.

**A**LTHOUGH the strike of the workmen against the members of the Building Trades Employers' Association developed into a matter serious enough to have engaged the attention of the Federal Department of Labor, the interest of the authorities was not of sufficient influence to relieve the situation. Representatives of the contractors and the workmen journeyed to Washington early in the week and after a five-hour discussion before Government officers at the War Department, failed to reach an agreement. The meeting was adjourned and arrangements were made for a meeting to be held in New York, Friday afternoon. If after this meeting no agreement is possible both sides have agreed to return to Washington for another conference with Secretary Baker and Secretary of Labor Wilson.

At the Capital conference the nearest approach to a solution of the difficulties was the agreement of the conferrees to submit to a decision by the Federal Emergency Construc-

tion Adjustment Commission. This commission made preparations to visit New York during the week to determine the prevailing wage scale of carpenters on war work. The decision of this commission will bind the Building Trades Employers' Association to pay the rate agreed upon for Government contract work only.

Although the carpenters' representatives looked upon this agreement as a partial victory, they held out but slight hope that a binding agreement would be made until the employers submitted to their suggestion that the War Labor Board be given jurisdiction in the controversy. At the Washington conference Ronald Taylor, president of the Building Trades Employers' Association, presented the case of the contractors, and William L. Hutcheson, international president of the Brotherhood of Carpenters and Joiners, that of the strikers. Mr. Taylor was supported by the officers of his association and Mr. Hutcheson by the heads of several building unions.

# CURRENT BUILDING OPERATIONS

ALTHOUGH the building strike has become serious enough to engage the attention of the Federal authorities and it is difficult to predict when the trouble between the contractors and the workmen will finally be settled, prospective builders are arranging for their loans and architects are at work on plans for structure sure to be commenced just as soon as the labor atmosphere is cleared and it is possible to start construction.

Each day now brings its quota of new projects, many of large proportions, for which preliminary plans are finished and which will undoubtedly be started when the hindering factors are removed. Plans now in progress indicate that the New York district, and the territory contiguous, will be the scene of great activity this year. Structures of every type are contemplated and the work will provide employment for thousands of mechanics and laborers and will be of material assistance in lessening the unemployment menace.

There has been but slight change in the material market situation during the past week. While some improvement has been noticed in the number of inquiries, orders for materials and supplies for building and construction work have been small and infrequent. There is so many things dependent upon the outcome of the labor disagreement that it is manifestly impossible for prospective builders to place material orders until this matter has been adjusted. However, just as soon as the strike is ended and workmen return to their jobs it is almost a certainty that material orders in large volume will be placed with Metropolitan dealers. Without exception building commodity prices are firm and recent predictions to the effect that no general recession was possible for some time to come is being borne out by an evident tendency toward greater firmness in the market.

**Common Brick.**—New inquiry is developing in a manner most encouraging and considerable hope for the coming months is being manifest by both manufacturers and producers of common brick. Current buying is light,

however, and only three barges were taken out of the market during the past week. The price is firm at \$15 a thousand and which has ruled in the Metropolitan wholesale market for some time now and there is at present no likelihood of a recession from this figure. Two barges arrived during the week from up-river points, but as the tows are now running on regular schedule the future arrivals will be irregular until the spring actu-

ally commences and river navigation resumes its normal.

**SUMMARY.**—Transactions in the North River brick market for the week ending Friday, February 21, 1919. Condition of market: Demaid light; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 2; sales, 3. Distribution: Brooklyn, 2; Astoria, 1.

**Lumber.**—During the past week or so the demand for lumber has been light and no great volume of business has

## BUILDING COMMODITY PRICES

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

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

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

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

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

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

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

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

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

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

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

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

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

Manhattan deliveries.....\$2.25  
Bronx deliveries..... 2.50

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water

front, in which case prices will be slightly higher.

**Hollow Tile**—

Exterior—not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring..\$63.75 per 1,000 sq. ft.  
3x12x12 .....102.00 per 1,000 sq. ft.  
4x12x12 .....114.75 per 1,000 sq. ft.  
6x12x12 .....153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.\$6.50 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300 lb. barrel).....\$3.70 per bbl.  
Common Lime (Standard 300 lb. barrel) ..... 2.50 per bbl.  
Hydrate Finishing, in cloth bags .....23.50 per ton  
Rebate for bags, 10c. per bag.

**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$24.30 per ton  
Lath Mortar, in cloth bags... 18.05 per ton  
Brown Mortar, in cloth bags. 18.05 per ton  
Finishing Plaster in cloth bags ..... 27.00 per ton  
Rebate for returned bags, 30c. per bag.  
Finishing Plaster (250 lb. barrel) .....\$3.50 per bbl.  
Finishing Plaster (320 lb. barrel) ..... 4.35 per bbl.

**Plaster Blocks**—

2 in. (solid) per sq. ft.....\$0.11  
3 in. (hollow) per sq. ft..... 0.11

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# MATERIALS AND SUPPLIES

been transacted by either the wholesale or retail markets. The condition is a seasonable one, however, and renewed activity is anticipated within the next few weeks. Naturally the volume of spring business will largely be dependent upon the building situation, but according to current accounts the outlook from the viewpoint of the building industry is most optimistic and considerable buying activity should be prevalent

during the spring and summer of 1919. The Federal authorities are making a determined effort to stimulate interest and encourage prospective builders to speedily mature their plans for an early start and the influence of the work of the U. S. Department of Labor in the interest of the building industry is already being manifest. Prices are holding firm in the wholesale market, but concessions have been made in the re-

tail market to some extent. The mills report that they have booked about all the business they will be able to handle and that there is no accumulation of stocks at the present time.

**Structural Steel.**—Actual ordering of fabricated material for new construction has been light, but there are now excellent prospects for a material increase of buying interest. Plans are practically completed for a large amount of high class construction work in the Metropolitan district in which structural steel will be used in large tonnage, and it is likely that the majority of these projects will be presented for estimates very soon. Steel commitments for building purposes throughout the entire country are not particularly heavy, and according to a recent report of George E. Gifford, secretary of the Bridge Builders and Structural Society, only twelve per cent of the entire capacity of the bridge and structural shops of the country was contracted for during the month of January.

**Wire Nails.**—Orders are coming in slowly, but there is a reasonable volume of business for this period of the year. According to the present outlook, however, the spring and summer months will be a very busy season. Building prospects are steadily improving and it will not be long before the demand caused by a greatly enlarged volume of active construction will be manifest by substantial orders for materials and supplies of every nature. Prices for wire nails are practically unchanged with jobbers holding to the figure of \$4.75, in store, and \$4.85 for large orders, if carted within reasonable distance. Cut nails are being held at \$6.25 base, per keg, either in store or for local delivery.

**Window Glass.**—Both manufacturers and dealers report the situation as being exceptionally quiet and with but little prospect of improvement for some time to come. Approximately one-half of the total number of factories producing hand-made glass were scheduled to commence operations February 10 and run until May 24. Manufacturers expect soon to be in a position to furnish all sizes and qualities, including

## IN THE METROPOLITAN MARKETS

**Plaster Board—**  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
27x28x1 in. ....\$0.35 each  
27x48x ¼ in. .... 0.32 each  
32x36x ¼ in. .... 0.21 each  
32x36x ½ in. .... 0.21 each  
32x36x ¾ in. .... 0.23½ each

**Sand—**  
Delivered at job in Manhattan .....\$2.25 per cu. yd.  
Delivered at job in Bronx.. 2.50 per cu. yd.  
Note—Prices for deliveries in Brooklyn and Queens, approximately the same as in Manhattan, except where project is located at a great distance from the water front, in which case prices will be slightly higher.

**Broken Stone—**  
1½ in., Manhattan delivery.\$3.25 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.  
¾ in., Manhattan delivery.. 3.25 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.  
Note—Prices for deliveries in Brooklyn and Queens, approximately the same as in Manhattan, except where project is located at a great distance from the water front, in which case prices will be slightly higher.

**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  
South Dover marble (promiscuous mill block, per cu. ft..... 2.25  
White Vermont marble (sawed), New York, per cu. ft..... 3.00

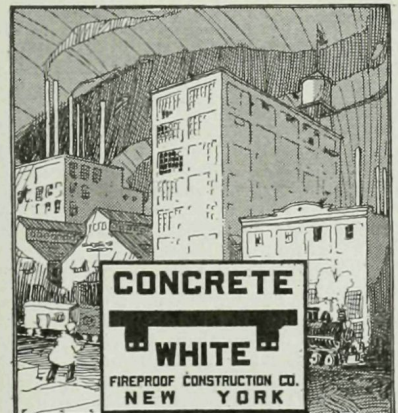
**Structural Steel—**  
Plain material at tidewater; cents per pound:  
Beams & channels up to 14 in...3.07 to —  
Beams & channels over 14 in...3.07 to —  
Angles, 3x2 up to 6x8.....3.07 to —  
Zees and tees.....3.07 to —  
Steel bars, half extras.....3.07 to —

**Lumber—**  
Wholesale prices, New York: ( )  
Yellow pine, merchantable 1905, f.o.b.N.Y.):  
3x4 to 5x12, 10 to 20 ft....\$48.00 to \$52.00  
6x12 to 14x14..... 41.00 to 56.00  
Hemlock, Pa., f. o. b. N. Y.  
Base price, per M.....\$36.00 to —  
Hemlock, W. Va., base price,  
per M..... 36.00 to —  
(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered) ..\$38.00 to \$42.00  
Wide cargoes ..... 52.00 to 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.  
Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. . \$70.00 to —  
Cypress shingles, 6x18, No. 1 Hearts ..... 10.00 to —  
Cypress shingles, 6x18, No. 1 Prime ..... 8.50 to —  
Quartered oak .....115.00 to \$120.00  
Plain oak ..... to 80.00  
Flooring:  
White oak, quartered, select — to 67.00  
Red oak, quartered, select.. — to 67.00  
Maple No. 1.....57.50 to —  
Yellow pine, No. 1, common flat ..... 43.00 to —  
N. C. Pine, flooring, Norfolk ..... 43.00 to —

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

**Linseed Oil—**  
City brands, oiled, 5 bbl. lots.\$1.48 to —  
Less than 5 bbls..... 1.49 to —  
**Turpentine—**  
Spot in yard, N. Y., per gal. . \$0.71½ to \$0.73

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heavy special window glass of various thicknesses. Prices generally firm, although in some instances considerably lowered prices are being quoted in order to unload stocks accumulated when it appeared as though the war would continue much longer than it actually did.

**Electrical Supplies.**—Signs of a large amount of new construction during the spring and summer months are daily becoming more numerous, and an increase of structural activity will do much to stimulate the buying of electrical supplies and appliances. The recent drop in the price of copper has reduced the price of wire to some extent, but other items are holding firmly to the recent levels.

**Cast Iron Pipe.**—At present there is only one municipal project figuring, but there is a considerable amount of municipal improvement in prospect and that will require cast iron pipe in large tonnages. Plans for these projects are now being prepared and there is every likelihood that the work will proceed. Prices are unchanged from the quotations of one week ago.

**Linseed Oil.**—The market is firm, with oil scarce, and prices holding to the levels of the past month or so. Crusher stocks are low and the flaxseed situation is said to be serious. Although there is sufficient oil for the current low rate of demand a great increase in the volume of building activity, with its consequent painting requirements, would clean out the stocks of the oil dealers and would certainly jump prices skyward.

### PERSONAL AND TRADE NOTES.

**Wilson Potter**, architect, will move his offices March 1, from 3 Union Square to the Hartford Building at the corner of Broadway and 17th street.

**Alvey-Ferguson Co.**, manufacturer of conveying machinery, Cincinnati, with New York offices, formerly located at 4840 Grand Central Terminal, has moved to the World Tower Building, 110-112 West 40th street, occupying the larger part of the fifteenth floor.

**Knoburn Co.**, 365 14th street, Hoboken, N. J., manufacturer of kalamein work, whose plant was recently destroyed by fire, has opened a temporary factory and office in the immediate vicinity. Officers of the company announce that the destruction of their plant will not retard progress on any of their existing contracts.

**Richard Spiers** announces that he has severed his connection with the Spiers-Lederle Glass Co. and has removed his studio and workrooms to 257 West 29th street, where he guarantees to maintain the high quality of execution as heretofore in the making of stained glass windows and mosaics of the early periods and modern type.

**Lieut.-Colonel George K. Hooper**, formerly in charge of tank, tractor, truck and trailer production in the ordnance department, has received an honorable discharge and has taken up again his duties as president of the Hooper-Falkenau Engineering Co., industrial engineer and architect. The company has moved its offices from the Woolworth Building to 103 Park avenue.

**Capt. Edward E. Ashley, Jr.**, formerly mechanical and electrical engineer for Starrett & Van Vleck, architects, has resigned his commission in the air service of the Army to accept an appointment as sales engineer of the Mercury Manufacturing Co, Chicago, Ill. The

Mercury company manufactures electrically driven tractors for use in connection with industrial haulage systems.

### New York Society of Architects.

The regular monthly meeting of the New York Society of Architects was held Tuesday evening, the 17th inst., at the United Engineering Societies Building, 29 West 39th street. In the absence of the president and the vice-president, the chair was taken by John P. Leo of the Board of Directors. Many subjects of interest were discussed and acted upon.

The Committee on City Departments having reported favorably on the appointment of a Board of Appeals against rulings of the Tenement House Department, the membership voted unanimously in favor of such proposed board. It was voted to support the bill introduced into the Legislature by Senator Dodge for remodeling three and four family tenement houses, and a delegate was appointed to represent the society at Albany. It was also decided that the society become a member of the National Housing Association. The question of the best means to be adopted to bring about a revival of building construction was then taken up, the discussion alternating between an advocacy and governmental intervention and individual initiative. The chairman reminded the meeting that this country owed its wealth and advancement to individual enterprise, and that to allow a system of governmental paternalism to supersede individual thrift and private enterprise would be disastrous for the future of America.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS & TENEMENTS.

**RIVERSIDE DRIVE**—F. F. French Co., 299 Madison av, has completed revised plans for five 8-sty brick and limestone apartments, 46x92 ft, 55x92 ft, 36x72 ft, and 142x38 ft, at Riverside Dr and 158th st, for Arthur W. Hay, 830 West 179th st, owner. Cost, approximately \$300,000 each. Architect builds and is now taking estimates on materials and sub-contracts. Work will be started next spring.

**85TH ST.**—Springsteen & Goldhammer, 32 Union sq, have completed plans for alterations to the 4-sty brick dwelling at 51 West 85th st, into bachelor apartments, for the Harax Construction Co., Harry Bretthold, president, 321 East 149th st, owner and builder. Cost, about \$5,000.

#### DWELLINGS.

**94TH ST.**—George B. De Gersdorff, 103 Park av, is preparing preliminary sketches for a 5-sty brick and stone residence, 30x60 ft, at 10-12 East 94th st, for Joseph H. Choate, Jr., 60 Wall st, owner. Details will not be available for some time.

**69TH ST.**—C. P. H. Gilbert, 1123 Broadway, has been selected to prepare plans for two 5-sty brick and limestone residences, 25x85 ft each, at 42 and 44 East 69th st, for Arthur Sachs, care of Goldman, Sachs & Co., 60 Wall st, owner. Details will be announced later.

#### HOTELS AND RESTAURANTS.

**FULTON ST.**—Wm. C. Bloodgood, 681 Fifth av, has been retained to prepare plans for a 5-sty brick limestone and reinforced concrete restaurant building at 147 Fulton st, running through to Ann st, for the Wendell Estate, 175 Broadway, owner. Lessee, Louis C. Moquin, 20 Ann st. Cost, about \$100,000. Plans will soon be started.

**BROADWAY**—C. H. & B. N. Whinston, 2 Columbus Circle, have plans in progress for alterations to the 1-sty brick store, 50 x120 ft, at the southeast corner of Broad-



way and 51st st, into a restaurant, for J. B. English, 1531 Broadway, owner, and the Lakewood Hotel Co., Lakewood, N. J., lessee. Cost, about \$25,000. Architects will soon call for estimates on general contract.

#### STABLES AND GARAGES.

42D ST.—Louis Sheinart, 192 Bowery, will prepare plans for a 1 or 2-sty brick garage, on a plot 117x98 ft, at 536 to 546 West 42d st, for Sybil K. W. Sellat, Newport, R. I., owner. Lessee, Marcus & Goldstein, 141 Broadway.

DELANCEY ST.—Wm. C. McNaughton, 156 East 42d st, has completed plans for a 1-sty brick garage, 95x196 ft, in Delancey st, between Lewis and Cannon st, for the City of New York, Department of Plant and Structures, Municipal Building, owner. Lessee of ground and owner of building, Max Grober, 41 Goerck st. Cost, about \$30,000. Architect will soon take bids on general contract.

#### STORES, OFFICES AND LOFTS.

44TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing the preliminary sketches for a 12-sty brick and limestone office building, 50x100 ft, at 6 to 8 East 44th st, for owner, to be announced later. Details of construction are undecided. Work will be started during the spring.

HUDSON ST.—Jallade & Lindsay, 37 Liberty st, have completed plans for a 3-sty brick office and loft building, 20x49 ft, at the southwest corner of Hudson and Harrison sts, for the Markham Realty Co., 31 Nassau st, owner. Cost, about \$25,000. Architects will take estimates on general contract.

#### Bronx.

##### DWELLINGS.

CLARENCE ST.—Carl B. Cali, 81 East 125th st, has plans in progress for a 2½-sty terra cotta block dwelling, 20x40 ft, in the west side of Clarence st, 125 ft south of Town Dock road, for Andrea Di Maio, Layton av and Wilcox st, owner and builder. Cost, \$4,500.

COLDEN AV.—U. S. Portable Building Co., 115 Broadway, will furnish plans for a 1-sty frame dwelling, 18x24 ft, on the west side of Colden av, 304 ft north of Arnov av, for Giuseppe Urdi, 218 Union st, Brooklyn, owner. Cost, \$2,000.

#### STABLES AND GARAGES.

CARPENTER AV.—Geo. H. Olphert, 720 East 222d st, has completed plans for a 1-sty brick garage, 45x75 ft, at the southeast corner of Carpenter av and 241st st, for Philip Hauser, 4853 Carpenter av, owner and builder. Cost, \$8,500.

INTERVALE AV.—J. J. Dunnigan, 391 East 149th st, has finished plans for a 2-sty brick garage, 70x100 ft, on the west side of Intervale av, 162 ft south of 163d st, for Wm. C. Connell, 1001 Intervale av, owner, who will take estimates on general contract about March 1. Cost, \$30,000.

#### STORES, OFFICES AND LOFTS.

167TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for a 6-sty brick and limestone telephone building, 100x100 ft, at the northwest corner of 167th st and Grand View av, for the New York Telephone Co., 15 Dey st, owner. Not definite when this project will go ahead.

#### Brooklyn.

##### APARTMENTS, FLATS & TENEMENTS.

WEST 32D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 3-sty brick tenement, 20 x65 ft, in the west side of West 32d st, 330 ft north of Mermaid av, for L. Tompkins, 2855 West 25th st, owner and builder. Cost, \$6,500.

WEST 31ST ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has finished plans for two 3-sty brick tenements, 20x65 ft, in the east side of West 31st st, 300 ft south of Mermaid av, for Louis Sorkin, 2870 West 35th st, owner and builder. Cost, \$9,000 each.

DEAN ST.—Montrose Morris Sons, 533 Nostrand av, have completed plans for alterations to the 4-sty brick dwelling, 20x45 ft, at 1140 Dean st, into bachelor apartments, for Geo. H. Ainslee, 615 Fifth av, Manhattan, owner. Cost, about \$10,000. Architects build.

#### CHURCHES.

OCEAN AV.—Helmle & Corbett, 190 Montague st, have plans in progress for a 2-sty brick and limestone church at the northwest corner of Ocean av and Cortel-you road, for the Church of the Redeemer, Rev. H. F. Perry, pastor, owner. Cost, about \$85,000. Architects will soon take estimates on general contract.

#### DWELLINGS.

SHORE ROAD—P. Tillion & Son, 103 Park av, Manhattan, have plans in progress for a 2½-sty frame and stucco residence, 30x50 ft, with garage, at the southeast corner of Shore rd and Fourth av, for L. J. Solomon, owner, care of architects. Cost, about \$20,000. Architects will take bids on general contract.

EAST 9TH ST.—R. T. Schaefer, 1526 Flatbush av, has prepared plans for a 2½-sty frame dwelling, 22x38 ft, in the east side of East 9th st, 220 ft north of Av K, for Isidore Bergs, 735 Flatbush av, owner and builder. Cost, \$5,000.

MARINE AV.—C. A. Olsen, 1250 54th st, has completed plans for two 2½-sty stone and frame dwellings, 22x36 ft, at Marine

av and 93d st, for F. A. Pelligrino, owner and builder, care of architect. Total cost, \$10,000.

41ST ST.—A. Farber, 1746 Pitkin av, has finished plans for two 2-sty brick dwellings, 17x45 ft, in the south side of 41st st, 350 ft west of 12th av, for Meyer Sukenick, 1270 40th st, owner and builder. Total cost, \$9,000.

LOTT AV.—Morris Rothstein, 97 Snediker av, has completed plans for four 2-sty brick dwellings, 19x54 ft, on the north side of Lott av, 65 ft west of Chester av, for the Sipmon Realty Co., 1726 Park pl, owner and builder. Total cost, \$24,000.

VIENNA AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for four 2-sty frame dwellings, 16x44 ft, at the northwest corner of Vienna and Louisiana avs, for Harry Chesnoff, 115 Malta st, owner and builder. Total cost, \$12,000.

WEST 15TH ST.—John Von Hogran, 2226 Neptune av, has plans in progress for two 2-sty stone and frame dwellings, 17x34 ft, in the north side of West 15th st, 510 ft west of Neptune av, for John Pecora, owner and builder, on premises. Total cost, \$5,000.

## The Morton Building

The Morton Building, a twelve story office structure at 116 Nassau Street, has abandoned its private generating plant in favor of Central Station Service

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**WEST END AV.**—Block & Hess, 18 East 41st st, Manhattan, have plans in progress for a 2-sty frame dwelling, 27x40 ft, with garage, on the west side of West End av, 150 ft north of Esplanade av, for Emily Bruninghouse, 72 West 88th st, Manhattan, owner. Cost, about \$9,000. Architects will soon be ready for bids on general contract.

**NAUTILIUS AV.**—J. Lubroth, 208 Bay 22d st, has finished plans for four 2-sty brick dwellings, 18x42 ft, on the north side of Nautilius av, 100 ft west of West 37th st, for Ida Sommers, 53 West End av, Brooklyn, owner and builder. Cost, \$7,500 each.

**OCEAN AV.**—Seth H. Cutting, 1721 Av J, has completed plans for four 2-sty frame dwellings, 22x37 ft, on the west side of Ocean av, 100 ft south of Av L, for the Ascuney Realty Co, 1727 Av J, owner and builder. Total cost, \$32,000.

**AV N.**—D. L. Church, 144a Hall st, has finished plans for four 2-sty frame dwellings, 20x30 ft, at the Northeast corner of Av N and East 15th st, for Melbourne Lucas, 1670 East 22d st, owner and builder. Total cost, \$22,500.

**WEST 28TH ST.**—H. J. Mackin, 370 Union st, has prepared plans for a 2-sty brick dwelling, 20x50 ft, in the east side of West 28th st, 180 ft south of Mermaid av, for Angelina Castelano, 75 Baxter st, Manhattan, owner. Cost, about \$5,000.

**101ST ST.**—Plans have been prepared privately for four 2-sty frame dwellings, 16x50 ft, in the north side of 101st st, 140 ft west of Fourth av, for R. Van Der Veen, 961 52d st, owner and builder. Total cost, \$14,000.

**WEST 29TH ST.**—J. Lubroth, 208 Bay 22d st, has completed plans for eight 1-sty frame bungalows, 12x38 ft, in the east side of West 29th st, 69 ft north of Railroad av, for Jacob Glass, 319 Grand st, owner and builder. Total cost, \$8,000.

**EAST 9TH ST.**—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty stone and frame dwelling, 24x42 ft, with garage, in East 9th st, north of Av K, for the Miller-Berg Co., 735 Flatbush av, owner and builder. Cost, about \$9,000.

**WEST 36TH ST.**—Ferdinand Savignano, 6005 14th av, has finished plans for fourteen 2-sty brick dwellings, 19x55 ft, in the west side of West 36th st, 140 ft north of Neptune av, for the Biaggio Improvement Co., Inc., 2838 West 25th st, owner and builder. Total cost, \$112,000.

**MANSFIELD PL.**—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 22x41 ft, in the east side of Mansfield pl, 100 ft north of Av J, for the H. W. and A. M. Buckley Co.,

354 Ocean av, owner and builder. Cost, \$7,000.

**FIFTH AV.**—Thomas Bennett, 79th st and 5th av, has completed plans for ten 3-sty brick dwellings, 25x55 ft, with stores, on Fifth av, 81st to 82d st, for the South Brooklyn Realty Co., Alfred Hamilton, president, care of architect, owner and builder. Total cost, \$65,000.

**AV J.**—F. J. Dassau, 1373 Broadway, has finished plans for ten 2-sty brick dwellings, 23x38 ft, at the northeast and the northwest corners of Av J and East 3d st, for the Realty Sales Co., J. D. Rauck, 1409 Av J, owner and builder. Cost, \$5,000 each.

**WEST 15TH ST.**—J. Von Hogran, 2226 Neptune av, has prepared plans for two 2-sty frame and stucco dwellings, 20x35 ft, in West 15th st, 520 ft west of Neptune av, for G. & W. Prospero, owners and builders, on premises. Cost, \$5,000 each.

**SURF AV.**—C. H. Spindler, 215 Montague st, has completed plans for twelve 1-sty frame bungalows, 20x18 ft, on the south side of Surf av, 162 ft east of West 32d st, for Margaret Hahn, 3102 Surf av, owner and builder. Total cost, \$5,000.

**WAREHOUSE AV.**—J. J. Galicia, 2845 West 23d st, has prepared plans for a 2-sty frame dwelling, 37x25 ft, at 2835 Warehouse av, for Joseph Casiero, owner and builder, on premises. Cost, \$4,000.

**NEPTUNE AV.**—E. M. Adelson, 1778 Pitkin av, has completed plans for fourteen 1-sty frame dwellings, 23x34 ft, on the south side of Neptune av, 147 ft west of West 5th st, for Block & Steindler, 116 Nassau st, Manhattan, owners and builders. Total cost, \$521,000.

**FORT HAMILTON AV.**—M. Weinstein, 32 Court st, has prepared plans for twelve 2-sty brick dwellings, 19x55 ft, at the northwest corner of Fort Hamilton av and 57th st, for Wm. Jonas, president of the Jonas Construction Co., 1609 46th st, owner and builder. Cost, \$6,500 each.

**EAST 92D ST.**—L. F. Schillinger, 167 Van Sien av, has completed plans for a 2-sty brick dwelling, 20x55 ft, with store, at 1140 East 92d st, for Wm. Purcell, owner and builder, on premises. Cost, \$5,000.

**NEPTUNE AV.**—E. M. Adelson, 1778 Pitkin av, has completed plans for thirty-six 1-sty frame bungalows, 18x31 ft, facing Neptune av and New st, for Block & Steindler, 116 Nassau st, Manhattan, owners and builders. Total cost, \$60,000.

**EAST 34TH ST.**—Charles G. Wessel, 1399 East 4th st, has prepared plans for a 1-sty frame bungalow, 19x39 ft, in the east side of East 34th st, 131 ft south of Clarendon rd, for Iver Iverson, 559 East 34th st, owner and builder. Cost, \$4,500.

**49TH ST.**—F. W. Eisenla, 650 68th st, has completed plans for a 2-sty frame dwelling, 24x50 ft, in the north side of 49th st, 240 ft west of 14th av, for Morris Kornblum, 1323 46th st, owner and builder. Cost, \$7,000.

**EAST 9TH ST.**—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame and stucco dwelling, 22x28 ft, at 1065 East 9th st, for the Miller-Berg Co., 735 Flatbush av, owner and builder. Cost, \$5,500.

#### FACTORIES AND WAREHOUSES.

**FLUSHING AV.**—H. J. Nurick, 949 Broadway, has plans in progress for a 1-sty brick storage building, 100x165 ft, at the corner of Flushing and Wyckoff avs, for owner to be announced later. Cost, about \$50,000. Architect will have plans ready for estimates about Feb. 25.

**MERMAID AV.**—John Von Hogran, 2226 Neptune av, has plans in progress for a 1-sty brick bakery, 38x56 ft, at Mermaid av and West 23d st, for Usher Merrir, owner and builder, on premises. Cost, \$10,000.

#### STABLES AND GARAGES.

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

**WATKINS AV.**—E. M. Adelson, 1778 Pitkin av, has prepared plans for a 1-sty brick garage, 25x100 ft, in the east side of Watkins st, 75 ft north of Pitkin av, for Hyman Dobromilsky, 109 Watkins av, owner and builder. Cost, \$7,000.

**FULTON ST.**—S. Millman & Sons, 1780 Pitkin av, have completed plans for a 1-sty brick garage, 25x100 ft, in the south side of Fulton st, 150 ft west of Sackman st, for the M. C. K. Construction Co., L. Waitkovitz, president, 2168 Dean st, owner and builder. Cost, about \$18,000.

**DEAN ST.**—S. Millman & Sons, 1780 Pitkin av, have completed plans for a 1-sty brick garage at 2168 Dean st, for the M. C. K. Construction Co., owner and builder, on premises. Cost, \$14,000.

**27TH ST.**—C. P. Cannella, 1163 Herkimer st, has plans in progress for a 1-sty brick garage, 22x76x41x102 ft, in the south side of 27th st, 38 ft west of Fourth av, for Guardino Brothers, 226 Lynch st, owners. Cost, \$45,000. Architect will take bids on general contract.

**SIXTH AV.**—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of Sixth av and 62d st, for the Interborough Iron & Steel Co., owner. Cost, about \$30,000. Owner builds.

#### THEATRES.

**KINGS HIGHWAY.**—The Kings Highway Corporation, J. P. Kelly, president, 1817 Kings Highway, contemplates the erection of a 2-sty brick and terra cotta moving picture and vaudeville theatre, with roof garden, 104x120 ft, at the northwest corner of Kings Highway and East 12th st. Name of architect will be announced later. Louis Gold, 44 Court st, Brooklyn, has the general contract.

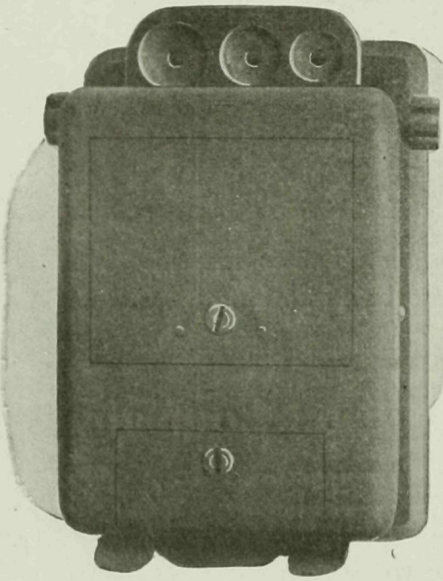
#### Queens.

#### DWELLINGS.

**JAMAICA, L. I.**—C. P. Cannella, 1163 Herkimer st, Brooklyn, has plans in progress for ten 2-sty frame and stone dwellings, 20x36 and 18x32 ft, in the east side of Emerald st, 100 ft south of Chichester av, for Charles Lerner, 302 West 102d st, Manhattan, owner and builder. Total cost, \$50,000.

**HOLLIS, L. I.**—Robert Kurz, 324 Fulton st, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 28x26 ft, on the west side of Hollis av, 64 ft north of Purdy st, for Milton Anthony, 1218 McCormick av, Woodhaven, L. I., owner and builder. Cost, \$4,000.

**CYPRESS HILLS, L. I.**—Shampan & Shampan, 772 Broadway, Brooklyn, have finished plans for a 2½-sty frame dwelling, 20x59 ft, in the west side of Birch st, 75 ft north of Liberty av, for the F. R. Realty Co., 208 Pulaski st, Brooklyn, owner and builder. Cost, \$5,000.



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**WOODSIDE, L. I.**—Harry T. Morris, 718 10th st, College Point, L. I., has finished plans for three 2-sty frame dwellings at the southwest corner of 5th st and Stryker av for the Gabriel Marc Estate, 21 Stryker av, owner and builder. Cost, about \$6,000.

**JAMAICA, L. I.**—A. P. Sorice, Jr., 146 Washington st, Jamaica, has completed plans for a 2sty brick dwelling, 20x50 ft, on the south side of Humboldt av, 125 ft west of Wyckoff av, for Hyman Green-span, 5 Scudder pl, Jamaica, owner and builder. Cost, \$4,500.

**FLUSHING, L. I.**—A. P. Sorice, Jr., 146 Washington av, Jamaica, has finished plans for four 2½-sty frame dwellings, 16x32 ft, on the north side of Norwood av, 60 ft east of 29th st, for Louis Scabone, 100 Norwood av, owner and builder. Total cost, \$8,000.

**RICHMOND HILL, L. I.**—Paul J. Bungart, 66 Silver lane, Oceanside, L. I., has completed plans for a 1-sty frame bungalow, 30x36 ft, in the north side of Chestnut st, 150 ft west of Myrtle av, for Henry Foley, 439 Knickerbocker av, Brooklyn, owner. Cost, \$3,500.

**JAMAICA, L. I.**—Plans have been prepared privately for two 2-sty frame dwellings, 32x28 ft, in the south side of Putney rd, 110 ft east of Kingston av, for Russell & Storms, 11 Merriam av, Jamaica, owners and builders. Total cost, \$13,000.

**MASPETH, L. I.**—A. Magnoin, 112 50th st, Corona, L. I., has completed plans for four 2-sty frame dwellings, 19x34 ft, on the west side of Clermont av, 22 ft north of Hull av, for T. Menkiel, 39 Claremont av, owner and builder. Cost, \$8,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—Edward Hahn, Bridge Plaza, L. I. City, is preparing revised plans for a 2-sty brick and concrete publishing building, 67x100 ft, at the northwest corner of Henry and Radde sts, for the Long Island Star Publishing Co., 39 Borden av, owner. Plans will soon be ready for new bids.

#### STABLES AND GARAGES.

**LONG ISLAND CITY, L. I.**—John M. Baker, 9 Jackson av, L. I. City, has finished plans for a 1-sty brick garage, 75x100 ft, in the north side of 10th st, 50 ft west of Jackson av, for C. C. Woodruff, owner and builder, 213 10th st. Cost, \$20,000.

#### Richmond.

##### DWELLINGS.

**WEST NEW BRIGHTON, S. I.**—J. O. Johnson, Port Richmond, S. I., has finished plans for a 2-sty frame dwelling, 20x30 ft, on the south side of Egbert av, near DuBois av, for A. H. Ludwig, 94 Egbert av, owner and builder. Cost, \$3,000.

**PORT RICHMOND, S. I.**—B. W. Dorfman, 26 Court st, Brooklyn, has completed plans for a 3-sty brick dwelling, 20x100 ft, with stores, at 121 Richmond av, for May Hillman, 1223 46th st, Brooklyn, owner and builder. Cost, about \$12,000.

#### Suffolk.

##### DWELLINGS.

**FREEPORT, L. I.**—C. E. Kern, East av, Freeport, has completed plans for a 2½-sty frame and stucco dwelling, 28x37 ft, on East av, for Mrs. Howard C. Kopp, Freeport, owner. Cost, \$4,000. Owner will take bids.

**GREAT NECK, L. I.**—C. A. Patterson, 50 East 42d st, Manhattan, has finished plans for a 2½-sty frame and stucco residence, 40x125 ft, with garage and outbuildings, on Bay View av, for Richard D. Wyckoff, 3 West 35th st, owner. Architect will soon be ready for estimates on general contract.

**GREAT NECK, L. I.**—C. A. Patterson, 50 East 42d st, Manhattan, has plans in progress for a 2½-sty frame residence, 24x65 ft, at Kensington, Great Neck, for Stewart Hemingway, 50 East 42d st, Manhattan, owner.

#### MUNICIPAL.

**LYNBROOK, L. I.**—Robert Heichman, 10 Old Slip, Manhattan, will prepare plans for a 2-sty brick fire house and community building, 35x70 ft, at Lynbrook, for the Trustees of Engine Co. No. 1, Geo. Ebeling, chairman. Cost, \$65,000. The details of

this project have not been decided upon and it is probable that it will be some time before the project matures

#### Suffolk.

##### DWELLINGS.

**EASTHAMPTON, L. I.**—Frank A. Newman, 1123 Broadway, Manhattan, has started sketches for a 2½-sty frame residence, about 33x100 ft, at Easthampton, L. I., for owner to be announced later. It is probable that this project will mature during the coming summer.

#### STABLES AND GARAGES.

**ISLIP, L. I.**—Alfred Hopkins and Charles S. Keefe, 101 Park av, Manhattan, have plans in progress for a group of 1-sty frame farm buildings, including horse and cow stables, barn, dairy, garage, with living quarters, ice house and greenhouse, at Islip, L. I., for Horace Havemeyer, 129 Front st, Manhattan, owner. Architects will soon call for estimates on general contract.

#### New Jersey.

##### APARTMENTS, FLATS & TENEMENTS.

**GARFIELD, N. J.**—Jos. DeRose, 119 Ellison st, Paterson, N. J., has plans in progress for a 3-sty brick flat, 22x53 ft, at 121 Jewell st, for Filippo Esposito, owner and builder, on premises. Cost, \$7,000.

**NEWARK, N. J.**—E. V. Warren, 31 Clinton st, has plans in progress for a 4-sty brick and limestone apartment, 29 families, 28x92 ft, at the southeast corner of Orchard and Walnut sts, for Aaron Levin, 167 Charlton st, Newark, owner and builder. Cost, approximately \$70,000.

**PASSAIC, N. J.**—Joseph DeRose, 119 Ellison st, Paterson, N. J., has completed plans for a 2-sty brick tenement, 22x66 ft, at 22 Brinkerhoff pl, for Herman Baierlein, 141 Parker av, Passaic, N. J., owner and builder. Cost, \$6,000.

##### DWELLINGS.

**LOCUST, N. J.**—Brutus Gundlach, 150 Nassau st, Manhattan, has plans in progress for alterations and additions to the 2½-sty frame dwelling at Locust, N. J., for J. M. Huber, owner, on premises. Cost, about \$1,500. W. L. Goeltz Co., 150 Nassau st, Manhattan, has the general contract.

**PLAINFIELD, N. J.**—Wm. Clum, 125 Park av, Plainfield, has finished plans for a 2-sty frame dwelling, 34x26 ft, in Emma st, for the Standard Investment Co., Post Office Building, Dunellen, N. J., owner and builder. Cost, \$5,000.

**PLAINFIELD, N. J.**—Wm. Clum, 125 Park av, Plainfield, N. J., has completed plans for a 2½-sty frame dwelling, 22x28

ft, in Myrtle st, for the Standard Investment Co., Post Office Building, Dunellen, N. J., owner and builder. Cost, about \$4,000.

**CRANFORD HEIGHTS, N. J.**—J. Ben Beatty, 15 North Reid st, Elizabeth, N. J., has completed plans for a 2½-sty frame and stucco dwelling, 18x42 ft, on Continental av, for Tony Picardo, 3d st, Elizabeth, owner and builder. Cost, \$4,000.

**TENAFLY, N. J.**—R. C. Hunter & Co., 312 Mt. Prospect av, Newark, N. J., have prepared plans for a 2½-sty brick and hollow tile rectory at the northwest corner of Highwood av and Engle st, for the P. E. Church of the Atonement, Rev. Elwyn H. Spear, rector, Tenafly, N. J., owner. Cost, about \$20,000. It is expected that work will be started this spring.

**WEST NEW YORK, N. J.**—Wm. Mayer, Jr., and Ed. Manahan, 711 Bergenline av, have plans in progress for a 2-sty frame dwelling, 21x34 ft, at the corner of 18th and Harrison sts for Aaron Dobbs, Bergenline av and 15th st, owner, who will soon be ready for bids on separate contracts. Cost, \$4,000.

**WEST NEW YORK, N. J.**—Wm. Mayer, Jr., and Ed. Manahan, 711 Bergenline av, have plans in progress for a 2½-sty brick residence, 42x50 ft, on Hudson blvd, for Oscar Milliner, 18th st, near Hudson blvd, owner. Cost, about \$15,000. Plans will soon be completed and owner will take estimates on separate contracts.

**WEEHAWKEN, N. J.**—Jos. Lugosch, 21 Bergenline av, Union Hill, N. J., has plans in progress for a 2-sty frame and stucco bungalow, 22x30 ft, on Parkview av, for John Willich, owner, care of architect Cost, about \$10,000.

**FANWOOD, N. J.**—Plans are being prepared privately for a 2½-sty frame dwelling, 24x30 ft, in 4th st, for Anthony Albert, Scotch Plains, N. J., owner and builder. Cost, \$4,000.

**ELIZABETH, N. J.**—Plans have been prepared privately for a 2½-sty frame dwelling, 24x33 ft, at 476 Union av, for George Huscherm, 25 Elmwood av, owner and builder. Cost, \$4,500.

**EAST ORANGE, N. J.**—M. B. Silberstein, 121 Springfield av, Newark, N. J., has completed plans for alterations and additions to the 2-sty frame dwelling and store, 60x45 ft, at 158 Sanford st, corner Elmwood av, for Samuel Fink, 158 Sanford st, owner and builder. Cost, about \$7,000.

#### SCHOOLS AND COLLEGES.

**PATERSON, N. J.**—H. B. Crosby, First National Bank Building, is completing revised plans for a 3-sty brick and stone



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public school, 200x200 ft, and containing 42 classrooms, auditorium, manual training department and domestic science rooms, on Broadway, between Graham av and 18th st, for the Board of Education of Paterson, James F. Dunphey, secretary, City Hall, owner. Cost, about \$375,000. Bids will be advertised about February 25.

#### STABLES AND GARAGES.

ELIZABETH, N. J.—Jacob L. Bauer, 120 Broad st, has completed plans for a 1-sty brick and concrete garage, 30x60 ft, in Union st, for the Board of Chosen Freeholders of Union County, N. J., owner. Cost, about \$10,000. Project will be advertised for bids about March 1.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, has prepared plans for five 1-sty brick attached garages, 10x19 ft each, at 336 to 338 South 19th st, for Philip Gruber, 666 South 12th st, owner and builder. Cost, \$2,000.

#### HALLS AND CLUBS.

CLIFTON, N. J.—The Clifton Reformed Church, Rev. John C. Becker, pastor, 330 Clifton av, contemplates the erection of a 1-sty and basement community club house at Passaic av and 1st st, for which definite details have not been decided. Name of architect will be announced later. Funds will be raised by popular subscription.

WESTFIELD, N. J.—J. E. Nitchie, 63 Park Row, Manhattan, is preparing the preliminary plans for two 2-sty frame additions to the 3-sty frame club house at Westfield, N. J., for the Shackamaxon Country Club, Raddy rd, Westfield, owner. Cost, about \$25,000.

#### CONTRACTS AWARDED.

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

#### FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete warehouse at the southeast corner of Magnolia and Reid sts, for the U. S. Leather Co., 17 Battery pl, Manhattan, owner, from privately prepared plans. Cost, about \$75,000.

NEW BRUNSWICK, N. J.—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty addition to the 1-sty reinforced concrete warehouse, 76x105 ft, at New Brunswick, for the Howe Rubber Co., owner, from privately prepared plans.

DELAWANA, N. J.—John W. Ferguson Co., 152 Market st, Paterson, N. J., has the general contract for a 1-sty brick factory building, 200x216 ft, at Delawanna, for the Capes Viscose, Inc., 20 Platt st, Manhattan, owner, from plans by D. S. and S. E. Sutton 9 Clinton av, Newark, architects. Frank Sutton, 80 Broadway, Manhattan, engineer.

BROOKLYN, N. Y.—Caye Construction Co., 299 Broadway, Manhattan, has the general contract for a 1-sty brick and reinforced concrete power house, 50x85 ft, on Classon av, for Julius Gayser & Co., 45 East 17th st, Manhattan, owner, from plans by Wm. Higginson, 21 Park Row, Manhattan, architect. E. L. Fleisher & Co., 31 Union sq, engineers. Cost, \$100,000.

BROOKLYN, N. Y.—Rufus H. Brown, 350 Fulton st, has the general contract for the 1-sty brick shop, 64x irreg, in the north side of Poplar st, 195 ft west of Henry st, for the Cameron Machine Co., 61 Poplar st, owner, from plans by C. E. Hilderbrand, 350 Fulton st, architect. Cost, about \$20,000.

NEWARK, N. J.—Butler Co., 18 West 34th st, Manhattan, has the general contract for a 3-sty brick and reinforced concrete factory addition, 56x39 ft, in the west side of Ogden st, 236 ft south of 4th av, for the Coca-Cola Bottling Co., 173 Ogden st, owner, from plans by Walter B. Wills, 1181 Myrtle av, Brooklyn, architect. Cost, about \$25,000.

#### STABLES AND GARAGES.

EASTHAMPTON, L. I.—E. M. Gay, Newtown lane, Easthampton, has the general contract for a 2-sty frame garage, 26x38 ft, with living quarters on the 2d floor, at Easthampton, for E. R. Burnett, owner, from plans by Grosvenor Atterbury, 20 West 43d st, Manhattan, architect.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

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

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

NEW YORK STATE MASTER PLUMBERS' ASSOCIATION will hold its annual convention at Buffalo, N. Y., March 11 and 12. Headquarters will be at the Lafayette Hotel.

AMERICAN WATER WORKS ASSOCIATION will hold its thirty-ninth annual convention at Buffalo, N. Y., June 14 to 14. Headquarters will be at the Hotel Iroquois.

NATIONAL METAL TRADES' ASSOCIATION will hold its twenty-first annual convention at the Hotel Astor, New York, on April 23 and 24. The annual alumni dinner, the meetings of the executive committee and of the administrative council will be held on April 21. The gathering of the secretaries and the joint meeting of the branch presidents, secretaries and administrative councils will be on April 22.

#### STANDARDS AND APPEALS.

##### Calendar.

##### HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1.30 P. M. Special meetings as listed in this Calendar.

Call of Calendar, Tuesdays, at 3 P. M.

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

BOARD OF STANDARDS AND APPEALS.

Tuesday, February 25, 1919, at 10 A. M.

NO MEETING.

BOARD OF APPEALS.

Tuesday, February 25, 1919, at 1.30 P. M.

Appeals from Administrative Orders.

39-19-A—68-70 Nassau st, Manhattan.

84-19-A—65-69 Nassau st and 28 John st, Manhattan.

17-19-A—230-232 West 38th st, Manhattan.

Under the Building Zone Resolution.

400-16-BZ—117-19 West 46th st, Manhattan.

Reopened December 17, 1918.

##### LEASES.

(Continued from page 243)

Mrs. Fermine B. Catchings; in 4-6 West 50th st to Mrs. A. F. R. Sprague; in 144 West 57th st to Miss Pearl Weber; in 24 West 59th st to Mrs. Henry E. Coe, and in 100 West 59th st for G. F. Pingree to J. I. Mather.

PEASE & ELLIMAN leased for Mrs. Max J. Mayer to Mrs. Mary G. Miltenberger the 5-sty dwelling at 92 Riverside Dr; also apartments in 726 Madison av, for Mrs. E. Pierce, to J. L. Brinda; in 305 Lexington av, to Mrs. Minnie G. Neal; in 44 West 10th st, for the John Alden Realty Co., to Robert Eads; in the "Beljord" at Broadway and 86th st, for the Wood-Dolson Co. as agents, to C. D. Simons; and in 370 Manhattan av, to Philip A. Vogelmann.

S. OSGOOD PELL & CO., represented by G. M. Mabie, subleased at a profit the new fireproof garage at the northwest corner of 63d st and 2d av, which the same brokers recently leased from the plans for a period of 21 years, with renewals, to the H. S. Black Garage, Inc.

GEO. R. READ & CO. leased the entire 5-sty and basement building at 65-67 Dey st to M. K. Bowman-Edson Co. for a long term of years. The same brokers also leased for B. Crystal & Son 10,000 sq. ft. in 74-80 Washington st to the U. S. Government; and for the Astor estate the 2d floor in 14-16 Vesey st to the Goodenough & Woglom Co., which has been located on Nassau st for many years.

SCHINDLER & LIEBLER leased the two entire buildings 1353-5 3d av for John W. Siefke to Dante Gambinasso, a manufacturer of jewelry cases and leather art novelties.

SHAW & CO. leased 332 East 118th st, a 3-sty private house owned by Mrs. E. B. Franklin, to Doanto Custafaro.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased in conjunction with Thomas J. O'Reilly, agent for the Emigrant Industrial Savings Bank, the entire 8th floor at 51 Chambers st, approximately 13,500 square feet, to the Allied Machinery Company of America for a term of years, at an aggregate rental of about \$150,000. The Allied Machinery Company of America is engaged in selling abroad. It operates in fourteen countries, through thirty-six branches.

SAMUEL J. TANKOOS leased for the Horn & Hardart Co. to I. Siller, proprietor of the World Waist Co., now at 604 Broadway, southeast corner of Houston st, a large additional portion of the ground floor.

SAMUEL J. TANKOOS leased for a long term of years for N. H. Bearns to the Schulte Cigar Co the entire building on the southeast corner of St. Nicholas av and 181st st. The Schulte Cigar Co, upon expiration of existing leases, will make extensive alterations and occupy the corner portion for a branch establishment.

MAN. LEASES  
STEPHEN H. TYNG, JR., & CO. leased in 25 Madison av large space on the 17th floor to V. M. Beolchi & Co., dealers in raw silks; in conjunction with M. & L. Hess, offices on the 16th floor to the Japan Cotton Trading Co., Ltd.; in 50 Union sq, offices to the Georgian Textile Mills and Garret H. Smith; in 41 Union sq, offices to Saml. Brost and Michael Hollander, and in conjunction with Douglas L. Elliman & Co., the major portion of the 2d floor to Goodin-Reid & Co., dry goods; in 8-12 East 34th st, the entire 6th floor for Charles H. Ditson Co. to the Belber Trunk & Bag Co.; at 131 East 23d st, for Charles Kaye the major portion of the 11th floor to Wm. B. Curtis, publisher; at 100-2 Worth st, the entire 5th floor to the Jacobus & Carlisle Co.; for Carstein & Linnekin, space on the 10th floor in 221 4th av to H. M. Stockton & Co., woollens, and space on the 9th floor in the same building to Modern Merchandise Exchange; for M. & L. Hess in 432 Fourth av, offices to O'Conner Moffat & Co.

WILLIAM A. WHITE & SONS leased at 43 Exchange pl offices to E. H. Rollins & Sons, Samuel L. Jackson & Arnold J. Brock, and George W. & Eugene Seligman, and additional

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# Classified Advertisements

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

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

## PROPOSALS

**NOTICE TO CONTRACTORS.**—Sealed Proposals for Addition to Central Heating Plant; Construction Work; Chimney; Boiler and Stoker Equipment; Steam and Heating Plant Equipment; Heating Work (Extension of Underground Distributing Piping); Plumbing and Drainage, and Electric Work, at Letchworth Village, Thiells, N. Y., will be received by Hon. Frank A. Vanderlip, President, Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until 12 o'clock noon on Tuesday, Mar. 4, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3169, 3170, 3112, 3113, 3114, 3165 and 3166. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at Letchworth Village, Thiells, N. Y., at the New York Office of the Department of Architecture, 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: February 4, 1919.

## HELP WANTED

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## PROPOSALS

**NOTICE TO CONTRACTORS.**—Sealed proposals for Dining Room Accommodations for Patients in Main Building, Construction Work, Heating, Sanitary and Electric Work, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Tuesday, March 4, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3124, 3132, 3133 and 3134. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 1715 Tribune Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: February 4, 1919.

E. S. ELWOOD,  
Secretary, State Hospital Commission.

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## REAL ESTATE NOTES.

**THE MALLINCKRODT CHEMICAL CO.** is the buyer of the 5-sty buildings at 15 Gold st and 22 and 24 Platt st, sold by the Charles F. Noyes Co. for Sigsbee Graham.

**THE CORPORATE NAME** of the F. R. Wood-W. H. Dolson Co., real estate agents and brokers, with main offices at Broadway and 80th st. has been changed to the Wood-Dolson Co.

**COBWEB HALL,** at 80 Duane st, a famous downtown landmark, featured a list of properties offered at voluntary sale Tuesday by Joseph P. Day in the Vesey st auction room. A. G. Marzo, a party in interest, took the property over on a bid of \$35,000.

**FRANK E. SMITH,** formerly of 1 Madison av, who for 25 years conducted one of the largest real estate offices in this city and on account of ill health was forced to retire about three years ago, is now connected with Richard W. Elliott as manager of the sales department.

**PEASE & ELLIMAN** have been appointed by the estate of Jonathan Petrie managers of 32 East 28th st and 107-9-11 East 30th st. Both of these properties are leased to one tenant; and the same brokers recently leased the latter to the Association for Promoting Housing Conditions for Girls.

**LOUIS F. SOMMER,** associate broker with Frederick Winant in the lease of the Healey & Co. building, 51st st, Broadway and 7th av, reports that the lessee, the Vandam Warehouse Co., Inc., will improve the building, installing stores on Broadway, passenger elevators, etc., using part of the building for the storage of automobiles, tires, etc.

**SUPREME COURT JUSTICE MITCHELL** has signed the final judgment registering the title to sixteen lots in Pelham Park, forming the block front at Bassett, Palmer and Dereimer avs recently purchased by the Happy Home Realty Co., Inc., from the Wheeler Corporation. The proceedings were conducted by Walter Fairchild. Daniel V. Sullivan of Bronx County was appointed by the Court and acted as official examiner of title. The property registered is assessed for \$3,800 and the official fees for registration, including full examination of title and county assurance premium, were \$40.41.

**CHARLES F. NOYES CO.** has been appointed selling agents by the Adams Land & Building Co. of its holdings, consisting of 154-60 West 17th st, 52-8 Duane st and 594-6 Broadway, extending through the block to 124-8 Crosby st, and covering a plot of 17,400 sq. ft. Properties sold for this account by the Noyes Co. include 491-3 Broadway and 446 Broome st and 33-7 South William st through to 31-5 Stone st, which have been purchased by Harry Aronson, and 474-6 Broadway and 38 Crosby st and 121-5 West 17th st, which has been purchased by Frederick Brown.

**WM. A. WHITE & SONS** have negotiated 31 first mortgage loans aggregating \$3,015,000, of which one was at 4 1-2 per cent, eleven at 5 per cent, seven at 5 1-2 per cent, and eleven at 6 per cent. The 4 1-2 per cent loan was for \$105,000 on the 6-sty apartment house at the northeast corner of 7th av and 118th st. Other large loans included \$275,000 at 5 1-2 per cent on 114-116 West 72d st; \$110,000 at 6 per cent on the northwest corner of Broadway and 91st st; \$157,500 at 5 per cent on 605 West 113th st; \$225,000 at 5 1-2 per cent on the southwest corner of Central Park West and 91st st; \$185,000 at 5 1-2 per cent on 35-39 West 35th st; \$195,000 at 5 1-2 per cent on 337-347 West 27th st and \$300,000 at 5 per cent on two blocks Grand to Delancey and Columbia to Sheriff sts.

**PUBLIC SERVICE COMMISSION** has requested the approval of the Sinking Fund Commission to an auction sale of the one-time Grand Union Hotel site in the east side of Park av, 41st to 42d st, with an upset price of \$2,800,000. The commission acquired the property in condemnation proceedings in order to construct the diagonal station, which occupies the northwest portion. The condemnation awards totaled \$3,577,000, and the expense to the city to date amounts to \$4,220,860. When the station was constructed foundations were laid so that the columns would carry a 25-sty building. The subway connections at this point are many and the plot is accessible to every section of the city; also the Grand Central terminal. The plot fronts 197.6 ft. in the avenue and 230 ft in both 41st and 42d sts.

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