

Real Estate Record and Builders Guide

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EDITORIAL

A Practical Way to Get Some Relief

It is becoming more evident daily that the Real Estate Board bill, limiting to two per cent. the tax on realty, has little chance of being adopted by the Legislature this year. The Record and Guide regrets that such seems to be the fact, and the pending defeat of this meritorious measure should spur the efforts of New York realty men to obtain relief in other directions.

An opportunity to accomplish some definite result toward meeting the city's expenses without added direct taxation on real estate is offered in a bill introduced at Albany by Assemblyman Martin and Senator Carson. This bill empowers the Public Service Commissions to take action in the matter of increased fares on the various traction lines, not only in this city but throughout the state.

The Real Estate Board can accomplish a practical result by using all its efforts in behalf of the Martin-Carson bill. Its enactment into law will make possible a full review and an early adjustment of the question of reasonable fares on the traction lines. Following the approval of this measure by Governor Smith, it is to be assumed that the traction companies will apply to the Public Service Commission for a hearing and will present convincing reasons why higher fares are imperative.

There is general agreement among students of the subject that the traction companies must receive higher fares if the great transportation lines in the metropolis are to be operated without heavy loss. It is a known fact that the city must meet a steadily increasing deficit unless those who ride pay for that privilege what it costs the traction companies to haul them. Under a five-cent fare it is not possible for the companies, either in this city or in other parts of the state, to meet expenses.

This is a matter of vital importance to every owner of real estate in the metropolis, because the subway deficit will soon amount to \$12,000,000 unless early relief is given. Stated another way, the taxpayers of the city will have to go down into their pockets and pay in taxes this additional sum unless the companies are permitted to collect it in higher fares from passengers. The interest on municipal notes issued by the city, under the subway contracts, should be paid out of the earnings of the various lines, but conditions due to the war have made this impossible. Higher wages and higher costs in every direction have so greatly increased the cost of operating the subways that the taxpayers can be saved from carrying this interest deficit only through higher fares.

Under these circumstances the members of the Real Estate Board of New York and their representatives in Albany will be advancing their own interests by supporting the Martin-Carson bill. This measure does not in itself provide for higher fares, but it does create a method through which the merits of the entire question can be gone into and determined. It holds out at

least one definite hope for some immediate relief from the great burden of taxation under which New York realty is staggering.

Responsibility of Citizens as to Building

Cooperation between Government and private agencies in furnishing employment to returned soldiers is rightly declared to be essential by economists. They agree with the statement of Gov. Lister, of the State of Washington, who said:

"All of the responsibility for furnishing employment should not be shoved over upon governmental agencies. It is true that the Nation, State, counties, municipalities, and other political subdivisions can assist greatly in handling the problem. But it is equally true that investors who had contemplated the erection of a business building, the individual who desired to erect a new residence, the manufacturer who intended making improvements in his factory, all of whose plans were delayed by war conditions, ought now quickly to arrange their affairs so that they may proceed and thus aid in providing employment for those who desire and need it."

In conference with the Information and Education Service, United States Department of Labor, representatives of national organizations engaged in the building and construction industry emphasized the fact that immediate building activities must depend to a great extent on the willingness of owners of private property to resume without delay work suspended or postponed during the war.

The imperative demand that time should not be lost in providing employment for soldiers is urged, for although many Government projects are under way, they may not be ready for active work in time to prevent a growing number of unemployed men as the demobilization of the Army proceeds.

New York—Some Town!

According to the estimates of the Department of Health, the City of New York, comprising the Boroughs of Manhattan, Brooklyn, Bronx, Queens and Richmond, now has a population of more than six millions. These figures are arrived at by taking the census totals for 1910 and allowing for the regular known ratio of increase from year to year. The next Federal census, to be taken in 1920, undoubtedly will confirm the estimate of the local officials. This means that, provided the total population of the country is 110,000,000, which it probably is, about five and one-half per cent of Uncle Sam's family live within the corporate limits of this city.

There are endless things that might be said, and deductions rightfully drawn, with these figures in mind. But there is one fact that is of special importance to all those interested in real estate hereabouts, almost all of which is within a nickel's ride from City Hall.

When the war began, in 1914, the estimated population

was 5,333,539. It is now 6,006,794. In five years the increase has been 673,255. Every year for these five war years, when general business was almost at a standstill except for war activities, a hundred and thirty-five thousand men, women and children have taken up their regular abode in little old New York. About 27,000 families added each year to the density of this already tightly packed town—520 full-fledged families of five adults and kids each week—count 'em!—they're all here!

Does any reasonable man believe that the living accommodations have kept pace with the number of new citizens?

Does anybody believe that the city has reached the top notch of development and that hereafter the population will retrograde?

Are there any pessimists who are ready to declare that

young and old, rich and poor—and the babies, God bless 'em!—who are crowding daily from all over and from up there into Gotham town are willing to sleep on the roofs and along the curbs for the sake of calling themselves New Yorkers?

Does it not stand to reason that if the magnet is strong enough to draw them within its powerful influence they will be willing to pay good, profitable rents for rooms to eat and sleep in, even if the rents are based on increased costs of construction?

It does not seem like taking much of a chance to bank on good returns on any reasonable investment—reasonable when all the facts affecting conditions at present are taken into consideration.

Six millions! Some town!

Reader's Comment on Current Topics

New York, February 27.

Editor of the Record and Guide:

SO much has been printed of late regarding the finding of new means of taxation in order to relieve the present excessive tax rate on real estate that it is a wonder the question of taxing churches has not been brought up. Several times in the past five years the subject was opened up, but dropped. An examination of the question shows a peculiar situation.

Years ago our forefathers of different faiths struggled hard to accumulate enough money to erect a modest building on a small plot of ground, and it was thought advisable, and justly so, to abate their taxes in recognition of the good they did to the community; but with our growth and prosperity the struggle seems to be to find the most prominent and expensive location and erect on it the most elaborate and costly structure that their architect could create. Whether the selection of such a prominent location and such a costly building added any to the religious advantage of the city is very debatable. Whether a church costing \$600,000 or more to build and situated on a prominent Fifth avenue corner, and consequently attended by a class whose wealth and surroundings would seem to lessen their temptations, is of more religious benefit to the city than a less costly church situated in a more populated and cheaper land cost neighborhood is a very doubtful question, and no doubt there would be many who would maintain that the poorer neighborhoods need the churches most.

If it cannot be proved beyond question that a church is adding to the spiritual welfare of the city in proportion to the benefit they ask of the city, Why should it be allowed?

On Sunday, January 12, a church occupying a very prominent corner on Fifth avenue, which held the principal service at eleven o'clock, had by actual count 378 persons enter the doors between 10:45 and 11:08, and on Sunday, January 19, between 10:40 and 11:08 a. m., 452 persons entered, including in both instances about forty to fifty sailors and soldiers. The value of the property on which the church stands is \$3,000,000, and the members have been offered that amount for it and refused the offer. Had the offer been accepted and a building been erected on the plot, which was intended, the value of the plot and building for taxation purposes would have been over \$4,000,000, from which the city would receive in taxes over \$100,000 a year.

Can it be argued that the value to the congregation of 500 and the city was worth any such amount? And would not the same congregation and the city be equally benefited if that church was located in a side street, where the ground value was \$300,000 instead of \$3,000,000?

Suppose, for example, a group of 100 men, for reasons of their own, were to buy the northwest corner of 42d street and Fifth avenue, which is assessed at \$2,500,000, and on which taxes to the amount of \$59,000 are collected. Supposing these

men bought that corner and put up a \$1,000,000 church there, and then on the ground that it was a church asked exemption of taxes. Would that be fair and just to the community? They might wish to make it a very private affair and surround it with restrictions, etc., that would bar it from the general use, and so the city of New York would be contributing \$60,000 to the wishes of these 100 men.

It seems absurd, but that is what is happening.

Now for a solution:

We all must recognize the benefit that churches add to a community, and we must also recognize the architectural benefit the city derives from their beautiful structures.

In recognition of these benefits, how would it be if the city allowed every church having a seating capacity of 500 an allowance of \$100,000 for their land and an allowance of \$100,000 for their building? In other words, if they have this seating capacity assess them the same as any other property and then deduct from their assessment \$200,000 in recognition of the religious work. Then if a congregation wanted it they could spend as much as they pleased for land and building.

There is no question but that a suitable plot of ground could be had and a building erected for \$200,000, and the cause of religion might be advanced if less expensive properties and buildings were utilized rather than the very costly sites and structures, with the necessary heavy mortgages and consequent interminable appeals for money.

In the case of the two cathedrals an exception to the rule should be made. To begin with they are parent churches, and besides their own immediate good work they exert a widespread influence. Then again their architectural value to the city is beyond estimating. So that in remitting all of their taxes excepting one million dollars' valuation it would be just to the city and the churches they represent.

Of course this figure is suggested as being a reasonable amount for a church to buy property and build a fair building in an average neighborhood. It may be possible to devise some means whereby the abatement of the taxes shall be based on their actual attendance. As the Government recognizes that religious services are a benefit to the community the greater number who are served the greater the benefit.

There are no doubt a great number of churches which minister to as large, or larger, congregations who do not require such a large sacrifice in taxes by the city. It hardly seems right for a congregation of 500 to ask the city to forego taxes of \$100,000 a year for its benefit when the same services could be given in a less costly situation. There seems to be an injustice somewhere, and possibly a free discussion of the matter will devise some way that would be equitable to the city and to the churches.

JOHN J. RADLEY.

Construction adds to the wealth of the country: build now.
—U. S. Dept. of Labor, W. B. Wilson, Secretary.

Secretary Wilson on Labor—Past, Present and Future

Believes That Only Short Time Will Elapse Before Post-War Swing Will Begin and Asks Every Man to Get Business Going

By W. B. Wilson, Secretary of Labor.

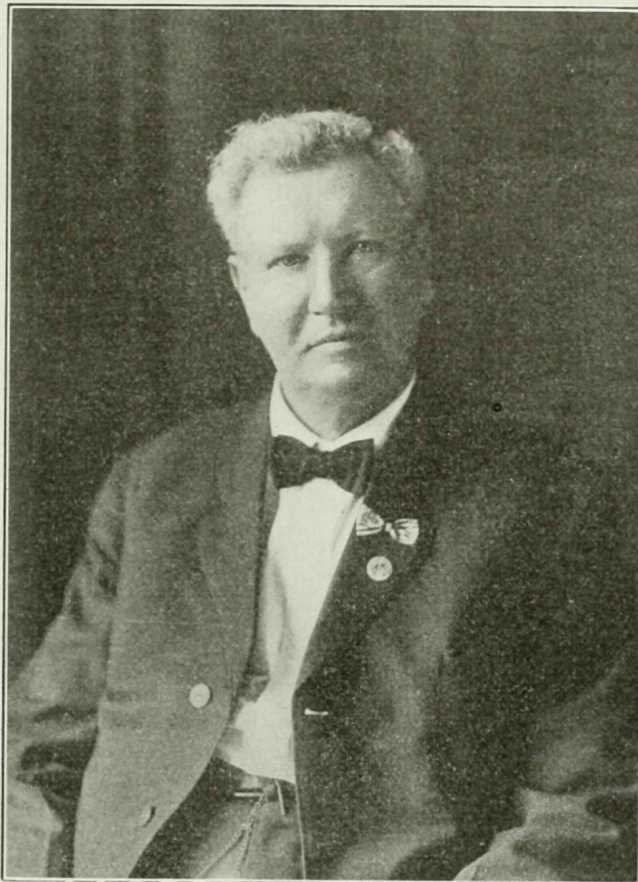
IF one takes as a definition of labor any physical or mental activity engaged in not purely for pleasure, then he will realize that the labor problem reaches out into all the activities of mankind. In all of our previous wars, from the time of Joshua overcoming the enemies of Israel, until Sherman made his great march to the sea, it was frequently possible for great armies to maintain themselves in the countries through which they were operating, receiving but a comparatively small portion of their supplies from home. In modern warfare that is impossible. It is frequently estimated

—and it is only an estimate, because no one has made any close scientific survey to determine the exact fact—that it requires anywhere from six to ten workers in the rear to maintain one soldier in the trenches. Whatever the exact number may be, it is apparent to everyone now that it requires large forces, well organized, well directed, in the industrial field to maintain the forces in the military field. Because of that change in conditions surrounding modern warfare, it is now just as important to maintain the morale of the workers at home as it is to maintain the morale of the soldiers at the front. The great responsibility of maintaining the morale, of securing the necessary supply of labor, of keeping it actively engaged, rested upon the newly created Department of Labor; and it must be said, to the credit of the wage-workers of our country, that during the period of the war we did not have a solitary labor strike of more than local dimensions or involving any considerable number of our workmen. There was not a time when any of our great munitions factories were seriously crippled because of any shortage of workers. And yet, the attitude of mind of many of the wage-workers of the country was similar to the attitude of mind of others in our population. They were a peace-loving people, as we all were. They were anxious to avoid war. And in the annual conventions of the various labor organizations in the years gone by, there have been introduced resolutions declaring for the propitiation of peace and proposing that if any international struggle took place, the workers of all countries involved would immediately cease their employment and thereby maintain international peace.

That spirit permeated the whole body of wage-workers of our country, organized and unorganized. The first step that was necessary to be taken was to point out the fallacy of that position as it affected the life, the interests, the liberties of the people themselves. We used with the wage-workers the illustrations of their own organizations. We pointed out to them the fact that labor organizations were not considered as efficient organizations unless they were militant, unless they were ready to engage in industrial warfare for the pur-

pose of maintaining industrial justice; that the belief of the wage-workers themselves was that industrial injustice was worse than industrial war, and if that rule applied to our international relationship, then international wrong was worse than international war. And that while we had engaged in a conflict partly out of sympathy for the Belgians, the French, the Armenians, the British, and out of horror for the manner in which Germany had conducted her side of the warfare, the principal reason for our engaging in warfare was the maintenance of our own institutions, so that we might have the opportunity of working out our own destiny in our own way, unhampered by the mailed fist of a kaiser or any other autocrat on earth.

The sentiment prevailed amongst the workers that this was a capitalistic war, that all were capitalistic and that this was one of them. Out duty therefore was to point out whatever of deficiency there might be in our institutions in this country, we had the most perfect democracy that had ever been established upon the face of the globe; that while workingmen, some of them, might not have achieved the ideals that they believed ought to be placed into existence, their failure, if failure had occurred, was due to the fact that they were unable to secure the co-operation and consent of a majority of their fellow-workers to put those ideals into effect; and that consequently our struggle was a struggle for the maintenance of Democracy. Whatever the origin of the struggle may have been in Europe, whether it had been originated because of the desire of capital in various countries to either extend its



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HON. WILLIAM B. WILSON.

influence or to defend its influence, or had grown out of the personal ambition of autocrats, that with us the attempt of the autocrat to define what we should do and how we should do it, even to the extent of saying to us that we could send one vessel a week to England on a given day, by a given route—on a given day of the week—if it was painted in a given way, was the exercise of an autocratic authority that no one but subjects could submit to. Many of our people have come from other countries; many of them are natives of this country. Those who came from other countries came here because they no longer wanted to be subjects; they wanted to be citizens. Those who were born here were born as citizens and not as subjects. And we declared to the working people of this country that it was our concept of their understanding of the situation that they would sacrifice the very last drop of their blood, if necessary, in order to remain citizens of a republic and to avoid being subjects of any country.

And out through the Middle West, and at some places in the East, a very radical organization found a foothold, preach-

ing a rather unique kind of philosophy, so far as our people were concerned, yet a philosophy that was finding foothold among the wage-workers in the Middle West and on the Pacific Coast, and, as I have said, in some portions of the East. The Industrial Workers of the World, closely allied to the Bolsheviki of Germany, were teaching the doctrine to our people that every man is entitled to the full social value of what his labor produces. Now, to my mind, that is a truism. It is Marxian in its origin, so far as the language is concerned; socialist in its origin, so far as the method of statement is concerned; but the principle itself is one that anyone can subscribe to, whether he is an individualist or a socialist, that every man is entitled to the full social value of the production of his labor. The great difficulty, however, has been that human intelligence has not yet devised a method by which it can determine what the social value is of anyone's labor; no one can compute with mathematical accuracy what the value of your labor, or of my labor, is to Society; what the value is of the labor of the man who is working in the ditch, or the man who is inventing a new labor-saving device, or a man who is directing large bodies of workers successfully. And because we are unable to determine what is the full social value of anyone's labor it is folly to undertake to base the returns that each will receive upon that which we do not know how to compute. We met the problem in that way.

But the I. W. W. went farther with their propaganda. They said that the value of the property rested solely upon its ability to earn profits, which is a rather sound economic statement. They said if you destroy the profit arising from property, the property will become valueless, and when it becomes valueless to the owner of it, then the workers can take it over and operate it collectively themselves, and by operating it collectively, they will be able to secure the full social value of what their labor produces, although how they would secure the full social value of what their labor produces with no method of computing that value was beyond our comprehension. They therefore took the ground that the manner of destroying, the way to accomplish the end of destroying the value of property, was to reduce the production as far as they could reduce it and still retain their positions. And even farther than that they would go: they would destroy the property, destroy the machines, put sand upon the bearings, drive copper nails into fruit trees, and follow any other method that would destroy the productive value of property, thereby assuming that with property values destroyed, they could take over what remained themselves. To combat that phase of it, we referred to the historical fact that prior to the introduction of modern labor-saving devices, when nearly everything was produced by hand, when the production per individual was less by far than anything that would result from any system of sabotage they might introduce, there were still profits for the employers, there were still returns for the property, and that if these people succeeded in carrying their theories into effect—namely, reducing the amount of production—instead of destroying the values of the property, the real result would be a reduction in the standards of living of the wage-workers themselves. And we combatted this philosophy by that kind of a statement.

We took the ground further that Labor and Capital had a mutual interest in securing the largest possible production with a given amount of labor, having due regard to the health, the safety, and the opportunities for recreation and improvement of the workers themselves. The standard of living of the American wage-worker is higher than the standard of living of any other wage-workers anywhere, because the American wage-worker produces more. In industrial development, in industrial activity, if there is nothing produced, there is nothing to divide. If there is a large amount produced, there is a large amount to divide. So the interests of Labor and Capital are mutual in securing that large amount of production, and their interests only diverge when it comes to a division of that which has been jointly produced. When it comes to a division of that which has been jointly produced,

then we contend that fair play to all parties concerned, and the sensible thing for all parties to do was to sit down around the council table and endeavor to work out the division of the joint products on as nearly a just basis as the circumstances surrounding the industry would permit.

And by processes of that kind, rather than by the use of force, we offset the propaganda of the Bolsheviki. But there also devolved upon us the question of furnishing labor, furnishing a supply of labor for the war industries; finding where it was unemployed or partly employed, and transporting it to the places where it was needed for war material production; and in that field was a tremendous amount of competition. Every corporation that had a contract with the Government felt that there actually rested upon its shoulders the responsibility of delivering the product promptly upon time, irrespective of whether any other corporation was able to do likewise. Every Government production division or department felt a like responsibility, and consequently there was a continual bidding against each other, one department of the Government bidding against another department of the Government, one corporation bidding against another corporation; and a continual see-saw going on, not only for skilled labor, but for common labor as well. It was nothing unusual for a while to find a carload of workers en route from Pittsburgh to Detroit to take places in the factories at Detroit, and to find another train-load of workmen en route from Detroit to Pittsburgh to take work in the factories at Pittsburgh. Now, anyone can readily understand that a policy of that kind must lose in efficiency; the movement of men from one job to another is always a cause of inefficiency. No man can be efficient at his job or reach the highest standard of efficiency until he has become familiar with his machine, familiar with his foreman, familiar with his shop-mates, his shop surroundings, the methods of routing through the plant, and all of the things that go to make up the sum total of shop life. And where there is a continual movement from one job to another, even though there are machines operating every day, there is a loss in the efficiency of the shop. We undertook to meet that situation by endeavoring to place in the hands of our Employment Service of the Department of Labor the sole duty of supplying the labor to the factories and munition plants of the United States and to the building operations as well. That policy was but partly in operation when the armistice took place; but at that time we had for some two or three months had complete control of the common labor service and were supplying it to the various establishments needing common labor throughout the country.

We also had to deal with the problem of adjusting labor disputes that arose from time to time in the various localities. There was a continual movement of the cost of living upward; cost of foodstuffs went up; the workers insisted that because the cost of living had gone up, the purchasing power of the wage rate, which remained the same, had been reduced; which was economically sound. With the wage rate remaining stationary, and the cost of living going up, it followed that the real wage of the worker had been reduced. And so they were insistent that the wage rate should keep pace with the increase in the cost of living. We were thus placed in the most peculiar position of having the cost of living go up, and then the wage rates go up to meet that cost of living, and then the cost of living go up because the wage rates had gone up, and then the wage rates going up because the cost of living went up; and we kept continually traveling in a spiral upward, without anybody securing any benefit from it. And one of the problems that finally devolved upon us, after a great deal of experimenting elsewhere, was to endeavor to stabilize the wage rates throughout the United States; and a considerable success had attended our efforts at the time the armistice was signed.

These were some of the major problems that we had to deal with during the period of the war, and we are now confronted with the great problem of reconstruction. There is a great

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REAL ESTATE SECTION

Tax Rate For 1919 Slightly Lower in All Five Boroughs

Figures for Manhattan, Brooklyn and Queens Four Points Below Last Year
Richmond Five and Bronx Three Points Off

ANNOUNCEMENT of the tax rate for 1919, made at City Hall on Thursday, shows that it will be somewhat lower than that of last year. The reduction will be 4 points in Manhattan, Brooklyn and Queens, 5 points in Richmond and 3 points in the Bronx. The rates under the new schedule will be Manhattan 2.32, Brooklyn 2.36, Bronx 2.37, Queens 2.37 and Richmond 2.41. The rates for 1918 were Manhattan 2.36, Brooklyn 2.40, Bronx 2.40, Queens 2.41 and Richmond 2.46.

The Board of Aldermen will meet on Monday to officially fix the rate, the city's financial statement having been filed with the Chief Clerk of the board by Comptroller Craig. The comptroller has publicly stated, on more than one occasion, within recent weeks that the 1919 tax rate would not be higher, but there has been no official statement about how this would be brought about in spite of the fact that New York City's budget for 1919 has been fixed at \$248,025,434, as compared with the 1918 budget of \$238,123,759, recording an increase of about \$10,000,000 in the cost of city government.

Comptroller Craig issued yesterday the following statement:

"When the 1919 budget was made up last October, although it carried an increase of about \$10,000,000 over the budget for 1918, the comptroller stated that the tax rate for 1919 would not be any higher than the rate for 1918. From time to time since then interested parties have announced that the tax rate for 1919 would greatly exceed that of last year; such estimates of the increase being from 10 to 50 points.

"A few days ago the Citizens' Union, with the aid of Justice Cropsey, in a desperate eleventh hour effort to compel an increase in the tax rate, obtained an injunction restraining Comptroller Craig and the Board of Aldermen from taking certain steps which the Citizens' Union contended would reduce the tax rate. Judge Cropsey reserved decision until it was impossible to take the steps sought to be restrained, and delayed signing of the order for the injunction so as to make it impossible for any appeal to be heard by the Appellate Division before the tax rate was fixed.

"The Appellate Division, although ready to do so, was powerless to expedite the appeal because Leonard A. Wallstein, counsel for the Citizens' Union, refused to waive the eight days' notice that he was legally entitled to exact before argument. The excuse he made for doing so, to use his own words, was 'I am not now and cannot so soon be prepared for argument.'

"In spite of the activities of the Citizens' Union and Mr. Wallstein's fear of the Appellate Division, the real estate tax rate for 1919 will not only be any higher than the 1918 rate, but will in fact be four points lower in every borough, except in Richmond, where it will be five points lower, due to decreased county expenses, and in the Bronx, where it will be three points lower because of an increase in county expenses.

"When the increases in the 1919 budget were approved by the Board of Estimate and Apportionment, it was done with the knowledge that the effect of such increase under existing conditions could not be to increase the tax rate."

President Jacob A. Cantor, of the Board of Taxes and Assessments, declared last December in the Record and Guide that the records of the Tax Department showed for 1918 a

greater personal assessment than ever before in its history. "After more examinations made by us than ever before," he said, "and with the commissioners and deputies exercising unusual care in extracting from those assessed the correct information as to the character and value of their personal property, the estimate made by me several months ago has been verified by results. There will be an increase in the assessed valuation of real and personal property of \$200,000,000. This will offset the increase in the budget so that I can safely assert on the basis of our work here that the 1919 tax rate will be the same as that of 1918. To this great increase in the personalty assessments additions will be made as the result of the increased taxation of personal property owned by corporations not paying a tax now under the Emerson Law and also through increases in the bank tax to a considerable amount."

Information that the tax rate would not be increased will be welcome since the State Board of Tax Commissioners certified the final equalized valuations upon the special franchises in New York City and fixed this valuation at \$29,792,484 less than 1918, which on a basis of a 2 per cent. tax rate would mean a difference in city revenue of about \$600,000. Another factor which might have tended to increase the tax rate was the order of Justice Cropsey in the Supreme Court in Brooklyn last week enjoining the city from issuing corporation stock to the amount of \$4,500,000 to pay expenses to the Public Service Commission and directing that such money be raised out of the tax levy. It was expected that the decision of Justice Cropsey, which Comptroller Craig refers to in his statement, would result in an increase in the tax rate.

TAX RATES SINCE 1909.

Year.	Manhattan. Cents.	Bronx. Cents.	Brooklyn. Cents.	Queens. Cents.	Richmond. Cents.	State Tax. Mills.
1909.....	1.67	1.67	1.73	1.72	1.77	
1910.....	1.75	1.75	1.81	1.81	1.87	
1911.....	1.72	1.72	1.75	1.73	1.81	
1912.....	1.83	1.83	1.87	1.84	1.92	.6
1913.....	1.81	1.81	1.85	1.85	1.92	1.00
1914.....	1.78	1.77	1.84	1.80	1.90	.58
1915.....	1.87	1.94	1.92	1.95	2.24	
1916.....	2.04	2.09	2.08	2.06	2.13	1.62
1917.....	2.02	2.08	2.07	2.09	2.12	
1918.....	2.36	2.40	2.40	2.41	2.46	
1919.....	2.32	2.37	2.36	2.37	2.41	

IN spite of the shift in population which is attending the change back to peace time industry, the need for housing accommodations for workers on Government projects continues pressing in many of the cities in which the U. S. Bureau of Industrial Housing and Transportation, Department of Labor, has undertaken construction.

Despite present obstacles, building authorities express confidence that the spring and summer will witness an unusual amount of private buildings, especially on such projects as were forced to suspend during the war and which were then needed to accommodate business and factory expansions. These needs now are more pressing than ever and many of them can be deferred no longer, regardless of construction costs.

Cost To Individuals by Graduated State Income Tax

Real Estate Board Shows Figures Worked Out by Expert Accountant—Addition to Federal Taxes is Enormous

THE Real Estate Board has issued the following statement:

Whatever revision of the State tax statutes may ultimately be decided upon by the Legislature it is doubtful if these statutes as amended or repealed will affect any one interest to a greater degree than the real estate interest. We have had an opportunity of examining the various proposals emanating from Comptroller Travis, Comptroller Craig, various economists, and the Income Tax Bill prepared for and introduced at the request of the Advisory Council of Real State Interests.

If it is ultimately decided that there must be a State income tax it is necessary that every reasonable precaution should be taken that this tax be not made so burdensome that it will tend to cripple industry and make impossible new investments by individuals and corporations.

The Real Estate Board firmly believes that its proposal of a one-quarter of 1 per cent. personalty tax and a maximum of a 2 per cent. real estate tax will produce all of the money required for the legitimate carrying on of governmental functions and requirements of both city and State. However, those who apparently think otherwise must have fair consideration.

In order that the public, who will ultimately be called upon to pay the taxes, be fully informed on one proposal if made effective the Real Estate Board of New York has had schedules compiled by Harry Bamback, auditor of the U. S. Realty and Improvement Company, showing:

1. The application of the Federal and proposed State income tax to varying incomes; and
2. Schedule showing the percentage of income to be paid for Federal and State income tax of married individuals.

A glance over the schedule of percentages, taking a \$150,000 income as an example, shows that 50 per cent. will be required to be paid, and this should in itself serve notice on those favoring a state income tax to be cautious.

The Real Estate Board is unalterably opposed to a graduated State income tax. If it must be an income tax the Board firmly believes that the rate should be fixed and not graduated.

The Board believes that at least some of those who have been favoring an income tax may suffer a change of heart after studying the application of the tax as shown in the schedules.

SCHEDULE SHOWING FEDERAL TAXES OF MARRIED INDIVIDUAL FOR 1913 AND PROPOSED STATE INCOME TAX.

Amount of Income	Federal Tax		Total Federal tax	State Tax	
	Normal tax	Surtax		Master and servant, 2% to \$5,000, 6% above \$5,000	Business or trade, 4% to \$5,000, 6% above \$5,000
\$2,000				\$10	\$20
2,500	\$30		\$30	20	40
3,000	60		50	30	60
4,000	120		120	50	100
5,000	180		180	70	140
6,000	240	\$10	250	130	200
8,000	480	50	530	250	320
10,000	720	110	830	370	440
12,000	960	190	1,150	490	560
14,000	1,200	290	1,490	610	680
16,000	1,440	410	1,850	730	800
18,000	1,680	550	2,230	850	920
20,000	1,920	710	2,630	970	1,040
22,000	2,160	890	3,050	1,090	1,160
24,000	2,400	1,090	3,490	1,210	1,280
26,000	2,640	1,310	3,950	1,330	1,400
28,000	2,880	1,550	4,430	1,450	1,520
30,000	3,120	1,810	4,930	1,570	1,640
34,000	3,600	2,390	5,990	1,810	1,880
38,000	4,030	3,050	7,130	2,050	2,120
40,000	4,320	3,410	7,730	2,170	2,240
44,000	4,800	4,190	8,990	2,410	2,480
48,000	5,280	5,050	10,330	2,650	2,720
50,000	5,520	5,510	11,030	2,770	2,840
60,000	6,720	8,110	14,830	3,370	3,440
80,000	9,120	14,810	23,930	4,570	4,640
90,000	10,320	18,910	29,230	5,170	5,240
100,000	11,520	23,510	35,030	5,770	5,840
200,000	23,520	77,510	101,030	11,770	11,840
300,000	35,520	137,510	173,030	17,770	17,840
500,000	59,520	263,510	323,030	29,770	29,840
1,000,000	119,520	583,510	703,030	59,770	59,840

In addition to the above amounts single individuals will have to pay \$60 Federal tax, \$10 on state tax (master and servant) and \$20 on state tax (business or trade).

The amount paid for state income tax can be deducted from income when computing the amount due for the Federal income tax, which would reduce the above Federal income tax amounts in ratio to the individual's income.

STATEMENT SHOWING PERCENTAGE OF INCOME To be Paid for FEDERAL AND STATE INCOME TAXES of MARRIED INDIVIDUALS for 1918.

Income.	Federal tax.	State tax.	Total tax.	Per cent. of Tax to income.
\$5,000	\$180	\$70	\$250	5%
10,000	830	370	1,200	12%
20,000	2,630	970	3,600	18%
40,000	7,730	2,170	9,900	25%
50,000	11,030	2,770	13,800	28%
60,000	14,830	3,370	18,200	30%
80,000	23,930	4,570	28,500	36%
90,000	29,230	5,170	34,400	38%
100,000	35,030	5,770	40,800	41%
150,000	67,030	8,770	75,800	50%
200,000	101,030	11,770	112,800	56%
300,000	173,030	17,770	190,800	63%
500,000	323,030	29,770	352,800	70%
1,000,000	703,030	59,770	762,800	76%

Annual Dinner of Deputy Tax Commissioners

THE eleventh annual dinner of the Association of Deputy Tax Commissioners of New York, which was held at the Park Avenue Hotel on Tuesday evening last, was declared by those present to have been one of the most successful of the annual gatherings thus far held by the association.

Mayor Hylan had been invited as the chief guest of honor, but has not yet returned from his annual vacation at Palm Beach. The President of the Department of Taxes and Assessments, Hon. Jacob A. Cantor, was in attendance, as were all of his associate commissioners: Messrs. Richard H. Williams, Arthur H. Murphy, George Henry Payne, Joseph F. O'Grady, James P. Sinnott and Lewis M. Swasey. Michael F. Dugan, president of the association, acted as toastmaster, and short addresses were made by Commissioner Payne, Commissioner Williams, Commissioner O'Grady, Borough President Maurice E. Connelly of Queens, Stephen H. Tyng, president of the Real Estate Board of New York; Frank E. Perley, president of the Record and Guide Company, and President Cantor.

Deputy Commissioner Joseph Quinn, who was chairman of the banquet committee, had arranged a program which was

much enjoyed by all present. The general tenor of the remarks of President Dugan and the other speakers was for helpful co-operation between all those who are interested in the successful administration of tax affairs in the Greater City. The trend of the evening's speeches was summed up by President Cantor in his expression that results of genuine advantage to all the taxpayers of the city can be obtained through co-operation between the Department of Taxes and Assessments, the Record and Guide and the N. Y. Real Estate Board.

The officers of the association of deputy tax commissioners, in addition to Mr. Dugan as president, are: Daniel M. Donegan, Jr., vice-president; Thomas J. Hanlon, secretary, and Frederick J. Jaeckel, treasurer. The members of the executive committee are: Richard J. Delahanty, Frank E. Johnson, Nathan B. Levenson, Frederick W. Pfaff and Walter A. Munger. Chairman Quinn's associates on the banquet committee were R. Wyndham Walden, John A. Murray, Francis T. Cahill and Watson McMullen. The auditing committee of the association is George E. McKenna, chairman; William L. Nagle, Moses P. Mulhall, Henry J. Kathmann and George T. Waterson.

Readjustment of Loft Rentals in Mid-town Section

Change in Character of Tenants Followed by Increases in Prices At Which Leases Have Been Effected to Profit of Owners

By SPEAR AND COMPANY.

OWNERS of property, whose holdings are in the district bounded by Canal and Twenty-third streets, and which were used for the manufacture of war commodities, are disturbed by the prospect of vacancies when present leases expire.

Considered in the aggregate, the amount of space which has been leased to concerns handling war work in this section has been very large. And now that the war contracts have been canceled, this space is being thrown back into the market. The space shortage which existed only a short time ago has already largely been alleviated, and owners, rather than incur the risk of vacancies in their buildings, are likely to make concessions which they would be unwilling to grant under ordinary conditions.

Owners should not, however, permit this after-war condition to affect their state of mind. Their space, when thrown onto the market, if properly handled, should be absorbed by the increasing business which is bound to come. It should not be allowed to act as a wedge for the reduction of rents.

Property in this district is going through an interesting state of transition. Only a few years ago the section was being vacated while rentals and property values were being readjusted to meet the condition of the times.

But the trend has changed. Building after building has been fully tenanted at increased rentals, and there are many instances where structures have been leased in their entirety to individual concerns for long terms.

There is also a noticeable change in the character of the tenants. Prior to two years ago, the tenants consisted largely of contractors for manufacturers further uptown who could not afford to occupy space in the districts where their customers were located. Many of these contracting concerns have now been supplanted by merchants who have moved here from both the northern and southern districts.

Rentals have been on the increase since 1916 and those owners who had sufficient foresight and who took the trouble to analyze both the political and financial conditions received top-notch prices and made leases for long terms.

The general increase is reflected in our own office experience. There was an increase in rentals to the amount of \$40,000 for 1917 over those for 1916, while 1918 showed an increase of \$100,000 over those for the year previous. The year of 1919 is showing an additional increase of \$60,000 over the rentals for last year.

And our experiences must certainly be shared by all the owners in the district. These increases in rent are phenomenal when you consider that but three years ago the mercantile district was so loudly clamoring for tenants. The property itself must possess a fundamental merit when its transformation can be so rapid, and with the proper care the benefit in rents should be made permanent.

Our increase in rentals was set, not by arbitrary guess, but by a thorough and systematic canvass made eight months prior to the renting season. This canvass gave us definite data as to the leases about to expire in the district, the space to be available, and the general real estate market conditions. Furthermore, we tabulated approximately the increased cost in management and the increased taxation.

These statistics so obtained were the basis upon which the increase in rents was fixed. In this direction the real estate agencies in our district can be of tremendous assistance to the owners if the latter will consult them.

How often it has been brought to our attention that leases were being made by owners direct at rentals hardly commensurate with the demands of the time. The owners, acting on their own initiative and without consultation, have made leases for long periods, and although at increases over existing rentals, they were still inadequate, and insufficient to pay either for the increased cost in management or for the increased taxation.

An owner would not consider selling a piece of property without first having it appraised as to its value, but without hesitation he leases for a long term and without appraising the value of the space rented. Frequently a lease may involve a much greater sum than the sale value.

Negotiating for the rental of property is largely a psychological matter. Several years ago, when property was rapidly declining in value and the rentals were accordingly reduced, one intuitively sensed whether to make a long or a short lease. Now, when property is on the increase, it requires the same sense, only more highly developed, to determine whether to tie up for a long or short period, and at what rentals.

A decidedly interesting phase of the renting situation, and one not to be overlooked, is the influence which repairs and improvements have had on rentals. Much of that property which has heretofore been lying idle has been tenanted, once it was repaired and put in order.

Bay Ridge Chamber of Commerce Holds Dinner

THE real estate market is in a better condition than it has been at any time in my experience within the past twenty years," said Mr. Walter Stabler, comptroller of the Metropolitan Life Insurance Company, at the annual dinner of the Bay Ridge Chamber of Commerce, Wednesday night, at the Ridge Club in Bay Ridge.

Mr. Stephen V. Duffy, president of the Bay Ridge Chamber of Commerce, who was the toastmaster of the dinner, sounded the keynote of the evening when he said:

"We are glad we live in Bay Ridge, and we want others in less favored sections, especially Manhattan and the Bronx, to come over here and share with us the advantages we enjoy. The splendid panorama of the Shore Road drive and the bracing, healthy climate—ten degrees cooler in the summer than any place in Manhattan—and the congenial, friendly, neighborly people in this section make living conditions here very attractive. But the housing congestion is extremely acute, more so even than during the war."

High-class elevator apartment houses, renting for about

\$16 a room, are in great demand, according to the chairman of the evening.

Among the other speakers were District Attorney Lewis; the Brooklyn Postmaster, Hon. Walter C. Burton; Hon. Howard P. Nash, County Judge of Kings County; Hon. Martin T. Manton, of the U. S. Circuit Court of Appeals; Mr. William H. Todd, president of the Todd Shipbuilding Corporation; Mr. George A. Fleury, president of the U. S. Title Company.

Seated about the tables were Mr. S. D. Van Wagner, vice-president of the Lawyers' Mortgage Company; Mr. L. Sutton, comptroller of the Brooklyn Savings Bank; Mr. C. J. Obermeyer, president of the Greater New York Savings Bank; Dr. M. T. Lewis, president of the Bay Ridge Savings Bank; Mr. David Blank, secretary of the Title Guarantee & Trust Company; Mr. William Ayling, manager of the Peoples' Trust Company; Mr. Jacob Schaeffer, manager of the Mechanics' Bank; Hon. Daniel J. Griffin, Sheriff of Kings County; Hon. James T. O'Neil, Hon. Cornelius J. Ferguson and about three hundred and fifty of the most prominent people in Bay Ridge.

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deal of history to be noted in connection with reconstruction. We are going through the same kind of an atmosphere that we went through at the time we entered into the war. At that time there was a feeling that we would not be able to organize an army fast enough to be of any assistance, that we could not train an army quickly enough, that we could not transport the army to Europe because there was no shipping, and that we could not equip the army, even if we were able to train them and to transport them. And yet, when the supreme crisis came, when the Hun had broken through the lines on the western front, and nothing remained between him and Paris but thirty miles of space, it was these same boys, whom some of our people said that we could not train, that we could not transport, that we could not equip, who stepped into the breach at Chateau Thierry, stemmed the tide of the oncoming Huns, and hurled them backward toward Berlin, where they were kept going until the climax came. The same spirit that dominated the American people concerning the conduct of the war will thrill them during reconstruction.

We get the term "reconstruction" from Great Britain. Two or three years ago the British Government, foreseeing some of the problems that were confronting it, undertook to develop plans concerning reconstruction. They found, however, that it would be impossible for them to complete their plans until the close of the war because there were some of the elements of the problem that were dependent upon the issues of the war, and Great Britain's concept of reconstruction and the problems with which she must deal in reconstruction were very different from our own. With Great Britain there was included in her problem of reconstruction the question of a supply of raw materials for her factories and her shops, and a restoration of her foreign markets for her finished products. With us the raw material phase may be almost entirely eliminated. There were some raw materials for which we were dependent upon other countries prior to our entrance into the war; but we have since developed methods and plans by which we can now produce most of these raw materials for ourselves. And so the raw-material phase of reconstruction is an unimportant one for us, although a very important one for Great Britain.

The extension of foreign trade is more important, and yet we had already taken about all the steps that could be taken, even before our entrance into the war, to take care of the development of our foreign trade. The first thing that is essential in developing foreign trade is to know where the trade is to be had, and consequently our Government established commercial attaches in connection with the diplomatic forces, reporting through the State Department and the Department of Commerce, by which our business men throughout the United States might be kept advised of where opportunities for foreign trade were to be had. We did more than that. We had realized that the location of foreign trade was not in itself sufficient; that there must be credits established, credits not simply suitable to ourselves, but also suitable to the country with which we desired to deal. Germany had built up a tremendous South American trade, had built it up principally because she had established a system of credits suitable to South American countries; and it was necessary if we were to participate in foreign business that we also should establish methods of foreign trade. And so, in our Federal Reserve Act, we provided that our banking institutions might establish branch banks in foreign countries as a means of financing the foreign operations and furnishing the necessary credit, and having furnish the means of credit and located the business, then one other very important step was necessary; and that was to find a means of transportation. Our shipbuilding operations have now reached such a magnitude that we are building even more merchant vessels than Great Britain herself. By carrying on our shipbuilding program we are in a position to furnish the transportation necessary for taking care of our foreign trade. Thus the important features have been taken care of in connection with the reconstruction work of our foreign commerce.

Therefore there remains for us, as the acute problem with which we have to deal, the problem of demobilizing our army and navy and our industrial war-workers and reestablishing ourselves on a normal, post-war basis. Now, that might be a very easy thing to accomplish if every man engaged in business in the United States were filled with the idea that the thing for him to do is to get going, get his establishment on at least as large and effective a basis as it was prior to the war. There are many employers, many business men, who feel that it is not wise to do that from a financial standpoint, that the war cost of labor is out of the question, and that the thing for business to do is to wait until the price of material goes down and the price of labor goes down also; that it would be an unwise thing to buy material at the price at which it is obtainable today, and tomorrow every competitor be able to buy it at 20 or 25 per cent. less, having thereby a decided competitive advantage; and the reasoning seems fairly sound. But it is only a phase of the situation confronting us. My vision of the situation is that there will not be more than four to six months at the most of interim between the signing of the armistice and our getting into the regular, post-war swing; and the reasons which have brought me to that conclusion are several.

In the first place, in nearly all lines of industry and commerce there has been a depletion of the stocks, except those that are closely related to the supplies for military purposes. The shelves are emptied and they have to be filled to their normal business weight. Then again, the supply of labor is not as ample as many are prone to think when they examine the question offhand. Before the European War came, we were admitting to the United States from all of the nations of the world approximately 1,200,000 aliens who were used for the development of our industrial enterprises. 400,000 of those returned, leaving us a net gain of 800,000 aliens annually. That makes 3,200,000 of a shortage up to the present time, due to the fact that since the coming of the war those who have gone out have equalled those who have come in. We have built up a tremendous shipbuilding program; we had but few tens of thousands engaged in shipbuilding before the war; we now have approximately 500,000 workers engaged in shipbuilding operations, and they will likely continue at those operations for some time to come. We took four millions of our workers from industry and put them in the trenches, and we are sending them back now to the industries. But even the best we can hope for is that three million of them may be demobilized by the end of the calendar year. They will need at least a million of our soldiers over on the other side for a year to come. And so there would be more than four million workers less than the usual supply under the normal conditions. There is not only the possibility of the shortage of labor, but there is also the possibility of an increase in the demand. Our workers, our wage-earners, have lived under conditions in which the cost of living was going up; but their wage rates went up in about the same ratio as did the cost of living; and the wage-workers were earning more in real wages during the period of the war than they had been earning before. That was due principally to their working overtime, working on Sundays and having steady employment in many instances where they had previously been on part time. Their total earnings, then, in real wages have been greater by far than the earnings in peace time, and many of them have some of those earnings in reserve in the form of Liberty Bonds and otherwise, that will be used in maintaining their households. That means a tremendous amount in the aggregate added to the purchasing power of the United States. And our farmers have been in a similar situation. The returns for farm products have been the highest, computed in real money, that have ever existed in the history of the world. Our farmers have in reserve a large portion of that which they received in return for the farm products; and that reserve will be used to a very considerable extent, now that the restraint has been removed from the production of non-essentials, in equipping their farms and

(Continued on page 269.)

Agreement Is Reached on Municipal Ownership Bill

Measure Introduced by Mayor's Conference Modified to Lessen the Opposition of Senator George F. Thompson and Others

(Special to the Record and Guide.)

Albany, February 27.

LATE this week factions in the Legislature, which have been warring over the municipal ownership bill introduced at the suggestion of the Mayors' Conference, made another effort to effect an agreement.

At a conference, attended by Senators George F. Thompson and J. Samuel Fowler, Assemblyman Louis Martin and George H. Rowe, certain amendments to the bill, which would lessen the opposition of Senator Thompson and his followers, were agreed upon. These changes provide:

That if a certificate of convenience and necessity from the public service commission is required it shall only be required when the cities establish a competing utility within or any utility without the boundaries of the cities.

That the authority of the public service commission is not to be required when bonds are issued, except when issued against the utility.

That the cities shall have the authority to determine what the rates to be charged shall be.

Cutting the vote required to initiate the acquisition of a public utility from 20 to 10 per cent., with a maximum of 50,000 isgners.

Other minor changes made are designed to iron out the opposition to the measure. Senator Thompson after the conference announced that unless the Legislature agreed to materially and radically amend the public service commissions law so as to change the organization of these bodies he would

come out openly for a radical municipal ownership bill.

On Wednesday afternoon, the Assembly Committee on General Laws, Assemblyman Youker, chairman, held a public hearing on the Burlingame-Youker amendments.

Secretary Arndt of the Citizens Union spoke in favor of the bill. John J. Hopper and Walter Fairchild appeared for the amendments on behalf of the Torrens Title League.

The only opposition came from the title companies who sent their representatives to oppose the bill.

The amendments make the law exclusively official and put the counties back of the assurance fund, as it is in every successful Torrens law the world over.

These amendments complete the program of the Torrens Title League.

Chairman Youker announced that the City Club and many associations and individuals had written approving the measure.

William E. Harmon, chairman of the Taxpayers and Tenants Protective League, this week wrote to Senator Davenport, chairman of the Senate Taxation Committee, requesting a favorable report upon the limitation bill. His letter follows:

"As Chairman of the Taxpayers and Tenants Protective League, a large organization of active New York taxpayers and tenants, and as the representative of some 10,000 or 12,000 real estate owners in New York City, to whom we have sold either homes, or land for homes, I appeal to your honorable committee to report favorably the bill for limiting taxes on real estate to 2 per cent. of the actual value thereof.

Secretary Wilson on Labor—Past, Present and Future

(Continued from page 268)

their households as they have never been equipped before.

Then there is this great South American country that lies with its doors open waiting for us. Germany had a trade there; but Germany will not again have a trade there. The trade will go to other countries, and if our business men use the foresight that they usually exercise, a legitimate portion of this trade—and that is all we ought to ask for—will come to the United States. And then there is the restoration of France and of Belgium. Sooner or later Russia and the Central Powers will want some of our products, and the great markets of the neutrals of the North have been closed for years because of the fear that their territory was the gateway by which material might be supplied to the Central Powers. We were compelled to curtail the shipment of material into those northern countries. Now those markets are open to us, if we will utilize them.

With these things before us, if we can tide ourselves over the brief period of readjustment, we have from eight to ten years of industrial activity ahead of us equal to anything we have ever had in the past. Our greatest difficulty is the tiding over of the few months between the armistice and the post-war activities. The labor organizations are in a better position to resist reductions in wages than they have been before. The workers have this reserve to which I have referred in their possession; they are in a position to resist, and I fear that if any attempt be made to force down the wages of the workers to any considerable extent, there will be a resistance long enough to prevent its accomplishment. To me it is a short-sighted policy on the part of the business man to run the chance of destroying his industrial and commercial organization for the opportunity of a brief period of lower wages and cheaper material. With the demands that I have suggested coming—and almost everyone I have talked to believes in it—there will be greater demands for labor than we have had in the past, and that means that the industry or commercial establishment that has not maintained its or-

ganization in the interim will be at a disadvantage when it comes to build up its organization during that period of labor competition. I believe that it is to a great extent a matter of confidence on the part of all our people, and my purpose in connection with the Department has been to do all that it possibly could to restore the confidence of our people in their ability to carry their own propositions through and work out their own destiny in their own way.

If we have any large amount of unemployment, however, we will have that period of industrial unrest, and there is no one who can tell where the social upheaval would land us, whether we will have a repetition of the French Revolution or of the Russian Bolsheviki or whether good or evil will come out of the social struggle. Democracies are slow to remedy the evils that exist within them, because it requires the bringing together of either a majority of the people or a common purpose to utilize the balance of power to accomplish a common purpose to move forward to the removing of any grievance. Yet any other policy of endeavoring to move forward any other policy of progress means the establishment of the same principle that has brought this war upon the world.

The principle of autocracy, the ideal of the German emperor, was that his power was supreme, that he exercised it by divine right, and that he, the extreme minority, might impose his will upon the majority—upon all of the others. And when a few having ideals come to the conclusion that because they have those ideals then those ideals ought to be put into existence, whether the majority desires it or not, and undertake to force it upon the majority, then those few having the ideals place themselves in exactly the same position as the autocrat of Germany was in, when he sought to have the minority impose its will upon the majority. But we are facing that kind of a situation unless we can tide over the few months between now and our natural post-war activities. My appeal to all of the people is to get your business going and keep it going.

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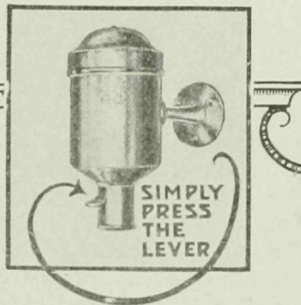
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LEGISLATIVE BILLS AFFECTING REALTY

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

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

Assembly Int. 470, Pr. 482, Fertig. To amend the Greater New York Charter, in relation to the exemption from increased assessed valuation of real estate improved for dwelling purposes.

This bill is disapproved for the reason that it taxes only the land and not the building. It is along the lines of single tax.

Senate Int. 166, Pr. 166, Graves. (Same as Assembly Int. 225, Pr. 228, Blakely.) To amend the Public Health Law, in relation to wall paper and calcimine.

This bill is disapproved. These requirements are already contained in the labor law and the tenement house law, and by putting them under the jurisdiction of the public health law it would be giving divided authority or double inspection, which is not advisable.

Senate Int. 154, Pr. 154, Miller. (Same as Assembly Int. 257, Pr. 261, Bloch.) To amend the Tax Law, in relation to exemptions from taxation.

This bill approved. Under existing law the state pays taxes to up-state communities on the wild and forest land owned by the state in those localities. New York City pays about 75 per cent. of the state tax, and thus pays a large amount toward the support of such up-state communities which have wild or forest lands within their bounds. All other state property is exempt from taxation. This bill removes the present discrimination and should be passed.

Assembly Int. 174, Pr. 176, Claessens. To amend the Labor Law, in relation to hours of employment of all employees in the State.

This bill is disapproved. Attention is called to the fact that a decrease of 25 per cent. in working hours would enormously increase the retail price of manufacturing goods, heavily increase the already too high cost of living and also increase the cost of all public works.

Assembly Int. 189, Pr. 191, McDonald. (Same as Senate Int. 170, Pr. 170, Dunningan.) To provide for the transportation, at the expense of the City of New York, of high-school pupils between City Island and West Farms Square, in the Borough of Bronx.

This bill is disapproved. The Real Estate Board has gone on record repeatedly that the city should not do anything for one individual except as a matter of charity, that it is not ready and able to do for every individual. It should not furnish free transportation at City Island unless it furnishes free transportation everywhere.

Assembly Int. 472, Pr. 484, Healy. (Same as Senate Int. 357, Pr. 368, Kaplan.) To amend the Greater New York Charter, in relation to repairs to be made to private wharf property.

The Greater New York Charter (Section 832) provides that the Commissioner of Docks may order dredging to be done at private wharf property, and Section 954 provides that the expense of conforming to any order or direction shall be assessed by the Board of Assessors upon or among the owners of any wharf property which may be benefited thereby.

There is no provision, however, in the charter which enables the Commissioner of Docks to compel the owner of private

wharf property to make repairs thereto or to keep it in proper condition for public use. The only thing that can be done in such cases is to direct the owner of same to fence off the property, provided it is in a dangerous condition.

This state of affairs should be remedied. The grantee of the right to erect a pier or bulkhead becomes, in the place of the state, or the city, trustee for the public and it should be his duty to keep his wharf property in proper repair for public use and in case of his failure to do so, the Commissioner of Docks would have authority to do the work and have it assessed upon the property benefited, the same as is now provided in the statute for deepening slips.

Senate Int. 278, Pr. 282, Walker Authorizing the New York City Board of Estimate and Apportionment, whenever any street opened, widened or extended is to be used for rapid transit subway purposes, to direct that all or any part of cost of opening, widening or extending such street shall be borne by the city, and authorizing issue of corporate stock therefor.

This bill is disapproved. It applies specifically to street opening, widening or extending for rapid transit purposes. It is undoubtedly true that the present system for compensating owner or light proceedings. It creates great hardships and annoyances and it is also true in the main that the widening, opening or extending of an avenue where it is the ultimate intention to use the street for rapid transit purposes, is of such concrete and ultimate benefit to the neighboring owners, it is highly proper that the cost and expenses connected therewith should be borne and paid by such neighboring and adjoining owners and not by the city generally.

Any modification of this might run to a division of the assessment between the owners and the borough in which the street is located.

Senate Int. 219, Pr. 295, Dunningan. Adding new section 436a, Greater New York Charter, providing that real property owners assessed for a permanent sewer substituted for a temporary sewer, the cost of which had also been assessed against such property, shall be credited toward the permanent sewer assessment which sum paid on temporary sewer assessment. The city is to pay the deficiency caused by such credit.

This bill is approved. It provides that when a property owner has paid for a temporary sewer he will not be called upon to pay for a permanent sewer which may be built later on. Sewers as a rule, called temporary sanitary sewers are practically permanent and it is unfair to force a property owner to pay for another sewer.

Senate Int. 279, Pr. 283, Walker. To provide for the expense of widening and extending Elm street, in the Borough of Manhattan, City of New York.

This bill is disapproved. It puts the cost of widening and extending Elm street on the city. The cost should be put upon the property benefited.

Senate Int. 360, Pr. 371, Walters. To amend the Labor Law, in relation to creating in the Department of Labor the Bureau of Women in Industry, and making appropriations for salaries of employes in such bureau.

This bill is disapproved. Under the present law, there is authority to establish "such other bureaus as the commission may deem necessary." It should be the best judge of the need of such a bureau and whether its work may not be preferred by one already existing.

Real Estate Review for the Current Week

Market Reaches New High Mark for Sales in Manhattan and Bronx with Operators Setting the Pace

MAINTAINING its upward trend the business this week reached a new high mark in both Manhattan and the Bronx. The total of ninety-three transactions in Manhattan and fifty-eight transactions in the Bronx during the past week reflects an existing market condition which is better than that of any other corresponding period since the closing days of the famous 1906 boom. Not in years has there been a more concerted buying movement directed against properties of every description, with both speculators and investors figuring prominently, although the pace is being set by the professional trader.

Aside from the substantial increase in the number of transactions the outstanding feature of the business of the week was the unusual activity of the operator, who, although he kept up his demand for Manhattan properties, directed considerable attention to Bronx apartment houses. The housing shortage has been just as marked in the Bronx as in Manhattan, and the owners of multi-family structures in that borough have for a long time been reaping the benefits of one of the best renting markets in the history of the borough.

So marked, indeed, has become the demand that it is not unusual to find instances this week of deals where operators sold to operators, a most unusual transaction and indicating perhaps as no other single factor the improved demand for real estate in the Greater City and the prevalent belief that a rise in values was imminent.

Individual transactions of note, which further reflected the improved conditions of the market generally, concerned a

valuable site on Liberty street, which will be added to the plottage of the Federal Reserve Bank of New York, and a \$1,000,000 Park avenue apartment house, which was taken by a downtown investor who sees the investment possibilities of well-located, income-producing Manhattan real estate.

The other transactions involving business properties concerned a Broadway building, near Crosby street, bought by a well-known firm of operators who have been long inactive, but who have been attracted back into the speculative market; a West 24th street loft building, sold by the Metropolitan Life Insurance Company, and the third large mercantile structure sold by this company within the last few weeks; and two business buildings at Water and Pine streets, acquired by a tobacco company. This immediate neighborhood has been the center of a strong buying movement, resulting in the sales of buildings for occupancy to a number of other prominent tobacco concerns, and is in line with the well defined movement within recent weeks for business men to acquire properties under sale rather than lease in order to insure permanent occupancy.

The demand for dwelling properties also continued firm, with considerable interest centering on east side holdings. Several interesting transactions concerned parcels on East 63d street, which will be modernized; on East 75th street, \$250,000 house, bought for occupancy, and Columbia College leaseholds in West 49th street and West 50th street, which will be remodeled into small suites, the demand for which continues unabated, with supply far behind.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 93 as against 66 last week and 32 a year ago.

The number of sales south of 59th street was 26 as compared with 27 last week and 18 a year ago.

The number of sales north of 59th street was 67 as compared with 39 last week and 14 a year ago.

From the Bronx 58 sales at private contract were reported as against 26 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 280 of this issue.

Federal Reserve Adds to Site.

Negotiations have been completed for the purchase by the Federal Reserve Bank of New York of the premises 25 to 27 Liberty street, through to 56 and 58 Maiden Lane, a plot fronting fifty-eight feet in each street. The acquisition of these properties gives the Federal Reserve Bank an ownership of about 43,500 square feet of land, and takes in the entire block bounded by Liberty street, Nassau street, Maiden Lane and William street, with the exception of the properties at 21 Liberty street, now occupied by Horace S. Ely & Company, and the Montauk Building, at the corner of William street.

The largest single tenant in these properties is the Employers' Liability Assurance Corporation of New York, under the management of Dwight & Hilles. They occupy almost the entire twelve-story building at 56 Maiden Lane.

The Hartford Fire Insurance Company occupies the six-story structure at 58 Maiden Lane. 25-27 Liberty street and 56-58 Maiden Lane were purchased from Mrs. Frederick C. Penfield, and 23 Liberty street was acquired from Cortlandt F. Bishop. Horace S. Ely & Company arranged the sale. Dwight & Hilles and Hurry & Dutton represented Mrs. Penfield and the firm of White & Case, attorneys, acted for the Bank.

\$1,000,000 Park Avenue Deal.

A big apartment house on Park avenue has been sold in an interesting deal. The twelve-story structure at the northeast corner of Park avenue and 87th street has been sold by the Bankers' Trust Company for a client, through Mark Rafalsky & Company, to an out-of-town investor. The house, which contains thirty-five duplex apartments, varying in size from nine to fourteen rooms, with baths, rents for \$125,000, and has been held at \$1,000,000.

It was built by William J. Taylor in 1911, and is one of the fine structures in the central east side apartment house district. The site, 100 feet on Park avenue and 139.8 feet on the street, was formerly occupied by the Winona, the pioneer of apartment house construction in Park avenue.

East 82d Street Apartment Deal.

Douglas L. Elliman & Company and N. A. Berwin & Company sold for David Dows to S. Morrill Banner the nine-story apartment house at 122 East 82d street, on plot 75 x 102.2. It was held at \$350,000. The property was sold to Mr. Dows by Douglas L. Elliman & Company in 1913.

Mid-Town Dwelling Project.

Frederick J. Sterner, architect, purchased, through Harris & Vaughn, from the Almy Realty Company, represented by the Cruikshank Company, 159, 161, 163, 165 and 167 East 63d street, five dwellings, on a combined plot, 100 x 100. The property was held at \$160,000. Mr. Sterner has been active in this block, having bought and sold houses, through Harris & Vaughn, to Mrs. Barbara Rutherford Hatch, Leonard Thomas, Dr. George Draper, John Magee, Philip Gossler and Dr. Walter Martin. The new owner will erect a forty-foot dwelling on the plot just bought and the other property will be modernized and resold.

Weil & Mayer Return to Field.

The Adams Land and Improvement Company, a holding concern of the Adams Express Company, disposed of another of its Broadway properties to Weil & Mayer, operators. The transaction, which involved the twelve-story loft building at 592 to 596 Broadway, extending through to 124 to 128 Crosby street, marked the return of the buyers to the speculation market. They were very active several years ago, and hold title to the adjoining property, 580 to 590 Broadway, a twelve-story loft, also extending through to Crosby street.

The structure just sold occupies a plot fronting 84 feet on Broadway, running back for a depth of 200 feet to 124-128 Crosby street, where the frontage is 90.4 feet. No figure was given in connection with the present deal, which was negotiated by the Charles F. Noyes Company, but it is known that the property was carried on the books of the Adams Land and Improvement Company at about \$1,250,000.

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Columbia Houses To Be Altered.

Two more Columbia College properties in the Fifth avenue district have figured in transactions that involve alterations. The four-story dwelling at 21 West 49th street, Columbia leasehold, sold last December by Louis H. Valentine to Julia S. Warburg, through Douglas L. Elliman & Company, has been resold to Rosaline L. Kavanagh, who plans the conversion of the building into small suites.

Another interesting transaction is a long lease arranged by the trustees of Columbia College of the four-story and basement residence at 2 West 50th street, adjoining the corner of Fifth avenue. The lessee plans the reconstruction of the property for business. This house, on a lot 25 x 100, was formerly the residence of George H. Sargent, who sold it a few years ago to Francis Bowers.

Lenox Hill Home Buyer.

The former residence of Nathaniel L. McCready, on a plot 50.3 x 102.2, at 44 and 46 East 75th street, near Fifth avenue, has been sold by V. Everit Macy, who bought it in June, 1917. The property has been held at \$250,000. It is flanked by the residences of Henry R. Hoyt and Stephen Baker. The purchaser, whose name was not disclosed, will occupy.

Metropolitan Sells Lofts.

The Metropolitan Life Insurance Company has disposed of another of its large mercantile buildings. Through J. Romaine Brown Company it sold to the Washington Arch Realty Company, Alfred M. Rau, president, 43-47 West 24th street, a twelve-story building, on plot 62 x 98.9. The property is fully tenanted, and shows a rent roll of about \$40,000 per annum. This is the third large mercantile building sold by these brokers for the Metropolitan Life within the last two weeks.

Tobacco Firm Buys.

The American Sumatra Tobacco Company bought, through the Charles F. Noyes Company, for all cash, 131 and 133 Water street, southeast corner of Pine, two five-story buildings, covering about 42 x 80. The property was valued at \$125,000, and will be held by the purchasers free of mortgage. Extensive improvements will be made. 131 was purchased from Julius Lichtenstein and 133 from the estate of George W. Helme. The company is now located in 142 Water street, which building was sold by the Charles F. Noyes Company to H. Duys & Company, and H. Duys & Company's present building, at 170 Water street, has been leased by the Noyes company to Weil & Sons, tenants in 131 Water street.

Standard Oil Adds to Realty.

The Standard Oil Company increased its holdings in the vicinity of the city's new big piers by the purchase from Minnie B. Wood and others of the property at 607 to 613 West 45th street, 100 x 200, to 46th street, which it has been occupying under lease for a number of years. There are two-story brick and frame buildings on the site, which is located 125 feet west of Eleventh avenue. The company owns most of the two blocks bounded by 44th and 46th streets, Eleventh avenue and the Hudson River.

Unique House in Deal.

Frederick Brown purchased the eight-story fireproof elevator apartment house at the southwest corner of Hoe avenue

and 165th street, facing Fox Square, which is a distinctive property because it is the only one of its kind in the Bronx, and also because it is topped with a roof garden and an observatory in the Spanish style of architecture, from which extensive views of the city are possible. The apartment covers a plot 77 x 110 and houses thirty-four families and four stores at rentals aggregating \$33,000. It was built by the seller, William Oppenheim and the Ess & Ess Realty Company, which held the property at \$275,000.

Italian Bank Buys Site.

The Italian Savings Bank of the City of New York, now located at the southwest corner of Spring and Lafayette streets, has made a contract for the purchase from Edward McCoy of the property at 60 and 62 Spring street and 27 to 31 Cleveland place, at the southeast corner of Spring and Lafayette streets. The plot, now covered by three old buildings which later will give way to a modern structure in which the bank will be housed, fronts 50.6 feet on Spring street and 114 feet on Cleveland Place. There is a \$40,000 mortgage on the property, above which the bank pays all cash. Plans for the new structure have already been drawn up by C. P. H. Gilbert, architect, and have been approved by the State Superintendent of Banks, whose indorsement was necessary before the deal was put through.

Brokers Close Three Deals.

The Ruland & Whiting-Benjamin Corporation reported the closing of three deals yesterday. They sold for the St. Luke's Hospital, 262 Water street, on lot 25x120, to Charles and William Rosenblatt, metal dealers, for occupancy; also the dwelling, 228 East 61st street, for the Michel Real Estate & Mortgage Co. to a client for occupancy, and the dwelling at 224 East 61st street for George Sinneram to R. L. Beckwith, who will alter it at once into an American basement house, for his own occupancy.

Manhattan.

South of 59th Street.

BEEKMAN ST.—Charles F. Noyes Co. and the Ruland & Whiting-Benjamin Corporation sold 77-79 Beekman in an all cash transaction to Martin Behrer, of Behrer & Co. The property, valued at \$150,000, consists of a 5-sty, basement and sub-cellar building, on a plot about 51x135. Extensive improvements will be made and the store and two basements, containing over 20,000 sq. ft. of space, will be occupied by Mr. Behrer's business, which for many years has been located at 81 Beekman st, adjoining.

HUDSON ST.—The Markham Realty Corporation, Clarence W. Eckard, president, has sold to Henry M. Day & Co. the property at 81 Hudson st, corner of Harrison st, opposite the Mercantile Exchange. The buyers are commission brokers in export and import food supplies and will erect on the plot a new 3-sty building for their exclusive occupancy.

WATER ST.—The Broadway-John Street Corporation, Elias A. Cohen, president, bought from the estate of Alexander White 130 and 132 Water st, a 5-sty building, on plot 40x47, occupied by Griffen & Co.

WAVERLY PL.—Pepe & Bro. sold for the estate of Edward J. Coffey 116 Waverly pl, a 5-sty brick and stone dwelling, on lot 22x100, to Alexander J. Hammerslough. The house is to be extensively improved into studio apartments, with modern improvements, for occupancy about Oct. 1.

17TH ST.—The Dayton Estates Corp., Isidore H. Kempner, president, sold 354-60 West 17th st, on plot 75x92, and the abutting plot, 76x92, at 355 West 16th st, to Marcus & Goldstein, Inc., who are to improve this plot with a 2-sty garage, which has been leased from the plans to one tenant for twenty-one years for their business. The brokers were M. Cohn & Co. and Henry I. Cooper.

17TH ST.—Charles F. Noyes Co. resold for Frederick Brown to Alfred M. Rau the 8-sty loft building, covering plot of 7,100 sq. ft., at 121-125 West 17th st. The building rents for over \$25,000 per annum and was valued by Mr. Brown

at \$250,000. No exchange was involved, the property being resold on a cash basis.

18TH ST.—Joseph P. Day sold for the Consolidated Gas Co. of New York a plot of eight lots on the north side of 18th st, between 10th av and Marginal st. The purchaser, John J. Gillen, will erect a big garage on the site, which is just one block north of the new plant put up by the Merchants Refrigerator Co.

18TH ST.—Emil B. Meyrowitz, the optician, bought from Frederick Brown the 10-sty loft building at 16 East 18th st, between Bway and 5th av. This property, valued at \$115,000, was sold through S. Osgood Pell & Co., Mr. Meyrowitz giving in part payment his estate at Ridgefield Park, N. J., comprising four acres and colonial residence, fronting 200 ft on Broad av, which the seller valued at \$50,000 and sold free of mortgage.

27TH ST.—Bastine & Co., Inc., and Bohnenkamp & Schneider sold 130 East 27th st, a 4-sty building, 13.6x98.9. F. Bague is the owner of record.

27TH ST.—Frederick Brown sold to Father John T. Prout for investment the 12-sty loft building, on plot 45x98.9, at 40 and 42 West 27th st. The building is rented at about \$40,000 and was held at \$350,000. In part payment the purchaser gave three cottages, two in Deal Beach, N. J., and one at Beechhurst, L. I. F. H. Allen, of Frederick Zittel & Sons, arranged the deal.

39TH ST.—Dr. Dennis J. McDonald, one time member of the Board of Education, is reported to have made a contract for the sale of his residence, a 5-sty dwelling, 17x98.9, at 117 East 39th st, which he acquired at auction in March, 1913.

47TH ST.—Charles Galewski Co., Inc., purchased from the estate of I. Kaufman the 6-sty factory building, covering a plot 75x100, at 628 to 632 West 47th st, between 11th and 12th avs. The property, leased to one tenant and held at \$75,000, was sold through J. Kuntz.

48TH ST.—Douglas L. Elliman & Co. sold for William S. Hawk and J. Edward Nealy, trustees, to James S. Wright 5 East 48th st, a 4-sty remodeled dwelling, 26x100.5. It was held at \$150,000.

56TH ST.—James H. Cruikshank resold, through Harry Sugarman, 421 West 56th st, a 5-sty tenement, on lot 25x100, which he purchased last week. Isadore Abrams is the buyer.

56TH ST.—Carl Vietor is reported to have sold the 4-sty residence at 56 East 56th st, on a lot 22x100.5, held at \$60,000.

56TH ST.—George Allen sold, through Pease & Elliman, the 4-sty, 25-ft. residence at 41 West 56th st, which Mr. Allen has occupied for 30 years. The purchasers, Jeanne and Maurice Prevot, modistes, now located at 115 East 30th st, will move their business to the premises just acquired as soon as the necessary alterations are made. The price asked for the property was \$85,000.

MADISON AV.—Pease & Elliman sold to Edward Margolis the former residence of John T. Cary at 275 Madison av, a 4-sty structure, on a lot 24.8x100, near 40th st. It was held at \$125,000.

2D AV.—Blanche Page and others have sold the 4-sty tenement, with stores, at 972 2d av, on a lot 20x78, between 51st and 52d sts.

North of 59th Street.

ELWOOD ST.—M. Levinson bought two 5-sty apartment houses, 125x100, at 72 to 82 Elwood st from the College Holding Co. H. Blum and J. Kaplan were the brokers.

61ST ST.—The Douglas Robinson, Charles S. Brown Co. sold the 4-sty dwelling, 21x100.5, at 147 East 61st st, for the estate of G. B. Watts to Mrs. Sheldon E. Martin, the present tenant.

66TH ST.—William B. May & Co. sold the 4-sty basement dwelling at 46 East 66th st to Emily M. Bullowa. It was held at \$60,000. The present building will be replaced by an English basement dwelling to be erected from plans drawn by Mott B. Smith.

66TH ST.—James L. Laidlaw, banker, has purchased the 4-sty and basement residence at 60 East 66th st, on lot 20x100.5, near Park av. The property was purchased from Leopold Cohen through William B. May & Co.

67TH ST.—William S. Baker sold for the Farmers' Loan & Trust Co., as executor for the estate of John H. Boschen, the vacant plot, 160x100, south side of 67th st, 140 ft. west of West End av, and near the New York Central tracks, to the Jules Realty Co.

68TH ST.—Malcolm E. Smith & Rudolph C. Culver, Inc., and Butler & Baldwin sold 14 West 68th st, a 4-sty dwelling, 55x100.5, for Mrs. Helen R. Baldwin to Walter Russel, a member of the syndicate which owns the Hotel des Artistes abutting in 67th st. The building will be altered into small suites, and will be connected with the larger structure.

70TH ST.—Ennis & Sinnott resold the 5-sty dwelling, on plot 20x100, at 127 West 70th st to a client of L. J. Phillips & Co., who will alter it into small apartments.

70TH ST.—Douglas Robinson, Charles S. Brown Co. sold 128 East 70th st, a 5-sty American basement residence, 20x102.2, to Louis M. Starr, for occupancy.

71ST ST.—Joseph Oatman sold for Inwood House the 3-sty dwelling 328 West 71st st, on a lot 11.6x100.5. The buyer will occupy.

73D ST.—Joseph S. Auerbach purchased through Pease & Elliman from Dr. Walter T. Anderton the 5-sty modern American basement residence, with a 3-sty extension, at 48 East 73d st, for a price said to approximate \$100,000. Mr. Auerbach recently purchased the residence at 130 East 80th st for one of his children through the same brokers, and also disposed of his large home at 11 and 13 West 10th st to Jeremiah Milbank, who bought the property for the Ladies' Christian Union.

74TH ST.—Pease & Elliman sold for Leopold Newborg 56 East 74th st, a 5-sty residence, 20x102.2, held at \$65,000, to W. R. Herrick, for occupancy.

75TH ST.—Albert B. Ashforth, Inc., sold for the Madison Avenue and 56th Street Corporation the 4-sty brownstone dwelling 17 East 75th st, on lot 20x102.2, to a Long Island resident for his own occupancy in the early fall. The property was held at \$50,000. The sellers were represented by Cushman & Wakefield.

75TH ST.—Bertha Heller is reported to have sold the 4-sty dwelling at 108 West 75th st, on a lot 20x102.2, near Columbus av.

88TH ST.—Mary T. Baeniker has sold the 3-sty dwelling at 258 West 88th st, on a lot 18x100.8, between Broadway and West End av.

105TH ST.—Mulvihill & Florea sold the 6-sty tenement at 20 East 105th st, on plot 37.6x100,

for Robert G. Meade, Jr. The same brokers recently sold the similar property adjoining at 18.

105TH ST.—Charles S. Kohler, Inc., sold for the Warren Holding Corporation to Ennis & Sinnott the 5-sty flat, 25x100.11, at 152 West 105th st, held at \$30,000.

108TH ST.—Frederick Brown bought from M. Thoen through Harris Meltzer 215 and 217 West 108th st, a 5-sty flat, 50x100.

109TH ST.—A. H. Levy sold the plot with frame buildings, known as Ernst's coal and wood yard, at 419 to 435 East 109th st, between 1st and Pleasant avs, to a client, who intends to improve the property with a fireproof garage. The property was sold for the Metropolitan Savings Bank.

111TH ST.—Alexander Selkin and Joseph H. Schwartz sold for David Herzog the 6-sty apartment house, 50x100, at 150 West 111th st, between Lenox and 7th avs, held at \$65,000, and consisting of 23 4-room apartments, with a rental of \$10,000.

111TH ST.—An operator has bought from Henry F. Schwarz the 6-sty apartment house, on plot 36x100.5 at 253 West 111th st.

112TH ST.—Alexander Selkin & Joseph H. Schwartz sold for the Nason Realty Co. the 6-sty elevator apartment house, known as Lenox Hall, at 101-105 West 112th st, northwest corner of Lenox av, on plot 100x90. The property was held at \$275,000, and was sold for cash.

112TH ST.—Hannah Rubin sold through E. A. Polak Realty Co., Inc., to a client of Samuel

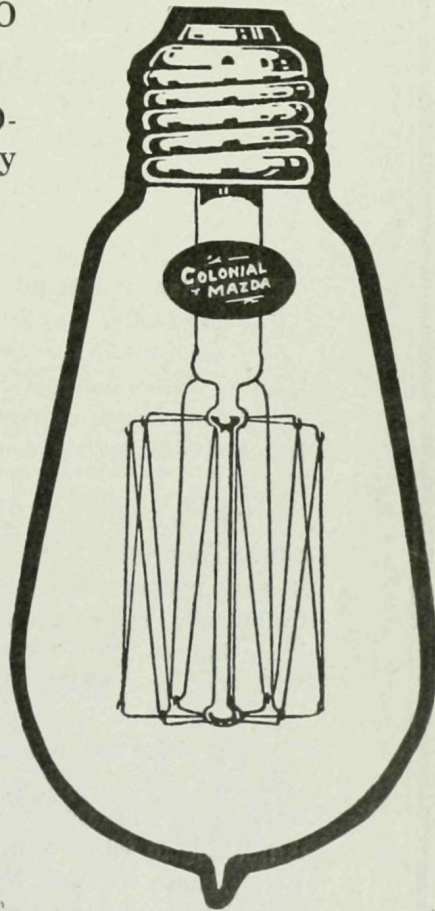
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NEW YORK

Cohen, attorney, 68 East 112th st, a 5-sty flat, 25x100.

113TH ST.—Sadie Amsel sold 21 West 113th st, a 3-sty dwelling, on lot 15.6x100.11.

119TH ST.—The 6-sty house on plot 50x100 at 60-62 East 119th st has been sold to an investing client of H. Blum.

122D ST.—James H. Cruikshank has purchased from Maria Wittig the 4-sty flat at 106 East 122d st, on lot 18x75. Harry Sugarman was the broker.

122D ST.—Frederick Brown resold to Alfred Oliver the 6-sty apartment, on plot 50x95, at 506 to 508 West 122d st, between Broadway and Amsterdam av, with an annual rent of \$13,000 and held at \$105,000. In part payment Mr. Brown took an estate at Ossining, known as the Oliver property, consisting of 45 acres, with residence and outbuildings.

126TH ST.—Wood-Dolson Co. sold 326 to 332 East 126th st, two 6-sty tenements, with stores, on plot 41.8x100 each, for the Metropolitan Trust Co., which valued them at \$60,000. The buyer is an investor.

128TH ST.—O. G. Manss sold for Mrs. Sarah E. Meade, of Brooklyn, 54 West 128th st, a 3-sty 3-fam. house, on lot 20x100, to an operator.

131ST ST.—Pauline Miehlung sold, through Herbert Howell, the 3-sty dwelling, 16x99.1, at 229 West 131st st, between 7th and 8th avs, to a buyer for occupancy.

144TH ST.—Isear Realty Corp. bought 246 West 144th st, a 6-sty apartment, 50x100, held for \$30,000, being the third house in the block bought by the corporation in the last two weeks.

146TH ST.—Louis Bloch has bought through J. Price and B. X. Hamel 218 and 220 West 146th st, a 5-sty apartment, on plot 40x100, held at \$44,000.

150TH ST.—The Bermuda, a large 6-sty elevator apartment house, covering a plot 130x100, on the south side of 150th st, between Bway & Riverside Dr, was sold by Jacob Strauss & Sons, who valued the property at \$210,000.

159TH ST.—Cruikshank Co. and H. Stewart sold for the Central Union Trust Co., of New York, executor, 520 West 159th st, a 3-sty frame dwelling, 24.9x99.11.

160TH ST.—Bernard Crausman resold to S. Slutnik for investment the 6-sty apartment house at 656 to 660 West 160th st, on a plot 66x100, near Riverside dr. The property was held

at \$120,000 and was bought by Mr. Crausman last month from the Rich Trading Co. The annual rent is \$17,000. S. Rubin was the broker in the resale.

160TH ST.—The Nason Realty Co. sold to Isidore Frank 648-650 West 160th st, a 6-sty apartment, on lot 66.8x100. It is arranged for 35 families in three, four and five-room suites, and brought in a rental of \$15,600. It was held at \$125,000. Harry J. Rogers and Charles Well were the brokers.

174TH ST.—The Nason Realty Co., Max N. Natanson, purchased from the Benenson Realty Co. the southwest corner of 174th st and Audubon av, 5-sty apartment houses, 100x100, with a rental of \$25,500, and held at \$200,000. B. Fine was the broker.

176TH ST.—Reliant Leasing Co., Michael Retzker, president, sold to the Charles Galewski Co., Inc., 506 West 176th st, a 5-sty apartment, 44x100, through John Fink and Harry Rogers.

177TH ST.—The Nehring Co. sold for Dr. A. M. Burckhardt, of Yonkers, 510 West 177th st, a 5-sty apartment house, on plot 42.6x100. The property was held at \$45,000. The buyers are the Union Chemical Glass Works, I. Portman, president.

177TH ST.—Isaac Portman resold to S. Willson and A. Bardicheff the 5-sty apartment, 42.6x100, at 510 West 177th st, through A. H. Levy. The house was bought two weeks ago, through Nehring Brothers, from Agnes M. Burckhardt.

178TH ST.—The Arrow Realty Co. sold the 5-sty building, 50x100, at 656 West 178th st.

184TH ST.—Jeremiah T. Mahoney sold to Frederick Brown, through O'Reilly & Dahn, 649 W 184th st, a 5-sty 50 ft. apartment, between Broadway & Wadsworth av, valued at \$70,000.

AUDUBON AV.—Isaac Portman resold 248 to 254 Audubon av, southwest corner of 174th st, a 6-sty apartment, 94.11x100, to Samuel Willen.

AUDUBON AV.—Kurz & Uren sold 255 Audubon av, near 177th st, a 5-sty new-law house, 40x100, to the 173d Street Realty Co., Inc., Aaron Miller, president.

AUDUBON AV.—The J. G. Leasing Co., Bernard Crausman, president, purchased from the Middletown Savings Bank the 6-sty elevator apartment house at the northwest corner of Audubon av and 177th st, on a plot 100x94. It is arranged for 36 families. The property was held at \$180,000 and rents for \$24,000.

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AMSTERDAM AV.—Henry Schiebert sold for a client to Frederick Brown 2092 Amsterdam av, a 5-sty apartment, 28x100, near 164th st, valued at \$40,000.

AMSTERDAM AV.—The 6-sty apartment houses, with stores, known as the Bolton, and occupying the block front on the west side of Amsterdam av, between 176th and 177th sts, have been purchased by Joseph Shenk from the Lombardy Realty Co., Charles M. Rosenthal, president. The property was held at \$375,000 and has an avenue frontage of 200 ft. and 100 ft. on each street. The houses contain accommodations for 120 families. J. Ulanoy was the broker in the transaction.

BROADWAY.—The Wood-Dolson Co. sold for the Fidelitas Realty Corporation, represented by the Guaranty Trust Co., the 6-sty elevator apartment house at 3860 to 3868 Broadway, northeast corner of 161st st, 100x100. The property rents for about \$30,000, and was held at \$150,000.

CONVENT AV.—Frederick Brown sold through Byrne & Bowman the 6-sty apartment house, 108x74x irreg., at the southwest corner of Convent av and 152d st, to the Madoc Realty Co., Knox McAfee, president. In part payment Mr. Brown took 350-352 West 30th st, two 3-sty dwellings, on plot 36.8x100, and the northwest corner of 2d av and 118th st, a 3-sty tenement, 20x90. The exchange was reported to involve considerations aggregating \$159,000.

NAGLE AV.—The Arrow Realty Co. sold the 5-sty building, on a plot 40x130, on the west side of Nagle av, 90 ft. south of Arden st.

NAGLE AV.—The Benenson Realty Co. has resold the 5-sty apartment house at 59-61 Nagle av, near Broadway, on a plot 50x125, the house being 105 ft. deep. The purchaser is Joseph Shenk, who lately has bought a number of apartment houses in the upper part of the city and recently acquired from the Benenson Co. the two 5-sty apartments at 72 to 82 Ellwood st, in the same section. The Nagle av house rents for \$11,000 and was held at \$65,000. It was a cash deal.

NAGLE AV.—The Union Chemical Glassware Co. acquired the two 5-sty apartment houses at 133 to 139 Nagle av, near the Dyckman st subway station, which were bought from the Nagle Avenue Construction Co. They were held at \$130,000 and were acquired through the Nehring Co., Jules Nehring, president. Each house is arranged for 25 families in three and four-room suites, and they return an annual rental of \$20,000.

NAGLE AV.—Mary Blum bought from Frederick Brown, the 5-sty apartment house, at 112 Nagle av, on plot 40x129.6.

RIVERSIDE DR.—The Union Chemical Glassware Co. bought from the Heathcote Holding Co. the Alabama, a 6-sty elevator apartment house, at the northeast corner of Riverside dr and 127th st, which has been held at \$275,000. The structure fronts 87 ft. on the drive and 100 ft. on 127th st, with northerly and easterly dimensions of 146.4 and 147 ft., respectively. It is arranged for 36 families and returns an annual rental of \$40,000. I. Kashare was the broker in the transaction.

RIVERSIDE DR.—A New Jersey business man has purchased, through Pease & Elliman, a fine residence at 42 Riverside Dr from Henrietta L. Brown, and will occupy the house after extensive alterations. It is a 5-sty American basement, covering a plot 40x97, and was held at \$76,000.

VERMILYEA AV.—Frederick Brown bought through Leitner, Brenner & Starr the southeast corner of Vermilyea av and 211th st, 76x89x irreg., rented for \$11,000 and held at \$75,000.

VERMILYEA AV.—An example of present day trading is shown in three deals in as many weeks for the 5-sty apartment house at 25 Vermilyea av. It stands on a plot 50x150, and was recently sold by a company headed by Fred. F. French, which built it, to a client of Joseph G. Abramson, attorney, through Byrne & Bowman. Mr. Abramson's client resold the property soon after to Reich, Wasserman & Wigdor. These operators have now resold the house to Joseph Benjamin.

WADSWORTH AV.—Frederick Brown bought from the Fifth Avenue Bond & Mortgage Co., through Herman Arns Co., 248 and 252 Wadsworth av, two 5-sty apartment houses, 100x115.

WADSWORTH AV.—Charles H. Von Dehsen sold to Frederick Brown through Irving H. Wolfe 15 Wadsworth av, southeast corner of 174th st, a 5-sty, 50x100, 25-fam. apartment, renting for \$11,000 and held at \$80,000.

WADSWORTH AV.—Frederick Brown purchased from the George L. Hill Co. the 6-sty elevator apartment house, 90x119 held for \$225,000, at 140 Wadsworth av, northwest corner of 180th st.

5TH AV.—The Manhattan Life Insurance Co. sold the 6-sty elevator apartment house at 2041 5th av, northeast corner of 126th st, on a plot 100x120. The new owner is the College Holding Co., Joseph Shenk, president. The 5th av house was held at \$250,000 and shows an annual return of \$30,000. As part of the deal the selling company allows a mortgage of \$190,000 to remain for ten years at 4½ per cent. The transaction was arranged by Jacob Kaplan, as broker.

Bronx.

AUSTIN PL.—Benenson Realty Co. bought through Max Lefkowitz two factories, 175x100x irreg., on the west side of Austin pl, 172 ft. north of 144th st, and gave in exchange 15 Washington pl, corner of Lincoln av, Yonkers, a 3-fam. house, 69x105.

BECK ST.—The Benenson Realty Co. and Isaac Lowenfeld Realty Corporation purchased from the Markstone Realty Co., 686 Beck st, a 5-sty new-law apartment, on a plot 55x125, with a rental of \$11,000 and held at \$70,000. It was a cash transaction. L. J. Greenberger was the broker.

CHARLOTTE ST.—Charles Goldberg, A. Phillips, and D. Weinberger sold for Dr. Julius Martinson to the 174th Street Realty Co. the five 5-sty apartment houses at 1517-25 Charlotte st. The houses rent for about \$40,000 and were held at \$225,000.

FOX ST.—David and Lester Kessler bought from Marcus Helfand 650 Fox st, a 5-sty apartment, 40x100, rented for \$7,500 and held at \$40,000, through Max Rosenfeld.

FOX ST.—Joseph G. Abramson purchased from Schwartz & Rosenberg 900 Fox st, southeast corner of Fox and Barretto st, a 5-sty apartment, 52x105, rented for \$11,000, and held at \$75,000. Alexander Selkin was the broker.

FOX ST.—Max Rosenfeld sold for J. Schwartz to an investor the two 5-sty new-law apartment houses at 1063 and 1067 Fox st, on a plot 75x100, held at \$90,000. The house contains three

and four room suites and rents for \$14,000 per annum.

HOME ST.—Frederick Brown bought from H. & D. Co. 921 Home st, a 5-sty flat, on plot 75x97.

SEABURY PL.—Max J. Klein bought from the Benenson Realty Co., through S. Rosen, 1464 and 1472 Seabury pl, two 5-sty apartments, each on plot 45x100.

HOME ST.—Joseph G. Abramson bought from D. H. Jackson 975 Home st, a 5-sty new building, adjoining the corner of Hoe av, having an annual rental of \$8,000, and held at \$50,000. The transaction was negotiated by A. D. Phelps & Damaine.

SIMPSON ST.—William J. Roome & Co. sold for The Bond & Mortgage Guarantee Co. the apartment house with store at 1247 Simpson st. It is understood that the buyer will occupy the store for his own business.

TIFFANY ST.—I. Copalow bought from Joseph G. Abramson 1027 Tiffany st, a 5-sty new-law flat, held at \$30,000.

TIFFANY ST.—A. Blumenthal sold for Dora Jaffe to the Isaac Lowenfeld Realty Corporation, Isaac Lowenfeld, president, 948 Tiffany st, a 5-sty apartment house, on plot 40x100, held at \$60,000.

TIFFANY ST.—A. Phillips sold for a holding company to an investor the 5-sty new-law apartment house, arranged for 30 families and containing five stores, at the northeast corner of Tiffany and 163d sts. The property fronts 76 ft. on Tiffany st and 78 ft. on 163d st, and is fully

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tenanted. It was held at \$106,000 and returns an annual rental of \$17,000.

136TH ST.—E. M. Phelps sold for Mrs. Metzmann to an investor the 4-sty flat at 452 East 136th st, on lot 25x100.

138TH ST.—Max Cohen bought from the Rothenberg estate the two 5-sty apartment houses with stores, 65x100, at the southwest corner of 138th st and Brook av, held at \$85,000 and renting for about \$10,000. Louis Wetzler was the broker.

163D ST.—Daniel H. Jackson resold to the Nehbo Realty Co., H. Cohen, president two 5-sty apartments, 150x131, covering the block front in the south side of East 163d st, between Kelly st and Intervale av, held at \$250,000, which he acquired about a month ago from Sarah Barnes Smith. Steinman & Steinman were the brokers in the resale.

166TH ST.—Frederick Brown purchased from Ralph T. Baxter 815 East 166th st, northeast corner of Union av, a 5-sty apartment, 40x100, rented for \$7,000 and held at \$55,000. McRickard & Co. were the brokers.

169TH ST.—Schwab & Co. sold for William L. Ratz the 2-family dwelling at 361 East 169th st, 20x90, to Cahn & Pittman.

175TH ST.—Nason Realty Co. sold to Daniel C. Griffen the northeast corner of 175th st and University av, a 5-sty new-law apartment, 100x105 irreg., rented at \$20,000, and held at \$165,000. Leitner, Brenner & Starr were the brokers.

175TH ST.—Benenson Realty Co. purchased for cash, 864 East 175th st, a 5-sty apartment, 48x94. The property rents for \$7,500, and was held at \$52,000.

175TH ST.—J. Clarence Davies sold for Emma A. Nolting and others the 2-sty frame dwelling 243 East 175th st, on lot 25x96.

179TH ST.—Frederick Brown bought from Louis Moennig, through O'Reilly & Dahn, 748 and 752 East 179th st, two 5-sty flats, 72x95.

197TH ST.—Cahn & Pittman purchased from John Kadel the 5-sty new-law apartment 395 East 197th st, northwest corner of Webster av, 54x114, with three stores, showing a rental of about \$11,000. It was held at \$75,000. Samuel Cowen negotiated the sale.

BAILEY AV.—Kurz & Uren sold for Thomas F. Kelly the 2-sty dwelling, with garage, at 2520 Bailey av, near Kingsbridge rd, on plot 50x100, to Emil Skjora for occupancy.

BOSTON RD.—Louis E. Kleban sold through Alexander Selkin and David Mintz 1510 Boston rd, southeast corner Charlotte st, a 5-sty apartment, 54x100.

BOSTON RD.—D. H. Jackson bought from the Basro Realty Co., David J. Fox, president, 1220-26 Boston rd, two 5-sty apartment houses, 100x200. They contain forty families and rent for \$17,000 a year. A. G. Phelps was the broker.

BROOK AV.—W. J. Huston & Son sold for the Bankers' Trust Co., as trustee, for the estate of George H. Moller, to Leonard Weill, 944 Brook av, a 4-sty flat.

BRYANT AV.—Isaac Portman bought from John B. Griffen the two 5-sty apartments at 1036 to 1040 Bryant av, each 40x100.

BRYANT AV.—Fisher and Irving I. Lewine sold the southeast corner of Bryant av and 179th st, a new-law apartment, with stores, on plot 45x100. It rents for nearly \$10,000, and was held at \$60,000.

BRYANT AV.—Alexander Selkin and W. Cannon sold for Philip Wattenberg the 5-sty apartment at 1053 Bryant av, on plot 40x100. It was held at \$50,000.

BRYANT AV.—A. Ulanov sold for the Allenby Corp. to the Leah Realty Co. 1033-51 Brvant av, four 5-sty new-law apartment houses, rented for about \$32,000, and held at \$200,000. The houses are leased to Max Rosenfeld, who was connected with J. Shenk for about ten years.

CLAY AV.—Albert E. Kelly sold for William J. McKinley 1702 Clay av, a 5-sty apartment, 61x95, to Samuel J. Muney for a reported price of \$61,000. Charles Berlin represented the buyer, who also bought 937-941 Hoe av, a 5-sty apartment, 46x120.

CLINTON AV.—Schwab & Co. sold for the Jay Tee Bee Holding Co., Harry A. Barry, president, the 5-sty new-law apartment, 1837 Clinton av, size 50x100, to the Concourse Estates Corp., Ely Maran and Irving Lewine. It shows a rental of \$8,000, and was held at \$55,000.

COLLEGE AV.—In a cash deal, Frederick Brown purchased, through H. J. Rogers, the 5-sty apartment houses, 75x92.5, at 1315-19 College av, near 140th st, held at \$65,000, from the Felix Realty Co.

DAVIDSON AV.—Cahn & Pittman, operators, resold to a client of George E. and Charles Buckbee, for investment, the new-law apartment, 50x100, at 2391 Davidson av, near Fordham Rd.

DAVIDSON AV.—Frederick Brown bought the 5-sty flat, 25x100, at the northwest corner of Davidson av and Evelyn pl, from Harry Cahn through A. D. Phelps & Damiane.

EAST TREMONT AV.—Frederick Brown bought from Mrs. Sarah Jacobs 5-sty flat, 50x91, at 7 and 9 East Tremont av, through Harry W. Davis.

FORDHAM AV.—Charles S. Kohler, Inc., sold for A. Oldrin Salter to Ennis & Sinnott the vacant plot, 130x107, at the northeast corner of Fordham Road and Valentine av, held at \$70,000. The B. F. Keith N. Y. Theatres Co. has started building a 3,000-seat theatre on the opposite corner, sold through the above brokers.

GRAND AV.—Thorn & Co. sold the private house at 2535 Grand av, on plot 50x106, for Mrs. Julia G. Clinch to Charles A. Goldryer, for occupancy. The property was held at \$16,000.

GRANT AV.—Price Brothers bought from the estate of F. Huerstell the 2 family house at 959 Grant av, held at \$11,000. P. Schwarz was the broker.

GRAND BOULEVARD.—I. Portman resold the two 5-sty flats 2516 and 2520 Grand Boulevard and Concourse, each 50x100, to W. Scott through Benjamin Fine and A. H. Levy.

HARRISON AV.—Vogel & Schultz sold to J. Rudinsky 2010 Harrison av, corner of 180th st, a 5-sty new-law apartment house, on plot 75x100, containing 30 apartments. The rentals are \$16,000, and the property was held at \$125,000.

HOE AV.—Nason Realty Co. purchased from Samuel Kronsky 954-958 Hoe av, two 5-sty apartment houses, each 50x100, fully rented for \$17,000, and held at \$130,000. Leitner, Brenner & Starr were the brokers.

HOE AV.—Morgenstern Bros. sold two 6-sty apartment houses, 125x100, southeast corner of Hoe av and 174th st, known as 940 174th st and 1710 Hoe av, to a client of I. L. Berkman. The property was held at \$175,000 and rents for \$30,000.

HOE AV.—Frederick Brown bought from the Owl Construction Co. through Adolph Kronenberger 5-sty apartment, 50x100, at 1172 and 1174 Hoe av.

HOLLAND AV.—William Peters & Co. sold for H. B. Whitlock to a client 1860 Holland av, a 2-fam house, 25x100.

HULL AV.—Charles P. Hallock sold through George J. McCaffrey, Jr., 1027 Hull av, a dwelling, 25x100.

INTERVALE AV.—Daniel H. Jackson bought 941 Intervale av, known as the Seville, a 6-sty elevator apartment house at the southwest corner of Intervale av and 163d st, on plot 125x100, from Patrick J. Reville. He immediately resold the house to Charles Siegel Levy. A. D. Phelps & Damiane were the brokers.

INTERVALE AV.—The Kano Realty Co. (Morris Kashowitz) sold the two 5-sty apartment houses occupying the block front on the west side of Intervale av, between Fox and Beck sts, fronting 230 ft. on Intervale av, 100 ft. on Fox st and 58 ft. on Beck st. The houses contain 50 suites and 14 stores, and were bought by the sellers a year ago from the Denbar Realty Co., which had been holding them at \$250,000.

INTERVALE AV.—Frederick Brown sold to Benjamin Koplowitz the 5-sty apartment house at 1339 Intervale av, a plot 50x105, which returns a rental of about \$9,000 per annum, and was held at \$62,500.

MARMION AV.—The Benenson Realty Co. resold the 5-sty apartment house at the northeast corner of Marmion av and Elmsere pl, on a plot 97x100. The sellers bought the property last week from the Grand Boulevard Holding Co., which had been asking \$120,000 for the house.

MONTEREY AV.—Morgenstern Bros. sold to an operator the three 5-sty apartment houses, 150x100, at 2015-27 Monterey av. D. Schoen was the broker.

MORRIS AV.—Max Cohen bought two 5-sty houses, on plot 101x89, at the southwest corner of Morris av and Cameron pl from John Kadel. The property is held at \$130,000, and rents for over \$19,000. Max Blau was the broker.

POPHAM AV.—The old Utard mansion, 20-room dwelling, on plot of six lots on the west side of Popham av, 81 ft. south of Palisade pl, was sold by the Wheeler Realty Corporation to M. B. Horowitz, who will remodel the property for occupancy. B. H. Weisker negotiated the sale.

PROSPECT AV.—Frederick Brown bought from Joseph Corn, through D. Schoen, 730 and 732 Prospect av, a 5-sty flat, 50x125.

RYER AV.—Nason Realty Co. purchased from Vogel & Schultz the southeast corner of Ryer av and 184th st, a 5-sty apartment house, 60x101. The property rents for more than \$11,000, and was held at \$90,000.

Brooklyn.

QUINCY ST.—A. E. Colson, of the office of John E. Henry Jr., sold for Joseph McDermott the property at 272 Quincy st.

EAST 9TH ST.—Samuel Galitzka sold from the plans for the Kensington Home Corporation the 2-sty house on the east side of East 9th st, 220 ft. north of Avenue J.

BATH AV., ETC.—The Clinton Trading Co. sold to Mrs. Emma Marcelle a 1-fam. dwelling at 1449 Bath av; also to Joseph Layman a 1-fam. dwelling at 147 Hart st; to Louis Priwato at 319 Essex st; to Mrs. Emma Marcelle at 1451 Bath av, and to Fortunato Ciriano and Maria S. Ciriano at 461 39th st.

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RECENT LEASES.

\$250,000 Maiden Lane Lease.

Adolphe Schwobe (Inc.), manufacturer and dealer in watches and jewelry, has leased for twenty-one years, at an aggregate rental of about \$250,000, the five-story building at 45 Maiden Lane, covering a plot of 2,700 square feet. The lease takes effect May 1st, at which time possession of the entire building will be secured by the lessee. Extensive improvements will be made, and the building will be renamed the "Schwobe Building," and with the exception of the ground floor will largely be occupied by the lessee, now located in the Broadway-Maiden Lane Building. The Charles F. Noyes Co. negotiated the lease.

Luchow's to Remain.

Luchow's Restaurant will not be affected by the lease of 113 East 14th street, which is opposite, and which is to be re-improved with a store and loft building. This property was recently sold by August Luchow to Louis Loutkin & Company through Herbert Hecht & Company, who have been appointed renting agents for the new building. Luchow's Restaurant will continue at 110 East 14th street.

DUROSS COMPANY leased the store at 200 West 14th st to Santo Imperato, and at the same address another store to Samuel Landdin; also the 6th loft at 124 West 18th st to B. Siegal.

DOUGLAS L. ELLIMAN & CO. leased for a long term of years a large apartment in the new building at 270 Park av, covering the entire block front, 47th to 48th sts, Madison and Park avs, to Harold S. Vanderbilt, who has been released from the U. S. Navy after serving abroad.

FRED'K FOX & CO., INC., report the following leases: For A. T. W. Pilgrim to Rosenberg & Altman, the 1st loft at 54 East 11th st; for the Broadway & Seventh Ave. Co. to Benjamin Feingold, the store approximately 45 ft, from the south wall of the building at 1578-90 Bway; for William A. White & Sons to Joseph Langner, the 1st loft at 128 Blecker st; for Christopher C. Robinson to A. Greenebaum & Son, the 5th loft at 11 West 20th st; for Christopher C. Robinson to Phillip Mazer, the 6th loft at 11 West 20th st; for Christopher C. Robinson to Abraham B. Smith, the 7th loft at 11 West 20th st.

M. & L. HESS (INC.) leased the 11th floor at 71-3 5th av to the Elgart Specialty Clothing Co.; also for Stephen H. Tyng, Jr., & Co., space on the 16th floor of 25 Madison st to the Japan Cotton Trading Co., Ltd. M. & L. Hess (Inc.) also leased the store and basement at 17 East Houston st to Kramer Bros.; the 3d floor to I. Beyda; also in conjunction with Daniel Birdsall & Co. the 2d floor at 16 East 17th st to the Ross Knitting Mills.

PEASE & ELLIMAN leased for Miss Mary K. Thorne to Miss Cornelia E. Marshall the 4-sty dwelling at 104 East 30th st, just east of 4th av. This is opposite 107-9-11 East 30th st, which the same brokers leased about a month ago to the Association to Promote Housing for Girls, and will be used by that institution. Pease & Elliman also leased, furnished, to Miss M. S. E. Cameron a large apartment in 270 Park av, and one which the same brokers leased furnished about a month ago to Mr. Hamilton for the Railing Realty Co.; also, furnished, the apartment of C. F. Nicholson in 44 Gramercy Park to Mrs. Albert Crowell; and that of Frederick Stork in 100 West 59th st to Miss Jane V. Cotton.

GEO. R. READ & CO. leased for the Farmers Loan & Trust Co. the 4-sty building 81 North Moore st, between Greenwich and Washington sts, to David D. Cassel; also for B. Crystal & Son the 5th floor 74-80 Washington st to the Press of Fremont Payne.

REAL ESTATE NOTES.

NEW YORK TITLE AND MORTGAGE CO. made a loan of \$110,000 on the northwest corner of 91st st and Broadway, belonging to Samuel McMillan.

M. BERLOWITZ, recently discharged from the military service, has formed a co-partnership with Joseph Caine for the transaction of a real estate business at 1204 Broadway, under the firm name of Berlowitz & Caine.

M. MORGE. THAU, JR., CO., announces the names of the buyers of the three private houses, 48-50-52 West 90th st, as Dr. Walter C. Cramp and Dr. John P. Viscardi, whose purpose is to alter the houses for use as a sanitorium.

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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 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	131	138
Assessed Value.....	\$6,571,800	\$6,650,300
No. with consideration.....	23	24
Consideration.....	\$610,000	\$504,850
Assessed Value.....	\$692,600	\$704,800
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
Total No.....	1,073	935
Assessed Value.....	\$76,420,300	\$49,040,980
No. with consideration.....	142	163
Consideration.....	\$4,569,872	\$6,299,113
Assessed Value.....	\$5,093,900	\$7,523,200

Mortgages.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	55	52
Amount.....	\$673,366	\$2,632,735
To Banks & Ins. Cos..	14	14
Amount.....	\$145,800	\$536,643
No. at 6%.....	21	15
Amount.....	\$271,441	\$242,363
No. at 5½%.....	7	3
Amount.....	\$83,000	\$39,500
No. at 5%.....	15	23
Amount.....	\$183,925	\$1,739,700
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	2
Amount.....	.....	\$9,922
Interest not given.....	12	9
Amount.....	\$135,000	\$601,250
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
Total No.....	480	373
Amount.....	\$8,481,031	\$9,818,993
To Banks & Ins. Cos..	97	68
Amount.....	\$3,647,050	\$4,491,393

Mortgage Extensions.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	17	22
Amount.....	\$573,200	\$744,000
To Banks & Ins. Cos..	11	9
Amount.....	\$433,000	\$339,250
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
Total No.....	223	207
Amount.....	\$15,486,700	\$8,781,675
To Banks & Ins. Cos..	130	80
Amount.....	\$13,287,450	\$5,208,850

Building Permits.

	1919 Feb. 21 to 27	1918 Feb. 22 to Mar. 1
New Buildings.....	4	4
Cost.....	\$506,000	\$238,800
Alterations.....	\$236,245	\$164,560
Jan. 1 to Feb. 27 Jan. 1 to Mar. 21		
New Buildings.....	28	30
Cost.....	\$4,979,250	\$3,378,300
Alterations.....	\$1,523,285	\$1,153,001

BRONX.
Conveyances.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	76	86
No. with consideration.....	5	16
Consideration.....	\$49,750	\$152,250
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
Total No.....	728	704
No. with consideration.....	72	131
Consideration.....	\$551,592	\$1,476,933

Mortgages.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	31	43
Amount.....	\$127,754	\$184,611
To Banks & Ins. Cos..	5	1
Amount.....	\$25,682	\$27,000
No. at 6%.....	14	22
Amount.....	\$38,032	\$67,927
No. at 5½%.....	9	7
Amount.....	\$62,800	\$36,200
No. at 5%.....	2	5
Amount.....	\$13,500	\$53,500
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	4
Amount.....	\$272	\$15,600
Interest not given.....	5	5
Amount.....	\$13,150	\$11,334

Jan. 1 to Feb. 26 Jan. 1 to Feb. 28

Total No.....	311	352
Amount.....	\$1,751,311	\$1,768,728
To Banks & Ins. Cos..	26	8
Amount.....	\$431,982	\$175,000

Mortgage Extensions.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
Total No.....	8	6
Amount.....	\$181,650	\$118,500
To Banks & Ins. Cos..	.....	1
Amount.....	.....	\$36,000
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
Total No.....	95	52
Amount.....	\$2,704,200	\$1,067,487
To Banks & Ins. Cos..	37	14
Amount.....	\$1,370,500	\$404,750

Building Permits.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
New Buildings.....	5	2
Cost.....	\$136,500	\$154,000
Alterations.....	\$17,500	\$15,600
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
New Building.....	28	26
Cost.....	\$532,340	\$1,104,650
Alterations.....	\$84,800	\$44,100

BROOKLYN.
Conveyances.

	1919 Feb. 19 to 26	1918 Feb. 20 to 27
Total No.....	389	354
No. with consideration.....	18	18
Consideration.....	\$230,395	\$108,847
Jan. 1 to Feb. 26 Jan. 1 to Feb. 27		
Total No.....	3,623	2,687
No. with consideration.....	204	243
Consideration.....	\$1,740,479	\$1,764,125

Mortgages.

	1919 Feb. 19 to 25	1918 Feb. 20 to 27
Total No.....	267	187
Amount.....	\$1,165,339	\$709,367
To Banks & Ins. Cos..	23	24
Amount.....	\$112,435	\$195,250
No. at 6%.....	203	112
Amount.....	\$598,859	\$341,232
No. at 5½%.....	34	29
Amount.....	\$225,200	\$178,550
No. at 5%.....	9	19
Amount.....	\$96,300	\$48,600
Unusual rates.....	.....	5
Amount.....	.....	\$13,100
Interest not given.....	21	22
Amount.....	\$244,980	\$127,885
Jan. 1 to Feb. 25 Jan. 1 to Feb. 27		
Total No.....	2,173	1,387
Amount.....	\$8,049,867	\$5,332,673
To Banks & Ins. Cos..	182	199
Amount.....	\$994,335	\$1,196,550

Building Permits.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
New Buildings.....	125	26
Cost.....	\$678,000	\$386,400
Alterations.....	\$81,990	\$97,305
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
New Buildings.....	743	153
Cost.....	\$3,742,675	\$2,259,080
Alterations.....	\$724,460	\$457,751

QUEENS.
Building Permits.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
New Buildings.....	115	17
Cost.....	\$271,980	\$39,745
Alterations.....	\$50,985	\$64,225
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
New Buildings.....	405	148
Cost.....	\$1,152,395	\$457,133
Alterations.....	\$148,000	\$131,805

RICHMOND.
Building Permits.

	1919 Feb. 20 to 26	1918 Feb. 21 to 28
New Buildings.....	17	1
Cost.....	\$26,510	\$50
Alterations.....	\$9,345	\$2,300
Jan. 1 to Feb. 26 Jan. 1 to Feb. 28		
New Buildings.....	105	35
Cost.....	\$214,933	\$154,475
Alterations.....	\$24,966	\$62,715

BUILDING SECTION

State Ready to Spend \$25,000,000 in Construction Work

Highways and Hospital Improvements Will Be Carried Out—Contractors Will Be Aided Financially to Complete Work

(Special to the Record and Guide.)

Albany, February 27.

THE state Legislature is expecting to appropriate approximately \$10,000,000 at this session for construction purposes, including work on the state highway system and the extension of facilities of state insane and charitable institutions. This appropriation will increase the total available for construction and betterments to over \$25,000,000, for it is estimated the unused surplus remaining of appropriations made for highway and hospital improvements in 1916-1917-1918 amounts to upwards of \$15,000,000.

At the present time the financial committees of the Legislature are framing the legislation approximations for these purposes. The idea is to have the money available in the spring when construction can be resumed. The legislative leaders are mapping out a program by which the state may assist contractors who were forced into bankruptcy or embarrassed by the jump in the cost of labor and materials consequent to the war to resume work on their contracts. A bill prepared at the instance of Majority Leader Walters, of the Senate, and Speaker Sweet, provides that the state will advance the money necessary to resume highway construction upon condition that the counties benefited by the work will agree to contribute their proportionate share. Many of the counties in which the highway systems have been left partially completed are willing and anxious to bear the burden provided the state will assist the contractor by granting him an allowance sufficient to cover the increased cost of labor and materials. This bill is designed to encourage contractors who were forced to appeal to the highway department to abrogate their contracts and to resume work. The attitude of the legislative leaders is to make every concession consistent with sound business judgment to further construction, both in highway and hospital improvements.

At the hearings given by the state budget commission incident to the preparation of the 1919-1920 budget it was intimated that requests for appropriations by state hospitals and institutions for construction and betterment purposes would be granted in every instance where they were predicated upon real need. It is a fact that practically all the state asylums and hospitals are now overcrowded, that the demand for increased accommodations for the patients which was pronounced in 1915 is now compelling. In some of the institutions the corridors are being utilized for sleeping quarters. The attention of the Legislature has been called to this condition by the reports of several departments whose jurisdiction extends to these institutions, and the result has been to convince the legislative leaders, as well as the heads of the financial committees, of the necessity of granting ample appropriations for the extension of these institutional accommodations.

Coupled with this is the desire of the legislative leaders to provide work for the returning soldiers.

An idea of the gigantic construction program, which the state will launch in the next fiscal year, can be gained from a survey of the requests for construction appropriations by the state institutions maintained for the care and treatment of the insane, poor and afflicted.

The requested appropriations of the Kings Park State

Hospital for construction and betterments are \$610,000. For the Manhattan State Hospital, \$359,000; Binghamton State Hospital, \$93,000; Brooklyn State Hospital, \$275,000; Buffalo State Hospital, \$153,000; Central Islip State Hospital, \$664,000; Gowanda State Hospital, \$95,000; Hudson River State Hospital, \$159,000; Middletown State Hospital, \$360,000; Rochester State Hospital, \$857,000; St. Lawrence State Hospital, \$78,000; Utica State Hospital, \$158,000, and Willard State Hospital, \$98,500.

Craig Colony for Epileptics at Sonyea requires at least \$69,000 for immediate improvements. The Hospital for Crippled and Deformed Children at West Haverstraw has asked for \$52,800. The New York State Soldiers and Sailors Home at Bath needs \$183,000; the Western House of Refuge at Albion, \$64,700; the Custodial Asylum at Newark, \$28,000; the State Reformatory for Women at Bedford, \$28,000; the Rome Custodial Asylum, \$20,000. In fact, practically every institutional adjunct of the state government is in need of money for construction purposes, and the prospect is that they will get it.

In other years the policy of the financial committees of the Legislature, as well as the Governor, who finally passes upon all appropriation items, has been to prune requests to the bone. This year the policy is to grant every institution as much as the state can afford without depleting the treasury balances required for other legitimate purposes. It is safe to predict that between 60 and 75 per cent. of the requested appropriations will be granted by the Legislature and the Governor.

There is pending in the Legislature a resolution proposed by the Republican Leader Walters, of the Senate, requiring the State Commission on New Prisons to proceed immediately with the work of rebuilding the Sing Sing cell block in order to furnish work for returned soldiers and others who may be unemployed. The state has already appropriated \$1,000,000 for this work.

Washington, February 26, 1919.

Reports from several states show a deepening interest in road building programs which are reflecting benefits in the building and construction industry. Oklahoma, for example, has a \$50,000,000 road project before the Legislature. In Utah there is before the Legislature a \$2,000,000 road program, while Salt Lake City, in that state, is to vote on a \$1,500,000 bond issue for county highway improvements.

In the thousands of letters, questionnaires and reports, received in the Department of Labor during the last month, from building interests the country over, there is one proposition on which there is complete agreement. None suggests that the future of the building industry will bring anything other than unprecedented activity and prosperity. All agree the present labor surplus, which is causing some anxiety, is temporary and that within a year it will have changed to a marked shortage. Many building authorities urge the present labor surplus as one of the circumstances favorable to immediate building and construction work. These also assert wages are not excessive in the building industry if labor renders its maximum service for the wages paid.

Arbitration Opens Way to Start Building Operations

Practical Settlement of Strike Removes Great Obstacle to Inauguration of Work on Many Projects Where Contracts Have Been Let

AGREEMENT to arbitrate the difference between the employers and the employes in the building industry, and the return to work of the trades that have been out on strike, has materially changed the outlook in the Metropolitan district. During the past two or three weeks announcements of important new building projects have been frequent and there has been a steady growth in the volume of general building activity, but actual progress was hampered by the menace of the strike situation.

With the strike practically settled, one of the principal deterrents to progress has been eliminated and the way has been opened for a start on a number of the large operations for which plans have been finished and in some instances contracts already let.

Although the past week has been an active period as far as newly proposed operations are concerned there have been only a limited number of individual projects that stand out as being of prime importance. The major portion of the new construction announced during the week chiefly involved buildings of moderate size and cost, but they were in sufficient number to make the week stand out as one of the best periods of the past two years. In addition a number of new contracts were placed and it is probable that a large part of the building contracted for will be started soon.

Probably the most noteworthy of the new projects of the past week was the structure to be erected at 214 to 216 West 35th street and to be known as the Crenmorne Mission Building. This structure will be built by the National Bible Institute, Don O. Sheldon, president, from plans prepared by McKenzie, Voorhees & Gmelin, architects, and will cost more than \$1,000,000. The preliminary plans have been finished and call for a building fifteen stories in height on a plot 100 x 100 feet. The facade will be of face brick, limestone and terra cotta. The structure will provide for the general offices of the National Bible Institute, a complete printing and publishing plant and will include considerable dormitory space for workers.

Considerable new residential work in Manhattan was brought out during the week and although the projects are for the most part remodeling and additions to existing high class residences, the work will involve a large total expenditure. The Amsterdam Building Co. recently obtained a contract for extensive alterations to the five-story brick and stone residence at 121 East 64th street, for J. Theus Munds, from plans by James E. Casale. The work also included front and rear extensions to the building. The cost will exceed \$20,000.

Marc Eidlitz & Son have the general contract for alterations and additions to the five-story residence at 1 East 92d street for Edward B. Close. The plans were prepared by Carrere & Hastings and the work will cost approximately \$10,000. The Whitney Company obtained the general contract for the reconstruction of the five-story brick and limestone residence at 48 East 68th street for Bertram S. Borden. Carrere & Hastings prepared the plans for this project and Owen Barinerd is the engineer. Only the side walls of the original building are to be used.

Henry Allen Jacobs has finished plans and is taking estimates on general contract for alterations and additions to cost in the neighborhood of \$50,000 to the four-story residence at 6 to 10 East 68th street. The work involves the erection of an entirely new front, general interior alterations and decorations. The name of the owner has not been announced.

Louis S. Weeks has practically finished plans for the alteration and modernization of the five-story residence at 52 West 58th street, for Sarah G. K. Goetchius. This operation involves the erection of a new stone front, general interior

alterations and will cost approximately \$50,000. The architect will probably be ready to take estimates on general contract about March 10.

Plans are being prepared in the offices of Thomas J. Bird, 103 Park avenue, for a nine-story reinforced concrete garage and automobile service station, 100 x 200 feet, in 54th street, west of Eighth avenue. This building is to be erected for the Buick Auto Repair Co., and will cost in the neighborhood of \$400,000. It is expected that the contractor for this building will be selected without competition about March 15 and work will be started immediately after.

O. B. Smith and F. H. Behr, associated architects, have taken estimates on general contract for a 2½ story brick and stone residence to be erected at Madison, N. J., for Leland H. Ross of 15 West 55th street, Manhattan. This building will cost about \$125,000 and it is expected that a contract for its construction will be awarded without delay.

According to the reports of the week a considerable amount of factory building will be commenced in Long Island City within a short time. Ballinger & Perrot, architects and engineers, are taking approximate estimates for a six-story factory built of reinforced concrete, with dimensions of 135 x 489 feet, to be located on Jackson avenue, between Hulst and Harold avenues, for S. Karpen & Brothers, furniture manufacturers. This operation will call for an expenditure of more than \$725,000.

Bids will soon be called for on a three-story brick mill to be erected at the northwest corner of William street and Freeman avenue, for Aaron Cohen, 212 Fifth avenue, Manhattan. The plans were prepared by Wright Seabury, a mill architect of Pawtucket, R. I., who estimates the cost to be approximately \$60,000.

The Midowd Construction Co., Louis Gold, president, 44 Court street, Brooklyn, will soon commence construction of two reinforced concrete factory buildings, five stories in height and each with ground dimensions of 90 x 200 feet, on Nott avenue, Long Island City. These structures will be leased. The estimated cost of construction is \$200,000 each.

A new baking plant will be erected on Nostrand avenue, Brooklyn, for the Cushman Baking Co., L. A. Cushman, president, from plans by Slee & Bryson. This structure will be three stories in height, 160 x 100 feet, and will be constructed of brick. The cost is placed at \$125,000. The C. A. Cushman Co., bakers, contemplate the erection of a \$50,000 addition to their plant on Sterling place, west of Nostrand avenue, which will be built from plans prepared by C. D. Cooley & Co., engineers. This building will be three stories high, 45 x 60 feet. The architects will call for estimates as soon as the plans have been approved by the Bureau of Buildings.

Work will be started this spring on a new Y. M. C. A. building at Bayonne, N. J., scheduled to cost approximately \$250,000. The building will be constructed of brick and reinforced concrete, three stories in height, with basement, and will include gymnasium, swimming pool, auditorium, with stage, cafeteria, clubrooms, bowling alleys, billiard room, class rooms, barber shop, etc. The plans were prepared by Shattuck & Hussey, architects of Chicago, with Frederick Frost, of Manhattan, as associate architect. Estimates for the construction of this building are now being taken.

Many of the contractors and builders reporting to the Department of Labor insist freight rates, more than any other factor, are holding back the more extensive building projects, especially in the central west. They submit that if there is to be an early resumption of general building and construction work, freight rates on sand, gravel, stone, slag and cement, must be reduced and such shipping restrictions as were inaugurated to prevent the diversions from war use of building materials, must be withdrawn.

Strike in the Building Industry Practically Settled

Workmen Have Returned to Their Jobs Pending Arbitration of Disputed Points Before Justice Dugro as Umpire

MONDAY's conference between the employers, the unions and Secretary Baker and Secretary of Labor Wilson resulted in the decision to submit all grievances to arbitration, with Justice P. H. Dugro, of the Supreme Court of New York, sitting as umpire. The contractors conceded the right of the carpenters to higher wages, and the union representatives agreed that all carpenters and affiliated workmen return to work pending a final decision by Justice Dugro.

Immediately upon the return of the committees to New York the Building Trades Employers' Association and the Brotherhood of Carpenters and Joiners selected arbitrators, and the consent of Justice Dugro to act as umpire was obtained. The first meeting of the arbitrators was held before Justice Dugro Thursday afternoon.

The matter of wage adjustment is now practically the only question that remains to be settled. The carpenters made a demand for \$6.50 for an eight-hour day, an advance of \$1 over the scale they had been getting for some time. The increase was asked in order to offset the high and constantly rising cost of living and because the rate being paid to carpenters in New York City was lower than that being paid in other communities, where the cost of living had not mounted to the degree that it had in the vicinity of New York. Last November the employers who were members of the Building Trades Employers' Association met and fixed the scale for 1919 at \$5.50, the rate that had been in effect for some time past; while independent builders were paying \$6.50 a day. At the Washington conference last Monday it was understood that the contractors are now prepared to make some concessions in regard to the wage scale in order to speedily adjust affairs and make it possible for building construction to proceed without further hindrance by labor disturbances.

The building strike, which commenced in November, 1918,

on the new \$40,000,000 army supply base in Brooklyn, recently spread to an extent where it included the bricklayers, hoisting engineers and elevator constructors, and had begun to involve practically all of the other trades employed on the jobs controlled by members of the Building Trades Employers' Association in various parts of the country, and included a large amount of Government construction still under way. It has been stated that the strike involved a total of nearly 125,000 workmen of various trades.

At the last Washington conference the employers renewed their proposal that the employes return to their jobs at once and arbitrate all differences. The builders also requested that the Emergency Construction Commission, which was scheduled to begin inquiry in New York last Tuesday on wage conditions in the building trades, be recalled.

The demand of the carpenters was that the members of the association agree to meet the increase requested of \$1 per day, granted by the independent builders in New York. The deadlock was finally broken by the declaration of the contractors' representatives that they were prepared to make some concession in regard to wage adjustment.

The progress made this week in bringing about a final settlement of the dispute between the employers and the trade unions has already been reflected in the announcements that many large building projects are soon to be started. One of the prime factors responsible for holding a large volume of contemplated construction in abeyance was the doubt as to the outcome of the strike and the general effect of a wage increase at this time on prospective builders. The fact that there now seems to be every likelihood that within the next few days all of the disagreements will have been disposed of has acted as a stimulant on the industry as a whole, and real progress will undoubtedly result.

Comparison of Figures Shows Marked Building Gains

MUCH of the pessimism regarding the local building situation will probably be dispelled by a study of the conditions in the industry today as compared to those that maintained about one month ago. During the past three or four weeks there has been noted a marked improvement in the number of new building and engineering projects announced to the industry, and if it had not been for the recent strike and various other deterrent factors undoubtedly the prospects for a large volume of new construction would be even better than they are at present. As it is the past month shows such a decided improvement in the number and cost of projected construction as to make possible the prediction of an early resumption of structural activity on a scale that will nearly equal the normal of previous good building years.

No better comparison of the situation today as compared to that of one month ago is possible than through a study of the building statistics compiled by the F. W. Dodge Company.

For the week ending January 21, 1919, a total of 222 new building projects, located in the territory contiguous to New York City, were brought out. These proposed structures represented a total expenditure of approximately \$29,475,750. During the week ending February 21 reports were obtained of 352 contemplated building operations and involving an expense of more than \$226,928,825. Comparison of these two weeks shows an increase of 130 in the number of newly proposed structures and a gain of \$197,453,075 in cost. The gain in cost, however, must not be misinterpreted, as the reports of the week included the \$200,000,000 the Federal Government will expend in road construction in an effort to stimulate

building activity and to reduce the serious problems of unemployment.

During the January period eighty-one building projects, representing a potential expenditure of \$2,067,110, were placed with contractors for estimates as compared with ninety buildings, involving a total of approximately \$4,833,750, brought out for bids during the corresponding week in February. Although these figures only show a gain of nine in the number of projects figuring, the cost of the construction being estimated upon has advanced \$2,766,640. The great gain here is attributed to a number of new operations brought out, whereas during the January period the projects figuring included only alteration work and moderate-priced new structures.

For the third week of January contracts were awarded for 123 new building and engineering operations, representing an estimated cost of \$2,797,830; while for the same week of February there were only 115 contracts placed, but the valuation of the latter group reached \$3,200,852, or \$403,022 in excess of the total for the previous month.

Of the contracts awarded during the week of February 15 to 21 about 71 per cent. was for private construction, with approximately 24 per cent. for state and municipal work and the remaining 5 per cent. Government building. The private building might be subdivided as follows: 78 per cent., industrial; 7½ per cent., business; 9½ per cent., residential; 3½ per cent., religious, and 1½ per cent., social.

The contracts awarded included 11 apartment and tenement houses, valued at \$102,500; 19 dwellings, \$116,500; 15 garages, \$133,000; 7 warehouses, \$161,000; 6 office buildings, \$1,079,000; 5 loft buildings, \$100,000, with the balance miscellaneous structures for a variety of uses.

CURRENT BUILDING OPERATIONS

WITH the disagreement between the building trades practically settled, the industry is now in a position to look forward with considerable confidence to an extremely busy spring and summer season. Throughout the entire nation the building situation is gradually shaping itself and as deterrents are eliminated the prospects for renewed activity brighten. The growth in the volume of construction must be gradual, however, and it will naturally require many months before the industry as a whole can obtain the momentum of normal times.

One of the most important factors now influencing a revival of building activity throughout the country is the nation-wide campaign advocating the building of homes. Many cities and towns have taken up this idea and are exerting great energy in an effort to get considerable residential construction started during the spring months.

Locally, the past week was a continuation of the activity that has marked the past month and a number of new projects of more than passing importance were announced to the industry. Furthermore, contracts were placed for quite a large amount of new construction and it is expected that these operations will be commenced without further delay.

Dealers in building materials and supplies report a slightly improved volume of business during the week and inquiries are developing to a most encouraging degree. Building material prices are practically without exception holding firmly to the levels that have maintained for some time and there is no indication of a trend toward a reduction at this time. There is now a marked unanimity of opinion in the building trades that material prices and construction costs will not be reduced to any extent during the current year and whatever reduction does come will be spread out over a period of years.

Common Brick.—There was no great volume of business transacted in the wholesale market for Hudson River common brick during the past week.

No new arrivals were reported and as far as is known no barges are in transit from up-river yards. Two barges were disposed of this week, one going to Manhattan and the other to Brooklyn yards. The wholesale price is being firmly held at \$15 a thousand, the figure that has now maintained for some time. There is no present likelihood of a drop from this level until manufacturing starts or brick is sent to the city in large

amounts. The situation along the river is exceptionally quiet and from all accounts common brick producers will be in no hurry about starting their plants this spring. There will in all probability be a tendency to hold off until it is definitely known what the brick demand will be before manufacturing will be resumed. There is a considerable amount of brick still on hand left over from the past two seasons and until the yards

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 —
 RaritanNo 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
 Colonial..... 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.
 3x12x12102.00 per 1,000 sq. ft.
 4x12x12114.75 per 1,000 sq. ft.
 6x12x12153.00 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 bags23.50 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

are cleared of the surplus there will be but little new brick moulded.

SUMMARY—Transactions in the North River brick market for the week ending Friday, Feb. 28, 1919. Condition of market: Demand light; prices firm. Quotations: Hudson Rivers, \$15.00 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 2. Distribution: Manhattan, 1; Brooklyn, 1.

Structural Steel—Despite the number of new building projects recently announced in which fabricated steel will

be used extensively there has been no activity of any great consequence reflected in the market for structural steel. Plans have been finished, but with few exceptions estimates have been taken, owing to the involved labor situation and other factors that have operated to make construction hazardous. These adverse influences are now being eliminated, and it seems certain that from this time forth the building industry

will be able to proceed without hindrance. There has recently been talk of reduced steel prices, and if the cost of structural steel to the builder was materially reduced there is little doubt but that the effect upon the industry as a whole would be beneficial. Many new projects are being held in abeyance on account of the high construction costs, and any reduction from the existing levels would be likely to influence a start on proposed work.

Lumber—Demands for lumber indicate signs of a gradual but substantial improvement, and both wholesale and retail interests are confident of excellent business during the spring and summer months. Recently advanced prices in several lines are indicative of the scarcity of complete assortments, and it is evident that dealers are in a position to hold their stock for high prices. According to lumber producers the output for the current season will not be in excess of 60 to 70 per cent. of the normal, and this in itself will be a strong factor in holding lumber prices to their existing high levels. There is at present a steadily brightening outlook for business from building sources, with new projects being announced in great numbers. Contracts for many of these operations have been let and material schedules are being submitted to dealers.

Window Glass—There is no general activity in this market, but spasmodic orders are being reported that indicate a tendency toward increased business in the near future. A revival of building activity on a large scale would be a great stimulant to the plate and window glass makers and would lessen the feeling of apathy now so prevalent in the glass industry. In the neighborhood of 50 per cent. of the hand-operated window glass factories are now in blast, which is scheduled to continue until May 24. There has been no change this week in the manufacturers' schedule of discounts.

Linseed Oil—There has recently been noticeable a slight improvement in the demand for linseed oil. The supply also is improved to the extent that there is now no scarcity in this commodity for

IN THE METROPOLITAN MARKETS

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

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

Sand—
Delivered at job in Manhattan.....\$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—
1 1/2 in., Manhattan delivery.\$3.25 per cu. yd.
Bronx delivery..... 3.50 per cu. yd.
3/4 in., Manhattan delivery... 3.25 per cu. yd.
Bronx delivery..... 3.50 per cu. yd.
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..... 1.35
Brier Hill sandstone, per cu. ft..... 1.50
Gray Canyon sandstone, per cu. ft... .95
Buff Wakeman, per cu. ft..... 1.50
Buff Mountain, per cu. ft..... 1.50
North River bluestone, per cu. ft..... 1.05
Seam face granite, per sq. ft..... 1.00
South Dover marble (promiscuous mill block, per cu. ft..... 2.25
White Vermont marble (sawed), New York, per cu. ft..... 3.00

Structural Steel—
Plain material at tidewater; cents per pound:
Beams & channels up to 14 in... 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 —

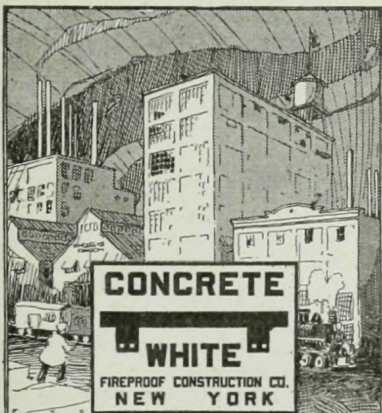
Lumber—
Wholesale prices, New York:
Yellow pine, merchantable 1905, f.o.b.N.Y.):
3x4 to 5x12, 10 to 20 ft....\$48.00 to \$52.00
6x12 to 14x14..... 41.00 to 56.00
Hemlock, Pa., f. o. b. N. Y.
Base price, per M.....\$36.00 to —
Hemlock, W. Va., base price, per M..... 36.00 to —
(To mixed cargo price add 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..... 1.50 to —
Turpentine—
Spot in yard, N. Y., per gal....\$0.70 to \$0.71

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Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

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AUTOMATIC FIRE ALARM CO.

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New York City
FRANKLIN 4188

immediate delivery. Seed movement to the crushers in greater volume with the consequent increase in the output has been partly responsible for the change in the oil situation. Prices are approximately the same as they have been, with a slight tendency toward stiffening for small lot sales.

Roofing and Building Papers.—Demand for these materials is increasing to some extent as a result of the improved building situation. Lately there has been quite a large volume of frame-house construction undertaken and much more is now in process of planning. It now appears as though the demand for papers would steadily increase through the early resumption of building activity throughout the section. Prices are firm.

Masons' Materials.—Dealers report a slight improvement in the volume of current business and prospects for a considerably increased amount now that the strike is over and building construction able to proceed. The week brought to light a number of new inquiries that have greatly encouraged the dealers, and it is expected that substantial orders will be placed within a short time. Prices are holding firmly to the levels of the past two weeks or more, and there is no apparent attitude on the part of the material dealers to make reductions from the existing schedule of prices.

Wire Nails.—Demand for wire nails has increased substantially during the past week or so to a point where it may be considered somewhat more than fair. Inquiry also has improved, and actual business transacted is heavier than it has been of late. Jobbers for some time past have been waiting for a reduction in prices, but the time has arrived when they must renew their stocks to fill orders for spring consumption.

Flexible Conduit.—The market for large orders of flexible non-metallic conduit is not particularly active, and buying interest is lacking pending the revival of building construction on a large scale. Manufacturers report that there is no ground for anticipation of a decline in prices regardless of the drop in cotton cost. High labor costs continue to be a dominating factor in the production of conduit.

Cast Iron Pipe.—Although there has been a vast amount of planning for public improvements the projects have not yet reached the estimating stage and the market for cast iron pipe is exceedingly slow. Private business is negligible and the limited amount of current municipal buying is not sufficient to maintain activity to any extent. Prices are unchanged.

PERSONAL AND TRADE NOTES.

Carl B. Cali, architect, recently opened offices at 81 East 125th street for the general practice of his profession.

Rome Metal Products Company has moved its offices from 87 Nassau street to new quarters at 150 Nassau street.

Edward S. Walsh has been appointed Deputy Superintendent of Public Works of New York State under Lewis Nixon.

Henry J. Moloney, architect, and Oscar Krokstedt, industrial housing architect, have opened offices at 311 East 23d street.

Westinghouse Church Kerr & Co., engineers and constructors, 37 Wall street, announce that they have opened an office in the Western Indemnity Building, Dallas, Texas, in charge of A. W. Nichols.

Charles Ward Hall, general contractor, has moved his offices from the Nassau-Beekman Building, 140 Nassau street, to 1182 Broadway.

J. C. Lyons Sons Company, general contractors, have moved their offices from 30 East 42d street to 2010 Broadway, corner of 68th street. Telephone, Columbus 9337.

Captain E. L. Stapleton, Gas Defense Division, Chemical Warfare Service, United States Army, has received his discharge, and has become associated with Willard C. Brinton, consulting engineer, New York City.

Wilbur S. Wilding, formerly in charge of the New York office of the Roberts Filter Manufacturing Company, has been appointed manager of sales of the company, with headquarters at the main office, Darby, Philadelphia, Pa.

Major S. Fullerton Weaver, of the famous 27th Division, New York National Guard, which broke the Hindenburg line, is back in town. He arrived with other officers of the 27th sent home by General O'Ryan to prepare the way for the homecoming of the fighting division.

G. W. Buchholz, recently works manager for Fred T. Ley & Company, Inc., general contractors, has been appointed acting secretary of the Associated General Contractors of America. The position carries with it the duties of executive manager. William A. Davis, recently with the War Labor Board, was selected to act as organization manager to assist the secretary.

John H. Scheier, R. A., was elected official architect of the Real Estate Owners' Protective Association at the February meeting, recently held at the Hotel Majestic. Mr. Scheier was also appointed the sole delegate to represent the association at the Albany hearings of the Tenement House Law and the amendment to the Greater New York Charter in relation to the Board of Appeals.

Building Managers Oppose Repeal of Daylight Saving Bill.

The New York Building Managers' Association has expressed firm disapproval of the pending repeal of the Daylight Saving Bill. At a meeting of the executive committee of the association, held recently, definite action was taken on this subject. A telegram was sent to Senators and the House of Representatives at Washington, in which opposition to the bill was expressed as follows:

"At a meeting of the executive committee of the New York Building Managers' Association, representing over 90 per cent. of the buildings in this city, the following resolution was unanimously adopted:

"That this association oppose the repeal of the Daylight Saving Bill, and the secretary is instructed to telegraph the New York Senators and members of the House of Representatives that this association unhesitatingly opposes the repeal of this bill."

"It is the opinion of our members that the passing of the Daylight Saving Bill as now constituted is of paramount importance for the conservation of health and life of millions of workers; the conservation of one and one-half million tons of coal, and will obviate useless waste of this country's resources.

"J. CLYDESDALE CUSHMAN,
Secretary, New York Building
Managers' Association."

PLANS FIGURING.

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

DWELLINGS.

MANHATTAN—Harry Allen Jacobs, 320 Fifth av, is taking estimates on general contract for extensive alterations to the 4-sty brick and stone residence, 72x70 ft, at 6-10 East 68th st, for owner, to be announced later. Bids close at 12 m., March 3. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Ballinger & Perrot, 1328 Broadway, Manhattan, are taking estimates for a 6-sty reinforced concrete factory building, 135x489 ft, on Jackson av, between Hulst and Harold avs, for S. Karpen & Bros., furniture manufacturers, 68 West 34th st, Manhattan, owners. Cost, about \$750,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

119TH ST.—Samuel Cohen, 32 Union sq, has plans in progress for alterations to the 4-sty brick dwelling, 20x100 ft, at 115 West 119th st, into studio apartments, for the American Realty Co., Joseph Mautner, president, 299 Broadway, owner, who will take estimate on general contract soon. Cost, about \$7,000.

THIRD AV.—Samuel Levingson, 101 Park av, has started sketches for alterations to two 4-sty brick tenements, 40x90 ft, at the southwest corner of Third av and 72d st, into bachelor apartments, for Jacob Bookman Estate, 9 East 59th st, owner. Cost, about \$15,000. Architect will take estimates on general contract.

LEXINGTON AV.—Gronenberg & Leuchtag, 303 Fifth av, have completed plans for alterations to the 4-sty brick bachelor apartments, with stores, at 1271 Lexington av, for the Ande Realty Co., 2 Rector st, owner. Cost, about \$7,500. Project consists of remodeling entire building and erecting a 1-sty brick extension, 20x41 ft. Work will be started about May 1.

70TH ST.—Gross & Kleinberger, Bible House, have furnished plans for alterations to the 4-sty brick and stone bachelor apartments, 20x67 ft, at 9 West 70th st, for Simon Rossman, Jr, owner, care of architects. Cost, about \$20,000. Architects will take estimates on general contract.

DWELLINGS.

58TH ST.—Louis S. Weeks, 101 Park av, has completed plans for extensive alterations to the 5-sty brick and stone residence, 25x58 ft, at 52 West 58th st, for Sarah G. K. Goetchius, 52 West 58th st, owner. Cost, about \$50,000. Architect will be ready for estimates on general contract about March 10.

68TH ST.—Carrere & Hastings, 52 Vanderbilt av, have been retained to prepare plans for remodeling the 4-sty brick and stone residence, 20x100 ft, at 48 East 68th st, for Bertram H. Borden, 90 Worth st, owner. Details will be available later.

STABLES AND GARAGES.

50TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick garage, 76x100 ft, at 130-134 West 50th st, for George Backer, 15 West 55th st, owner and builder. Cost, about \$20,000.

STORES, OFFICES AND LOFTS.

AV B.—Springsteen & Goldhammer, 32 Union sq, have been retained to prepare plans for a 1-sty brick taxpayer, with stores, on a plot 72x100 ft, at the southwest corner of Av B and East 5th st, for the Fardwell Realty Co., Herman Berman, president, care of Samuel Golding, 135 Broadway. Details will be available later.

FIFTH AV.—S. B. Eisendrath, 18 East 41st st, has completed plans for a 6-sty brick and limestone store and loft building, 49x100 ft, at 255-257 Fifth av, 49 ft north of 28th st, for Musher Brothers,

owners. Cost, about \$80,000. Architect will soon be ready for estimates on general contract.

THEATRES.

186TH ST.—P. A. McInnis, 70 East 45th st, has finished plans for a 1-sty brick and terra cotta moving picture theatre, 60x100, seating 1,400, at the corner of 186th st and Fort Washington av, for W. J. Ward, Grand Central Terminal Building, owner. Cost, about \$80,000. Lessee will be announced later. Architect will soon call for estimates on general contract.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

MERRIAM AV.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a 5-sty brick and limestone 40-family apartment house, 100x100 ft, on the east side of Merriam av, 25 ft southwest of 171st st, for the Lankan Realty Co., Harry Lanzer, president, 600 West 181st st, owner and builder. Cost, approximately \$110,000.

FACTORIES AND WAREHOUSES.

150TH ST.—Vincent Donagur, 789 Home st, has finished plans for alterations to the

2-sty brick shop, with 2-sty extension, 25 x55 ft, in the south side of 150th st, 252 ft west of Courtlandt av, for R. Palcien, 328 East 150th st, owner. Cost, about \$5,000.

STABLES AND GARAGES.

181ST ST.—Eugene Kachel, 286 St. Nicholas av, has finished plans for a 2-sty brick garage, 50x88 ft, in the north side of 181st st, 100 ft east of Vyse av, for Charles Barg, 134th st and Amsterdam av, owner. Cost, about \$15,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

BUSHWICK AV.—P. Lubroth, 215 Montague st, has plans in progress for alterations to the 4-sty brick tenement, 48x60 ft, at Bushwick av and Ten Eyck st, for owner, to be announced later. Cost, about \$50,000. Bids will be taken on general contract. Plans provide for altering an 8-family house to accommodate 20 families.

WEST 19TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for four 2-sty brick tenements, 20x30 ft, at 2916 West 19th st, for Wm. J. Avitable, 463 63d st, owner and builder. Cost, \$6,600.



In One Building, Edison Service Saved More Than \$11,000 Last Year

The change from the former private plant was made in December, 1917. The figures showing this saving were prepared with the owners. They show that the cost of plant operation for light, power and heat, using high pressure steam, during 1917, with prices figured on the 1918 basis, was \$59,291

The cost of equivalent service during 1918, using low pressure steam, with the Edison Supply, was \$47,815, a saving of \$11,476

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WYONA AV.—Shampan & Shampan, 772 Broadway, have finished plans for a 4-sty brick apartment, 23 families, 58x89 ft, on the west side of Wyona av, 129 ft north of Atlantic av, for the T. E. Realty Co., 16 Court st, owner and builder. Cost, about \$75,000.

DWELLINGS.

AV J.—F. J. Dassau, 1373 Broadway, has finished plans for two 2-sty frame dwellings, 23x32 ft, on the south side of Av J, 31 ft west of East 3d st, for the Realty Sales Co., 1409 Av J, owner and builder. Total cost, \$8,000.

BAY 50TH ST.—F. V. Laspia, 525 Grand st, has completed plans for a 2-sty frame dwelling, 17x50 ft, in the west side of Bay 50th st, 169 ft north of Harway av, for G. Rullagoli, 150 Bay 50th st, owner and builder. Cost, \$4,000.

WEST 32D ST.—Cohn Brothers, 361 Stone av, have prepared plans for three 2-sty frame dwellings, 17x102 ft, in the west side of West 32d st, 120 ft south of Mermaid av, for Jacob Shapiro, 201 Madison av, Manhattan, owner and builder. Total cost, \$19,500.

SHORE BLVD.—Plans have been prepared privately for thirty-three 2-sty frame dwellings, 19x35 ft, on the Shore Blvd, Norfolk st and the Oriental Blvd, for the Manhattan Beach Realty Development Co., 31 Nassau st, Manhattan, owner and builder. Total cost, \$75,000.

BAY 23D ST.—P. Caplan, 16 Court st, has completed plans for two 2-sty frame dwellings, 17x45 ft, at 44-46 Bay 23d st, for P. Lurie, 16 Court st, owner and builder. Total cost, \$10,000.

BAY 22D ST.—P. Caplan, 16 Court st, has finished plans for two 2-sty frame dwellings, 17x45 ft, in the north side of Bay 22d st, 340 ft west of 86th st, for P. Levin, 16 Court st, owner and builder. Total cost, \$10,000.

SECOND AV.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 43x92 ft, at 7719 Second av, for Albert Jensen, 245 76th st, owner and builder. Cost, about \$8,000.

79TH ST.—C. A. Olsen, 1220 54th st, has completed plans for a 2½-sty frame dwelling, 20x45 ft, at the southwest corner of 79th st and 23d av, for the Ruth Morgan

Co., Inc., 1665 76th st, owner and builder. Cost, about \$5,000.

DOVER ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame and stucco residence, 22x38 ft, at 229 Dover st, south of Oriental Blvd, for I. E. Dietrich, 574 Argyle road, owner and builder. Cost, about \$8,000.

SHEFFIELD AV.—Morris Rothstein, 197 Snediker av, has prepared plans for eight 2-sty brick dwellings, 20x54 ft, on the west side of Sheffield av, 100 ft north of Riverdale av, for Morris Smith, 476 Riverdale av, owner and builder. Total cost, \$48,000.

37TH ST.—H. A. Weinstein, 32 Court st, has completed plans for three 2-sty brick dwellings, 19x62 ft, at the northwest corner of 37th st and Fort Hamilton av, for the Jonas Construction Co., 1609 46th st, owner and builder. Cost, \$9,000 each. Work will be started March 1.

50TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty frame and stone dwellings, 26x58 ft, in the east side of 50th st, 120 ft east of 15th av, for the Armour Construction Co., 1348 48th st, owner and builder. Total cost, \$17,000.

44TH ST.—M. A. Cantor, 373 Fulton st, has prepared plans for two 2-sty brick dwellings, 20x58 ft, in the north side of 44th st, 100 ft east of 12th av, for the Kaplan Building Co., 135 Norfolk st, owner and builder. Total cost, \$17,000.

52D ST.—F. Savignano, 6005 14th av, has completed plans for four 2-sty frame dwellings, 17x51 ft, in the north side of 52d st, 250 ft west of 17th av, for the Ramel Building Co., 3907 Av D, owner and builder. Total cost, \$26,000.

NEPTUNE AV.—Cohn Brothers, 361 Stone av, have completed plans for two 2-sty brick dwellings, 20x62 ft, at 3206-3208 Neptune av, for Wm. Ralph, 665 Sheffield av, owner and builder. Cost, \$6,000 each.

EAST 14TH ST.—Cohn Brothers, 361 Stone av, have prepared plans for a 2-sty frame dwelling, 14x43 ft, at 1844 East 14th st, for the Rasurn Realty Co., 452 Milford st, owner and builder. Cost, \$6,000.

83D ST.—Thomas Bennett, 7826 Fifth av, has completed plans for four 2-sty brick dwellings, 19x46 ft, in the south side of 83d st, 213 ft east of Fourth av, for the Morrison Alderdyce Co., 586 74th st, owner and builder. Total cost, \$14,000.

WEST 35TH ST.—Samuel Lindsman, 1380 Prospect av, has completed plans for four 1-sty frame bungalows, 17x36 ft, in the west side of West 36th st, 120 ft south of Mermaid av, for Maxwell Goldberg, 236 East 5th st, owner and builder. Total cost, \$5,500.

FACTORIES AND WAREHOUSES.

BAY RIDGE—F. W. Eisenla, 650 68th st, has plans in progress for a 3-sty brick factory building, 50x200 ft, to be erected in the Bay Ridge section for owner, to be announced later. Cost, approximately \$40,000. Details will be available later.

NOSTRAND AV.—Slee & Bryson, 154 Montague st, have completed plans for a 3-sty brick bakery, 100x160 ft, at 1009 Nostrand av, for the Cushman Baking Co., 44 Manhattan av, owner. Cost, about \$125,000. Owner will soon call for estimates on general contract.

STERLING PL.—C. D. Cooley & Co., 41 Park Row, Manhattan, have completed plans for a 3-sty brick and concrete bakery addition, 45x60 ft, in the south side of Sterling pl, 80 ft west of Nostrand av, for the E. A. Cushman Co., Inc., 772 Nostrand av, owner. Cost, about \$50,000. Architects will take estimates on general contract soon.

STABLES AND GARAGES.

GLENMORE AV.—L. J. Frank, Jr., 549 Autumn av, has finished plans for a 1-sty brick garage, 40x100 ft, at 1231 Glenmore av, for George Murmad, 471 Ridgewood av, owner and builder. Cost, about \$8,000.

27TH ST.—C. J. Cannella, 1163 Herkimer st, has completed plans for a 1-sty brick garage, 22x82 ft, in the south side of 27th st, 38 ft west of Fourth av, for Anthony Paolino, 810 Fourth av, owner and builder. Cost, \$25,000.

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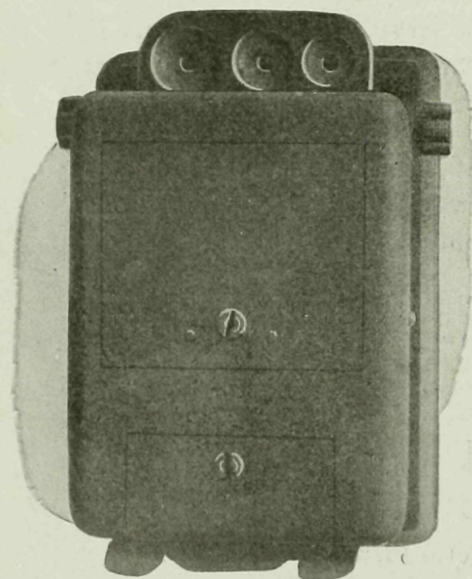
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THIRD AV.—H. J. Nurick, 957 Broadway, has plans in progress for alterations to the 1-sty brick garage, 100x100 ft, at the southwest corner of Third av and 65th st, for Wm. Nevins, 44 Court st, owner and builder. Cost, \$15,000.

SULLIVAN ST.—T. J. Sinnott, 92 Woodruff av, has finished plans for a 1-sty brick garage, 17x43 ft, at 21 Sullivan st, for John Sachs, 26 Walcott st, owner and builder. Cost, \$2,000.

STORES, OFFICES AND LOFTS.

FOURTH AV.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 1-sty brick store, 13x75 ft, on the west side of Fourth av, 58 ft north of 28th st, for Anthony Paolino, 810 Fourth av, owner and builder. Cost, \$4,000.

FOURTH AV.—C. P. Cannella, 1163 Herkimer st, has prepared plans for three 1-sty brick stores, 13x75 ft, on the west side of Fourth av, north of 28th st, for Guradino Brothers, 226 Lynch st, owners and builders. Cost, \$6,000.

THEATRES.

AV P.—P. Lubroth, 215 Montague st, has plans in progress for alterations and extensions to the 1-sty brick moving picture theatre, 20x100 ft, increasing seating capacity to 1,000, on the north side of Av J, between East 12th and 13th sts, for the Midwood Theatre, owner, on premises. Cost, about \$10,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—H. T. Jeffrey, Butler Building, Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 16x40 ft, in the west side of Spruce st, north of Central av, for the Haufe Construction Co., 16 Parkview av, Glendale, L. I., owner and builder. Cost, \$6,500 each.

JAMAICA, L. I.—H. T. Jeffrey, Butler Building, has prepared plans for a 2-sty frame dwelling, 27x28 ft, on the north side of Highland av, 80 ft from Union av, for F. W. Scutt, 366 Fulton st, Jamaica, owner and builder. Cost, \$6,000.

WOODHAVEN, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have finished plans for ten 2-sty frame dwellings, 16x36 ft, in the east side of Halifax st, 110 ft south of Chichester av, for Herman Schroeder, 791 Carroll st, Brooklyn, owner and builder. Total cost, \$32,000.

QUEENS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, has completed plans for two 2-sty frame dwellings, 25x28 ft, in Kelsey and Poplar sts, for Wm. Wade, Beach st, Richmond Hill, owner and builder. Cost, \$5,500 each.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for five 2-sty frame dwellings, 16x38 ft, at the southwest corner of Chichester and Walker avs, for A. J. Cobb, 1822 Woodhaven av, owner and builder. Total cost, \$15,000.

JAMAICA, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has finished plans for two 2-sty frame dwellings, 16x38 ft, in the east side of Eastwood pl, 90 ft north of Fulton st, for Peter Balder, 127 Ridgewood av, Brooklyn, owner and builder. Total cost, \$6,000.

RICHMOND HILL, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for five 2-sty frame dwellings, 16x38 ft, in the west side of Suydam st, 180 ft north of Atlantic av, for the Gascoyne Realty Co., 470 Manor av, Richmond Hill, owner and builder. Total cost, \$12,500.

RICHMOND HILL, L. I.—Geo. E. Crane, 615 Stoothoff av, has completed plans for two 1½-sty frame bungalows, 24x30 ft, on the east side of Boyd av, 309 ft south of Liberty av, for Andrew Nolting, 1425 Chester av, Ozone Park, owner and builder. Cost, \$3,500 each.

QUEENS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 24x25 ft, on Jackson av, for Harry Wade, Washington st, Richmond Hill, L. I., owner and builder. Cost, \$5,500.

JAMAICA, L. I.—H. T. Jeffrey, Butler Building, has finished plans for three 2-sty frame dwellings, 16x38 ft, in the east

side of Clinton av, 175 ft south of Hillside av, for I. Wohl, 111 Flushing av, Jamaica, owner and builder. Total cost, \$17,400.

EDGEMERE, L. I.—Plans have been prepared privately for eight 1-sty frame bungalows, 16x30 ft, in the west side of Beach 57th st, 500 ft south of the Boulevard, for Walter Verity, 12 Division av, Rockaway Beach, L. I., owner and builder. Total cost, \$8,000.

QUEENS, L. I.—H. T. Jeffrey, Butler Building, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 26x26 ft, in the east side of Hollis Court Blvd, 232 ft south of Marlborough road, for P. Schauli, Ozone Park, L. I., owner and builder. Cost, \$5,500.

QUEENS, L. I.—Wm. A. Finn, 229 New York av, Jamaica, has completed plans for two 2-sty frame dwellings, 14x30 ft, in the east side of Hendrikson st, 152 ft north of Jericho turnpike, for Cornelius Fisher, Hendrikson st, owner and builder. Total cost, \$5,000.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have

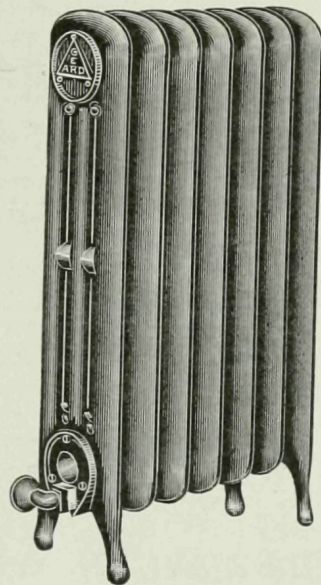
prepared plans for four 2-sty brick dwellings, 20x56 ft, on the north side of Chichester av, 25 ft west of Cedar av, for Florian Straub, 4529 Chichester av, owner and builder. Total cost, \$20,000.

EDGEMERE, L. I.—A. H. Knoll, Jr., 10 Beach 97th st, Rockaway Beach, L. I., has completed plans for two 1-sty frame bungalows, 16x35 ft, in the west side of Beach 43d st, 1,240 ft north of the Boulevard, for Max Young, 388 Boulevard, owner and builder. Total cost, \$3,000.

EDGEMERE, L. I.—Plans have been prepared privately for fourteen 1-sty frame bungalows, 14x38 ft, in the west side of Beach 45th st, 320 ft north of Hantz pl, for the Rockaway Coast Realty Co., 52 Beach 44th st, owner and builder. Total cost, \$14,000.

JAMAICA, L. I.—H. T. Jeffrey, Butler Building, has finished plans for four 2-sty frame dwellings, 27x28 ft, in the east side of Orchard st, north of Ocean View av, for F. A. Thompson, 1122 Hatfield av, Dunton, L. I., owner and builder. Cost, \$6,000 each.

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av, Manhattan, has plans in progress for general alterations and remodeling to the 2½-sty frame residence at 32d st and Broadway, for Henry Schulthies, 142 Fulton st, Brooklyn, owner. Cost, about \$6,000. Architect will soon call for estimates on general contract.

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Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 18x36 ft, in the west side of Alaska pl. 440 ft north of Castleton av, for James Fish, 302 Broad st, Stapleton, owner and builder. Cost, \$3,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for two 2-sty frame dwellings, 19x30 ft, on the west side of Decker av 222 ft south of Palmer av, for Peter Larsen, 50 Decker av, owner and builder. Cost, \$5,000 each.

STAPLETON, S. I.—Plans were prepared privately for a 2½-sty frame dwelling, 22x24 ft, at Catlin and Pommer avs, for Helen H. Johnson, Pommer av, owner. Hans Hermanson, 340 Oakland av, West New Brighton, has the general contract. Cost, \$5,500.

FACTORIES AND WAREHOUSES.

MARINERS HARBOR, S. I.—Plans have been prepared privately for a 1-sty frame machine shop, 50x100 ft, in the west side of County Court, 75 ft south of Richmond Terrace, for the Johnson Shipyard Co., Mariners Harbor, owner. Cost, \$4,500. Hans Hermanson, West New Brighton, has the general contract.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—C. A. Patterson, 50 East 42d st, Manhattan, has been retained to prepare plans for seven 2½-sty residences of various sizes, to be erected in Kensington Park, Great Neck, by the Kensington-Great Neck Corporation, 1 West 34th st, Manhattan, owner and builder. Cost, about \$20,000 each.

GREAT NECK, L. I.—C. A. Patterson, 50 East 42d st, Manhattan, will prepare plans for a 2½-sty residence at Kensington Park, Great Neck, for the Kensington-

Great Neck Corporation, 1 West 34th st, Manhattan, owner and builder. Cost, approximately \$60,000. Details will be available later.

Suffolk.

DWELLINGS.

BLUE POINT, L. I.—Frank E. Newman, 1123 Broadway, Manhattan, has been retained to prepare plans and specifications for rebuilding the 2½-sty brick, frame and stucco residence, 75x100 ft, at Blue Point, recently destroyed by fire, for Percival S. Jones, 27 Pine st, Manhattan, owner. Architect will soon be ready for estimates on general contract.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for a 2½-sty frame dwelling, 30x40 ft, at Mt. Vernon, for Vernon McClellan, owner, care of architect. Cost, about \$10,000. Details will be announced later. Architect will soon be ready for estimates on general contract.

MT. VERNON, N. Y.—Plans have been prepared privately for eleven 2½-sty frame dwellings, 16x38 ft, in Vernon Park and Beechwood av, for Samuel Gibson, Inc., Proctor Building, Mt. Vernon, owner and builder. Cost, \$4,500 each.

FACTORIES AND WAREHOUSES.

TUCKAHOE, N. Y.—W. L. Stoddart, 7 East 40th st, Manhattan, has plans in progress for a 1-sty concrete factory building, 150x50 ft, at Tuckahoe, N. Y., for the Hodgeman Rubber Co., owner, on premises. Architect will soon be ready for estimates on general contract.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has finished plans for a 1-sty brick store, 45x50 ft, at 146 South Fourth av, for Joseph Murphy, Jr., 11 Park av, owner and builder. Cost, about \$6,000.

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 hearing are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, March 4, 1919, at 10 a. m.

Petitions for Variations.

965-18-S—958-964 University av, The Bronx.

Reopened December 17, 1918.

386-18-S—67-77 Hall st, Brooklyn. Reopened January 28, 1919.

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

557-18-S—151-155 33d st, Brooklyn. Reopened January 28, 1919.

76-19-S—155 East 44th st, Manhattan.

77-19-S—157 East 44th st, Manhattan.

81-19-S—108 West 31st st, Manhattan.

85-19-S—65-69 Nassau st and 28 John st, Manhattan.

89-19-S—3720 Fourteenth av, Brooklyn.

95-19-S—620-622 Grand st, Manhattan.

BOARD OF APPEALS.

Tuesday, March 4, 1919, at 1:30 p. m.

Appeals From Administrative Orders.

48-19-A—Pier 106-G, North River, Manhattan.

49-19-A—Pier 105-F, North River, Manhattan.

50-19-A—Pier 104-E, North River, Manhattan.

51-19-A—Pier 103-D, North River, Manhattan.

52-19-A—Pier 102-B, North River, Manhattan.

53-19-A—Pier 73, North River, Manhattan.

54-19-A—Pier 72, North River, Manhattan.

55-19-A—Pier 72, North River, Manhattan.

56-19-A—Pier 31, North River, Manhattan.

57-19-A—Pier 31, North River, Manhattan.

58-19-A—Pier 23, North River, Manhattan.

59-19-A—Pier 23, North River, Manhattan.

60-19-A—Pier 17, North River, Manhattan.

61-19-A—Pier 16, North River, Manhattan.

62-19-A—Pier 35, East River, Manhattan.

63-19-A—Pier 35, East River, Manhattan.

64-19-A—Pier 34, East River, Manhattan.

65-19-A—Pier 34, East River, Manhattan.

66-19-A—Pier 4, East River, Manhattan.

67-19-A—Pier 4, East River, Manhattan.

Under Building Zone Resolution.

2375-17-BZ—1322-1332 Ocean av, Brooklyn. Reopened January 7, 1919.

1190-18-BZ—351-361 Troy av, southeast corner Carroll st, Brooklyn. Reopened December 10, 1918.

42-19-BZ—East side Bway, bounded by 171st st, St. Nicholas av and 172d st, Manhattan.

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