

Real Estate Record and Builders Guide

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Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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E D I T O R I A L

The Building Shortage

The Reconstruction Commission of which Abram I. Elkus is chairman, has issued an interesting bulletin on the results of its investigation of the housing situation in this city. Comparing the amount of building done in 1914-1916 with that done in 1917-1918 the Commission finds there is a shortage of new apartments in the city of 26,087. Making allowances for vacancies existing in the first period which have been filled and for 6,831 apartments "destroyed" the actual shortage is stated to be 18,765 apartments at the beginning of this year "if the population had increased normally and vacancies had remained normal."

The Commission asserts that the influx of population from other parts of this country due to war activities has offset the lack of foreign immigration so that the increase in population has been normal. No figures are given to substantiate this statement. While the fact as to immigration is not open to question it is also a fact that large numbers of carpenters and iron workers were drawn from New York to ship yards, war camps and munition works outside the confines of the five boroughs. But accepting the inference of the Commission that the population has increased normally there is no reason to admit the other contention of the Commission that the "shortage" must be based on a "normal" number of vacancies. It is true that there was a large number of vacancies two or three years ago. The city had been overbuilt. Rents were low, too low in fact to bring in fair returns on the investments. Real Estate owners were suffering in consequence and their difficulties were added to by the rapidly increasing rate of taxation. Conditions then were not healthy. The earning power of real estate was impaired and values were affected. A return to this situation is not for the best interests of either landlord or tenant, because when the one is losing money the other naturally has to suffer inferior service.

It is, moreover, unreasonable to demand that real estate owners should keep a reserve supply of vacant apartments on hand so that tenants can force rentals down by playing one landlord against another. Vacancies mean that money tied up in buildings is unproductive, and the expense of maintenance is constantly added to the capital invested. The owner not only has money invested from which he has no return but the returns on other realty investments are cut down because the tenants succeed in getting lower rents owing to the large number of vacancies.

The principal fact the Commission's report establishes is that the number of vacancies has been reduced from 35,635 in 1917 to 21,482 in 1919. Is this an unmitigated evil? Taking its figures of a "shortage" of 18,765 apartments at the beginning of this year as a basis housing for less than 100,000 people must be provided. The figures printed in this issue of the Record and Guide prove beyond question that contracts on residential buildings

in the Metropolitan District were entered into during the month of June at a rate that will provide housing for at least 100,000 before the first of January.

It is well to admit at the start that builders, like men in other big businesses, hesitated for several months after the armistice was signed to enter into operations on a generous scale. But it is also true that there has been a gradual increase in construction work since the first of January.

Now that the figures for June are available it is certain that there need be little fear that the inactivity of the last two or three years is to continue. In the first week of June 75 contracts for residential buildings involving nearly a million dollars were entered into in the metropolitan district. For the second week the totals were 99 buildings, costing three and a half millions, and the third week saw 82 buildings contracted for at an expenditure of two and three quarter millions, while in the last week of the month the figures ran up to 112 buildings, totalling \$5,486,238.

Interesting is the average cost of these buildings, which in the first week was only \$13,000 each, but in the last week reach nearly \$50,000 each.

These figures indicate that a large amount of residential buildings will be finished before the severe weather sets in. They are substantiated by the official returns from the city departments. At least additional quarters for 100,000 persons will be provided by January 1, without the assistance of state or city financing.

Real Gold from the Ocean

If a recent decision of the Appellate Division is sustained by the Court of Appeals, the Atlantic Ocean, in the vicinity of New York, will take on a new interest for metropolitan taxpayers. The Appellate Division sustains the view that the city's tax income can be added to by special franchise taxes on cable property within the three-mile limit.

Mr. Martin Saxe, formerly president of the State Tax Commission, is the discoverer of the idea that ocean cables within the three-mile limit are just as much subject to special franchise taxation as are telegraph and telephone lines or other public-utility properties on land. When he was chairman of the state board, in 1917, Mr. Saxe caused an assessment to be placed on the cables from the low-water mark at Coney Island out to a point three miles in the ocean, the cable companies having termini at Coney Island. The companies objected to the assessments and went to court. First the Supreme Court and now the Appellate Division sustain Mr. Saxe's view that this cable property is subject to special franchise taxation.

If this decision is upheld by the Court of Appeals it is estimated that more than \$50,000,000 worth of property will be added to the city assessment rolls, and that upwards of \$1,000,000 a year in new taxes will be derived from this source. If this proves to be

the ultimate outcome all will be well, provided the city authorities cut down taxation of real estate by that amount instead of finding some new way in which to spend the additional tax revenues.

Taxes and the Jersey Commuters

The Legislature next winter will find awaiting it the solution of several problems caused by its own haste at the last session in enacting into law half-digested measures. Important among the matters that will have to be adjusted is the conflict between the states of New York and New Jersey over the provisions of the new state income tax law.

Already the citizens across the Hudson have taken steps to safeguard their incomes and interests generally from attack by the lawmakers at Albany. The Governor of New Jersey has employed eminent counsel to carry into courts the question of the constitutional right of the Legislature in this state to make laws affecting the rights and property of the citizens of another state. New Jersey legislators are also considering retaliation by the passage at the next session of an income tax for that state which, as they will have the last say, might be made harder on New York business men residing in New Jersey than the New York law is on

New Jersey dwellers doing business in New York. Legislation which is discriminatory against the people of another community is unwise and likely to provoke retaliation that will more than offset the little that is gained by attempting too sweeping action.

The new state income tax law is not a perfect document. It will probably relieve real estate to a certain extent—possibly the taxes in this city will not continue to rise at so rapid a rate as they have in the last ten years. It is even within the possibilities that there will be some reduction in the tax rate. But this depends on so many unsolved questions, including the intentions of the city officials as to an economical administration of municipal affairs, that it is unwise to take an optimistic view of the future until more is known of the actual receipts under the new bill and the working out of the franchise and other untried provisions of the new legislation.

What is essential is that the promises of Governor Smith that the Legislature will be asked to rectify the injustices of the income tax law shall be speedily made good by the lawmakers; and their intention to do so should be made certain to the New Jersey officials before action is taken across the river which will result in conditions that will react unfavorably to all doing business or living in the metropolis.

Reconstruction Commission Analyses Building Situation

FOLLOWING are the statistics on the housing situation in New York City obtained in an investigation of the New York State Reconstruction Commission, of which the Honorable Abram I. Elkus is chairman.

From 1914 until 1916, 1,271 buildings were put up each year. This gave an average of 21,517 apartments each year. If this same rate of building had continued, there would have been erected during the years 1917 and 1918, 2,542 buildings containing 43,034 apartments. As a matter of fact, however, during the years 1917 and 1918 only 890 buildings were erected containing 16,947 apartments. This means that for these two (2) years, 1917 and 1918, if the rate of population continued at a normal growth, the shortage would be 1,652 buildings, which would mean a shortage of 26,087 apartments.

It is true that the above shortage would be somewhat decreased by the filling-up of the vacancies which existed. The statistics of the vacancies must therefore be considered. They are as follows:

It so happens that the statistics on vacancies are calculated from March to March, while the statistics on building are calculated from January to January. It has been impossible to avoid this discrepancy of three months, but as each statement covers 12 months, the variation is probably not great. In 1917 there were 35,635 apartments vacant. There were in March, 1919, only 21,482 apartments. This means that 14,153 vacancies had been filled because of the shortage of houses. Nearly 10,000 of these vacancies which were filled were in the old law tenement houses, almost all of which are in bad condition and really not fit for habitation.

If we return now to the figures mentioned above, namely, at the beginning of 1919, there would have been a shortage of 26,087, if population had increased normally and vacancies had remained normal. But vacancies did not remain normal—they decreased. If we subtract the 14,153 vacancies which had been filled from the 26,087 normal shortage, we shall find that we still have a shortage of 11,934 apartments if the population increased at a normal rate. There is one more thing, however, which would affect this shortage, namely the fact that a certain number of houses were destroyed during this period.

We know that in March, 1917, there were 972,810 apartments in the city, and between March, 1917, and March, 1918, 16,947 apartments were built. This would have made a total on March 1919, of 989,757 apartments, but in reality there were only 982,926 apartments in the city. This means that 6,831 apartments had been destroyed in some way. To get the real need we must therefore take the shortage of 11,934 and add to it 6,831 which were destroyed. This gives a total shortage of 18,765. This represents the real need at the beginning of the year 1919, if the population showed a normal increase.

It has been estimated by various authorities that the population in New York City has had at least a normal increase. It is true that immigration has ceased from foreign countries, but it is also true that the war industries in New York City brought many workers from other parts of the country. No definite census of these workers has as yet been taken, but it is estimated that the immigration from other parts of the country will fully balance the lack of foreign immigration.

We are, therefore, faced with the fact of shortage in January, 1919, 18,765 apartments. The next consideration is how far are plans on foot to fill this shortage. Thus far in the year 1919, plans have been filed for 278 buildings containing 4,675 apartments. If all these buildings are completed in the very near future, we may subtract the 4,675 new apartments from our total shortage 18,765 which will give us a real present need of 14,090 apartments.

In calculating 4,675 apartments for which plans are filed we should take into consideration the fact that 14 of these buildings are elevator buildings. These buildings average nearly 33 apartments each, and therefore it is fair to estimate that 462 of the apartments planned for 1919 are expensive apartments and should not be counted in towards the solution of the Housing Problem. Since this Housing Problem is really one which involves the cheaper apartments called "walk-ups." If, therefore, we omit these 462 apartments, we must take out 18,765, which was the total shortage up to January, 1919, and subtract only 4,213 apartments from it. This gives us a real present need of 14,552 apartments. This is as close as we can come to a scientific statement for the real need for housing at the present time.

REAL ESTATE SECTION

Real Estate Men in Convention Endorse "Home" Campaign

National Association Appoints Committee to Work With Legislative Committee in Studying Proposed Federal Home Loan Bank

(Special to the Record and Guide.)

Atlantic City, July 2.

THAT the housing situation throughout the country was critical, and that the Government should come to the aid of the building interests were the chief points emphasized at the twelfth annual convention of the National Association of Real Estate Boards held here last week. The convention advanced a program of Government aid for the financing of a nation-wide housing campaign patterned somewhat after the plan of federal farm loan banks for the solving of the present problem.

"Rent profiteering never will be suppressed through legislation," declared Thomas Shallcross, Jr., of Philadelphia, reporting for the committee on national legislation. "The remedy, as we see it, is to make the supply of houses meet the demand. When that occurs the rent profiteer landlord will get what is coming to him. He will be shunned as an enemy of the poor. This committee believes the Government should advance money to responsible parties for the building of houses just as it makes loans to the farmers for the promotion of agriculture. People must have homes."

Declaring that the experience of real estate dealers who volunteered as "dollar-a-year" men helped pull Government departments out of the muck of bungling red tape methods that had purchasing departments floundering at a critical period. William M. Garland, of Los Angeles, president of the association, urged the creation of a department of real estate as a permanent fixture at Washington. The 2,000 delegates enthusiastically indorsed the proposal.

The "Own Your Own Home" campaign, started by the department of labor, has spread to a degree that the building permits for the months of April and May showed an enormous increase over the corresponding months last year, Paul C. Murphy, chairman and director of the federal bureau in charge of the work, told the convention.

Despite the rush for permits, Mr. Murphy warned that there would be a famine in housing again this fall, because the nation was approximately 1,000,000 houses short when the campaign was opened.

Mr. Murphy warned against the tendency to tenantry in this country. "A common interest in the nation's wealth and the widest possible distribution of real property is essential to our national well-being," he asserted. "Statistics tell us that tenantry has been increasing in this country during the last twenty years at the rate of 3 per cent. for each ten-year period. In France, it is said, but 20 per cent. of the people live under the rental system, while in this country in 1890 52 per cent. lived under the rental system, 3 per cent. more in 1910, and now probably 58 per cent.

"Slight as the percentage changes are, the tendency toward tenantry in this country has extended over many years and is unmistakable, and is the most ominous sign for a country of majority rule."

William B. Shannon, of Washington, manager of the real estate and commandeering division, United States Housing Corporation, through the war period, told of the millions saved by the work of the expert realtors who volunteered as \$1-a-year men during the emergency.

"Time and again," he said, "the realtors refused to buy or commandeer building sites and houses honestly, but unwisely,

selected by others. More than once did they unearth deals which were all cooked and primed to be put across on Uncle Sam by unscrupulous landowners. It was these men who purchased millions of dollars of real estate located in twenty-one states and thirty separate communities for \$800,000 less than even community appraisals.

The convention also enthusiastically endorsed the proposed national highway system now being urged upon Congress and promised its co-operation with the Federal Highway Council to use every influence to wake Congress up from its lethargy on the subject, the resolutions expressed conviction that this meant the opening up of new districts for both industrial and residential purposes, thereby supplying a solution to the unemployment problem.

A wide-awake program for Government reclamation of land through the conservation of waters and the great rivers was advocated in another resolution.

The relators were requested to work hard to form new associations in their respective states and wherever organization has been or is later established, to immediately seek the enactment of laws giving the profession the same protection as other industries and that license fees be established in order to give the Government a line on the realtors within their city and state jurisdiction.

A committee of five was authorized to work in conjunction with the legislative committee in studying the benefits of the Calder Bill, now in the Senate, which provides for the creation of a federal home loan board and home loan banks for the purpose of assisting in the financing of home construction.

Kansas City was selected as the site for the 1920 convention. The president's achievement trophy was awarded to Minneapolis, while the Chicago Cup went to New Orleans.

John L. Weaver, of Washington, was the unanimous choice for president. Other officers elected included vice-presidents, Thomas Behanman, Louisville; John M. Boland, Green Bay, Wisconsin; George R. Duncan, Fort William; Meyer Eisenman, New Orleans; Byron R. Hastings, Omaha; W. I. Hollingsworth, Los Angeles; Paul C. Murphy, Portland; Eugene S. Riley, Pittsburgh; D. Bradles Rich, Boston; W. H. Stillwell, Savannah; secretary, Thomas S. Ingersoll, Minneapolis; treasurer, Irving B. Hiatt, Toledo.

Among those present from New York were the following: Alfred V. Amy, Thomas P. Graham, J. Irving Walsh, James R. Murphy, Joseph P. Day, A. C. McNulty, Edward Porter and F. S. McCarthy.

In analyzing the rental increases in residential districts such as Washington Heights, where the buildings are very modern and built on a certain basis of rent per room, it is apparent that the abnormal vacancies existing for some time, with the reduction in rents and often with several months' rent free, made it possible for tenants to occupy apartments beyond their financial power to pay. The result is that they feel keenly and resent any raise, no matter how justifiable. Furthermore, an increased earning capacity fostered this tendency to live in superior quarters. An embarrassing situation arises now when the tenant's earning power is lessened.

Charging Tenants For Electrical Current and Lamps

Investigation by New York Building Managers' Association Proves That Great Saving Can Be Effected By So Doing

BY J. CLYESDALE CUSHMAN,
Secretary New York Building Managers' Association.

THE practice of including free electric light service in the rent was inaugurated as a special inducement to attract tenants to new office buildings when gas was the common form of illumination, and in order to keep tenants in old buildings which had been forced to make electrical installations to meet the competition of new neighbors. In recent years the tenant, keeping pace with the introduction of electrical office appliances has "inched" on the use of this free service by hitching up to the lighting outlets electric fans, portable lamps and drop lights, addressographs, dictaphones, electric irons, air drying machines, signs, radiators, cooking stoves, adding machines, electric typewriters and other machines as fast as invented. Every appliance added and especially drop lights and portables, increased a little at a time the buildings' lighting load or the owners' monthly bill for electricity, until the lighting bill gradually became a disbursement to conjure with.

At a meeting of the New York Building Managers' Association in August of last year, someone suggested that it was time again to try to put a stop to the waste of electricity. A committee of three was appointed to investigate the feasibility and advisability of making an extra charge in office buildings for electrical current and lamps. The committee took advantage of membership in the National Association of Building Owners and Managers, and wrote a personally addressed form letter to members of the Association in 80 various cities of the United States and Canada. The letter was confined to not more than 10 members in each city, thereby assuring a wide latitude of territory and diversified opinion. The letter asked the rates charged by building managers in other cities, how it compared with the public service rates, how the situation of using tenants' light when cleaning and for inspecting at night by night watchman was handled and requested a copy of the lighting clause in their lease. In all 280 letters were sent out. Of the 139 replies received, 67 members reported they were charging extra for light and 62 said they included it in the rental price. Ten other members reported that the nature of property handled was not applicable. These replies therefore indicated that those who were charging extra exceeded the more timid ones by a small margin, but it showed something far more important, that, with but a single exception the opinion was advanced by those who were not at the time doing so, that electric current should be charged for instead of including it in the rent, as being the only logical way of enforcing an actual economy in office lighting. Incidentally, the replies showed that building managers in many cities were awaiting the result of the action to be taken by New York.

Meters were found to be almost universally used as well as the best and most equitable method of determining a charge for current, although in a few cases a fixed charge is made.

The tenants' charges for current were found to run as high as 16 cents per k. w. h., but the usual charge was found to be either 9 or 10 cents per k. w. h.

Allowances for the use of the tenants' light for cleaning at night and for inspection by watchmen were found to be rare indeed by reason of the practical impossibility of separating the lighting service and on account of the small amount of current involved. An objecting tenant may be found here and there, but rooms can not be cleaned in the dark and since the cleaning is done for the comfort and convenience of the tenant, it is only fair that the tenants' light be used.

One of the most interesting facts brought out showed that where meters had been installed and tenants were charged

individually for the current consumed, there was 50 per cent. less current used than in the cities where light is included in the rent. This fact alone should be proof conclusive for those who say it does not pay to change their wiring.

In November, 1918, the report of our committee was read over the signature of C. T. Coley, Lee T. Smith and my own. The following recommendations were made:

1. Electric current in all New York Buildings should be charged to the tenant instead of including it in the rent.

2. We recommend the installation of meters for the most equitable method of measuring current.

3. For those who do not wish to install meters at this time, we advise that they make provision in all future leases for cancellation of free electric current clause upon the option of the landlord.

4. All charges for current should be made at local lighting companies' general rate. No minimum charge should be made for meter rental. Landlord to pay for meters, installation and maintenance.

5. Tenants to pay for lamps at local lighting companies' regular rates for original installation and renewals. Lamps to become the property of the tenant.

6. No allowance to be made for current used when offices are being cleaned or inspected.

7. Where it is impracticable to install a meter, due to the expense of wiring difficulties, a flat charge for watt installation should be made for light and other electrical equipment. The committee advise that a charge of 1c. per watt per month be made where five hours per day is the average use, at 7c. per k. w. h.

8. One of the suggested methods of charge where individual meters cannot advantageously be installed is to meter a group of offices under one meter and prorate the charge.

9. We advise the universal adoption of the following clause for all future leases:

"The landlord agrees to supply electric current to the equipment of incandescent lamps installed in said demised premises and also the lamps and to renew said lamps from time to time when necessary. The tenant agrees to use such electric current during the term of this lease and in consideration therefor pay to the landlord an additional rent equal in amount to the cost of the lamps to the landlord and the value of the electric current used. The amount of current used to be determined by a meter to be provided by the landlord. The value of the current used shall be determined by the price then charged by public lighting companies in said city for a similar amount of current. The meter shall be read from time to time and the charge for the current found to have been used shall be added to and paid with the next month's rent. No charge shall be made in the equipment or type, size or number of lamps or other appliances connected therewith nor shall the current be used except for such equipment, nor other electrical services introduced or permitted in connection with the equipment without the landlord's consent in writing. The landlord reserves the privilege of stopping the service of the steam, elevator or electric light system at such times as may be necessary by reason of accident, repairs, alterations or improvement desirable or necessary to be made, until such time as said repairs, alterations or improvements shall have been completed or whenever the landlord exercising due diligence, is unable to comply with this preceding covenant by reason of invasion, insurrection, riot, strikes, war or commotion or military or usurped power, or by order of any civil authorities, or for any other

(Continued on page 9)

Report Common Labor Now Holding Up Building Revival

Lockwood Committee Gets Statements from Builders that Workmen Are Scarce and Exacting—Money Declared to Be in Good Supply

RESUMING its hearings on Monday and Tuesday at the City Hall, the Joint Legislative Committee, Charles C. Lockwood, chairman, called builders to testify as to the existing condition of the building market. It was brought out that a chief contributing cause of the delay in undertaking new projects was traceable to a shortage of common labor. Both Abram I. Elkus, chairman of the State Reconstruction Commission and Frank Mann, Tenement House Commissioner, were present at the hearing.

Albert Schwarzler, a Bronx builder, said that there did not seem to be much competition among dealers in building material. "I don't know how the prices are fixed, but I do know that concrete costs the same, no matter which of the twenty firms you buy from.

"The big drawback is the labor situation. The unions cannot control their men because of the shortage of labor. The men demand more than the union scale of wages and the unions can't help us."

Leo S. Bing, when asked if he had given thought to direct or indirect aid both by State and nation in the housing problem said: "I think a commission should be appointed by the United States to examine what they are doing in the housing situation in all the countries of Europe. I believe ours is perhaps the only country that hasn't a commission of that kind."

Harry A. Lanzner said he started a month ago to build five story "walk ups" in the Bronx, an already has had two little strikes. His unskilled laborers, largely Italians, he explained, are now getting anywhere from \$4.60 to \$5.20 a day. If "framers cannot complete his tier of beams, he said, he is unable to lay them off for an hour of two as formerly, but has to

pay them, or they would leave the job. Mr. Lanzner said the "framers" walked off the scaffold last week to enforce a demand for \$8 a day, which is more than the union scale.

George H. Herbener, of Gross & Herbener, discussed the uncertainty of the labor situation, said: "It is known to the people in the game that most agreements between employers and labor organizations will run out this fall, at least by December anyway. The men seek a forty hour week and an \$8 day. Now labor is one branch, and material, though it is very high at present, is another. The fact is, if there is any demand the law of supply and demand will operate and material will go higher."

Fourteen other builders gave testimony of similar import. It was stated that most of the banks and insurance companies are now willing to lend money on the basis of present cost figures, whereas as recently as last March, pre-war cost figures were used exclusively by the lending institutions in fixing the amounts of the loans.

The fact that Italian and other unskilled laborers are going back to the old country, taking their savings of a bountiful harvesting period with them, led one builder to suggest seriously the importation, under an agreement, of eight to twenty million Japanese and Chinese laborers to this country and put them at work on the farms and other places where common labor is needed. Then, after the emergency is over, he said, they could be sent back.

None of the builders who were called would admit a belief in the existence of any combination among building material manufacturers or dealers to exact high prices, but all admitted they found prices of brick, cement, lime, etc., to be pretty much alike, no matter from whom they bought.

Charging Tenants for Electrical Current and Lamps

(Continued from page 8)

reason beyond the power of the landlord to control."

The average cost of purchasing and installing new 10-ampere meters in New York today would run about as follows:

Thirty dollars for meter and installation when the building furnishes the meter loops. The cost of installing meter loops varies so under different conditions that it is impossible to strike an average of their cost.

In most instances rebuilt meters in good working condition will answer the same purposes and are sold with the same guarantee as new meters. They can be bought and installed in New York at about the following cost.

For a 10-ampere meter \$25.50, or \$18.50 where the owner furnishes the meter loops. Wiring changes for the installation of a meter and if performed by an outside electrical contractor, would cost about \$9.000 or \$10.00. If the building makes its own wiring changes and installs the loops, 50 per cent. of the installation cost can be saved.

In some cities there are electrical testing laboratories providing a meter reading inspection, testing and maintenance service. The readings can easily be taken by the building's own superintendent or engineer, but owing to the delicacy of the instrument and the necessity for often times renewing the jewel pivots, an inspection company's service is most desirable and convenient if such service can be procured. A meter seldom runs fast, usually the reverse due to frictional wear and at a loss to the owner unless accurate inspections and tests are made alternately every six months. The cost of such service in New York varies according to the total number of meters included. For a building containing twenty-five or more meters for example, inspections, tests and calibration would cost \$2.75 per meter per year. In case the service includes readings and monthly statements, the cost would be \$3.75 per meter per year. You can even be relieved of the

necessity of doing your own billing at an additional cost of 15c. per bill.

As to whether or not the business of selling electric current to tenants is profitable, let us consider the cost of furnishing current to one small unit of space of say about 300 square feet divided with a T partition. Experience tells us such a space can under good conditions be lighted with one 75-watt nitrogen lamp in each room or three lamps for the unit with a total of 225 watts. Multiply .675 by 310 working days and it shows a total yearly consumption of 209.250 kilowatt hours per year. Charge this to the tenant at, say, 7 cents per k. w. h., the prevailing retail rate in New York, and the income produced from these three lamps will be \$14.65 per year. Let us again assume that the current costs us 3½ cents per k. w. h., at wholesale or cost of generating, and we will have left a yearly profit of \$7.32 from lighting that one small unit of space. If the meter costs us \$25.00 to purchase and install, it would be paid for in three and one-half years, after that the income would be clear profit.

As for lamps I have not yet heard any logical reason for their not being charged for. We all know that many office employees, fortunate enough to have electricity in their homes, make their lamp renewals and enjoy brilliant illumination at our expense, so long as they can call up the superintendent and ask to have burned out lamps replaced without cost. When their employer pays the bills for renewals, lamps are watched like stamps in a cash box, provided the tenant O. K.'s an order for new lamps. On the other hand, if you charge for electric current and give free lamp service, lamps will be stolen for no other reason than to spite the landlord. Sell your lamps at public service companies' prices; sell them at 10 or 20 per cent. less than list, sell them at cost if you think best, but sell them.

Realty Sales and Conveyances For Past Six Months

Comparison With Corresponding Period of 1917 Shows Continued Improvement in Manhattan and Bronx Market

THE great improvement in the real estate selling market is graphically illustrated in the chart prepared by the Record and Guide indicating the number of reported and recorded sales during the six months of the present year as compared with the similar period last year. The figures show that the number of sales affecting Manhattan properties has quadrupled since the first of the year; during the first 26 weeks of 1919 there were 2,180 sales made in Manhattan as against 541 for the same period last year.

Substantial increases are noted in the district south of 59th street where business men have been steadily acquiring properties for their own occupancy. The chart shows that there were 686 transactions of this character closed during the last six months as compared with only 231 last year; sales north of 59th street aggregating 1,494 during the present year as against only 310 last year. This unusual increase, which indicates an advance of nearly 400 per cent., is largely traceable

to the speculative activity which has been centering upon Washington Heights apartment houses and upon the acquisition of east and west side private houses for occupancy or remodeling into small apartment units.

Unusual gains are also to be noted in the Bronx, where a total of 1,203 sales were made during the 26 weeks of 1919 as compared with only 216 for the corresponding period in 1918 indicating an advance of about 500 per cent.

This situation is explained by the great increase in the demand for apartment houses in various parts of the borough where there has been a marked shortage of housing accommodations. The great bulk of interest in this borough has been manifested by professional operators.

Recorded deeds for the six months of 1919 indicate that 461 conveyances were placed on record in Manhattan as against 2,328 during 1918. In the Bronx the figures for the respective periods were 3,684 and 1,572.

COMPARATIVE SALES TABLE.

| 1918 | | | | 1919 | | | | | | | |
|----------------|------------------|----------------|----------------|------------------------|--------------------|------------------|------------------|----------------|----------------|------------------------|--------------------|
| Week Ending | Manhattan Total. | Below 59th St. | Above 59th St. | Manhattan Conveyances. | Bronx Conveyances. | Week Ending | Manhattan Total. | Below 59th St. | Above 59th St. | Manhattan Conveyances. | Bronx Conveyances. |
| Jan. 5..... | 23 | 7 | 16 | 7 | 123 | 63Jan. 4.... | 39 | 18 | 21 | 16 | 56 |
| Jan. 12..... | 18 | 5 | 13 | 7 | 109 | 103Jan. 11.... | 41 | 16 | 25 | 22 | 96 |
| Jan. 19..... | 30 | 15 | 15 | 7 | 134 | 90Jan. 18.... | 35 | 14 | 21 | 18 | 79 |
| Jan. 26..... | 15 | 7 | 8 | 5 | 97 | 85Jan. 25.... | 49 | 14 | 35 | 22 | 73 |
| Total ... | 86 | 34 | 52 | 26 | 463 | Total ... | 164 | 62 | 102 | 78 | 304 |
| Feb. 2.... | 25 | 12 | 13 | 5 | 104 | 75Feb. 1.... | 60 | 14 | 46 | 33 | 109 |
| Feb. 9.... | 21 | 7 | 14 | 10 | 130 | 91Feb. 8.... | 63 | 20 | 43 | 31 | 115 |
| Feb. 16.... | 22 | 7 | 15 | 5 | 91 | 63Feb. 15.... | 66 | 27 | 39 | 26 | 83 |
| Feb. 23.... | 21 | 6 | 15 | 8 | 93 | 77Feb. 22.... | 75 | 24 | 51 | 39 | 85 |
| Total ... | 89 | 32 | 57 | 28 | 418 | Total ... | 264 | 85 | 179 | 129 | 392 |
| Mar. 2. . | 32 | 18 | 14 | 17 | 138 | 86Mar. 1.... | 93 | 26 | 67 | 58 | 76 |
| Mar. 9.... | 32 | 12 | 20 | 10 | 160 | 116Mar. 8 | 86 | 30 | 56 | 86 | 167 |
| Mar. 16.. | 35 | 17 | 18 | 12 | 95 | 68Mar. 15.... | 100 | 31 | 69 | 91 | 115 |
| Mar. 23.... | 30 | 13 | 17 | 14 | 104 | 92Mar. 22.... | 103 | 29 | 74 | 61 | 147 |
| Mar. 30.... | 27 | 12 | 15 | 11 | 136 | 90Mar. 29.... | 102 | 28 | 74 | 81 | 125 |
| Total ... | 156 | 72 | 84 | 64 | 633 | Total ... | 484 | 144 | 340 | 377 | 630 |
| April 6... 30 | 14 | 16 | 13 | 156 | 101April 5... 86 | 22 | 64 | 44 | 205 | 206 | |
| April 13... 26 | 9 | 17 | 18 | 110 | 82April 12... 130 | 51 | 79 | 48 | 199 | 168 | |
| April 20... 26 | 13 | 13 | 13 | 151 | 83April 19... 98 | 32 | 66 | 66 | 180 | 174 | |
| April 27... 39 | 14 | 25 | 7 | 147 | 85April 26... 109 | 26 | 83 | 30 | 139 | 134 | |
| Total ... | 121 | 50 | 71 | 51 | 564 | Total ... | 423 | 131 | 292 | 188 | 682 |
| May 4.... 41 | 18 | 23 | 15 | 159 | 107May 3.... 107 | 33 | 74 | 43 | 170 | 141 | |
| May 11.... 33 | 11 | 22 | 18 | 141 | 93May 10.... 85 | 23 | 62 | 34 | 273 | 202 | |
| May 18.... 29 | 10 | 19 | 22 | 122 | 82May 17.... 114 | 42 | 72 | 30 | 183 | 212 | |
| May 25.... 31 | 13 | 18 | 22 | 120 | 107May 24.... 90 | 22 | 68 | 47 | 196 | 200 | |
| Total ... | 134 | 52 | 82 | 77 | 542 | 389 | May 31.... 79 | 24 | 55 | 48 | 115 |
| June 1.... 22 | 10 | 12 | 14 | 122 | 83 Total ... 475 | 144 | 331 | 202 | 974 | 870 | |
| June 8.... 36 | 13 | 23 | 16 | 139 | 94June 7.... 93 | 37 | 56 | 49 | 264 | 253 | |
| June 15.... 20 | 5 | 15 | 8 | 97 | 89June 14.... 96 | 33 | 63 | 81 | 231 | 188 | |
| June 22.... 29 | 15 | 14 | 16 | 127 | 88June 21.... 98 | 23 | 75 | 49 | 240 | 191 | |
| June 29.... 23 | 14 | 9 | 14 | 104 | 76June 28.... 83 | 27 | 56 | 50 | 153 | 164 | |
| Total ... | 130 | 57 | 73 | 68 | 589 | Total ... | 370 | 120 | 250 | 229 | 806 |
| G'd Total.. | 541 | 231 | 310 | 260 | 2,328 | 1,572G'd Total.. | 2,180 | 686 | 1,494 | 1,203 | 3,684 |

Output of Hydraulic Cement in 1918

COMPLETE statistics of the output of hydraulic cement in 1918, compiled under the direction of Ernest F. Burdard, of the United States Geological Survey, Department of the Interior, indicate a marked decrease from the output in 1917 and show that the production of Portland and other cements in 1918 was the lowest since 1909. The final statistics of shipments, production, and stocks are about 1 per cent lower than those given in the Survey's preliminary estimate published in January.

The shipments of Portland cement in 1918 amounted to 70,915,508 barrels, valued at \$113,153,513, compared with 90,703,-

474 barrels, valued at \$122,775,088, in 1917, a decrease in quantity of 21.8 per cent. and in value of 7.8 per cent. The production in 1918 was 71,081,663 barrels, compared with 92,814,202 barrels in 1917, a decrease of 23.4 per cent. The stocks at the mills increased from 10,353,838 barrels in 1917 to 10,453,950 barrels in 1918, or 1 per cent.

The decrease in shipments and in production was general; it covered every State and commercial district and ranged from 8 to 40 per cent. According to the producers' reports about 54 per cent. of the capacity of the cement-manufacturing plants of the country was utilized during 1918.

Real Estate Review for the Current Week

Mid-Town and Down-Town Sections Are Chief Centers of Buying Movement— More Sites Taken for Building Projects

CONSIDERABLE new strength developed in the real estate market this week with attention centering chiefly on properties in the mid-town and down-town districts. The closing of deals forecasting important structural projects provided additional impetus to the recently inaugurated movement on the part of large construction interests to go ahead with new enterprises regardless of existing labor and material prices. Probably the largest deal of this character involved the famous old Bartholomew Church property, at Madison avenue and 44th street, which was bought by the Fifth Avenue Church of Christ Scientist. The site will be utilized for the erection of a 23-story building to house the various activities of the buying organization. The announcement that actual work would begin shortly on this project will bring into the building field one of the largest projects of the year.

No less interesting was the sale of a Fifth Avenue building plot just south of 32d street which will also be improved with a 16-story loft building. The announcement that a 14-story apartment house would replace old flats at Broadway and 85th street, that a new apartment building would be erected on West 71st street and that a number of Bronx and Manhattan corners would be shortly improved with residential structures, further emphasized the presence of building interests in the buying market.

It was in the down-town districts, however, where considerable strength developed so far as the buying demand was concerned. Robert E. Simon made an important purchase in the Pennsylvania station zone when he took over eight store, loft and apartment buildings on west 33d street, between 6th and 7th avenues in a neighborhood which has been one of the most active trading centres on Manhattan Island during the last few months. The operation of the 7th avenue subway, the opening of the Pennsylvania Hotel and the recent tendency on the part of Trinity Church to dispose of a number of its holdings for improvement at the lower end of the avenue have all tended to stimulate considerable interest in this section of the city. Mr. Simon, in commenting on the activity and the influences which attracted him to buy, declared that there was no section in New York City which had better transportation facilities. In his own words, the four features that particularly attracted him were:

"1st. No section in New York has the transportation facilities which this block possesses with the new subways at each end of the block, the Hudson Tube, the Long Island Railroad, the Pennsylvania Terminal, etc., and Seventh avenue as a direct artery to Times Square. 2d. The Pennsylvania Hotel, the biggest in the world, has arranged for all its street stores on 33d street and has omitted them from 32d street. 3d. The elevators of this hotel, with its floating population of from ten to twenty thousand daily, are on 33d street, and 4th, all stores for this busy thoroughfare generally speaking, must be provided on the north side of 33d street between Sixth and Seventh avenues."

In the Beaver street section, tenants continued to acquire buildings for their own occupancy, the latest ones being two prominent shipping firms who have found it necessary to acquire their own buildings in order to assure themselves

of permanent quarters in the established trade centers. The Munson Steamship Company bought the 15-story building at 82-92 Beaver street and the Kerr Steamship Company took over six buildings at 38-46 Beaver street and 8 South William street, on which they will erect 12-story office building for their own occupancy. In the immediate neighborhood, the sale of 62 Broad street is indicative of what is taking place in the neighborhood. All the properties on the east side of Broad street from Wall to Beaver streets that have been in the market for several years have recently been sold and are now permanently out of the market. On the west side of Broad street, from Wall to Beaver streets, there are no other properties offered for sale at the present time. In the same block, three doors north, the Western Union Telegraph Company is erecting a new building for its exclusive occupancy on land leased from heirs of the Johnstone estate.

Other transactions in the down-town section which emphasize the existing shortage of space and the continued demand for fee holdings were the purchases of 42-44 New street, a 7-story office building, by the brokerage firm of Hughes & Dier, for their own use; the sale of the Horace S. Ely & Co. building at 21 Liberty street to the Federal Reserve Bank as an addition to the site for its proposed block improvement; and the purchase by Dwight & Hillis of additional property at 81 John street. A prominent exporting firm acquired a Trinity place structure for its own use.

Besides these and other large deals involving considerable outlays of cash there continued to be a strong demand for moderate priced holdings of various descriptions with both the professional and permanent investment prominently identified with the business. This excellent showing assumes additional significance in view of the fact that it was a short holiday week.

The leasing branch of the market also showed registered improvement, several valuable corner locations in various parts of the city being taken over at large rentals. In spite of the arrival of July 1 and the threatened closing up of all liquor selling establishments, little apprehension has been felt in the better neighborhoods with regard to the future of saloon properties, although there is an opinion that should prohibition be rigidly enforced some difficulty might be experienced in disposing of space in the poorer neighborhoods. The better sections, however, have little to fear as is evidenced by the lease of a former saloon property at the northwest corner of Broadway and 48th street to the National Shirt Shops, at a rental which shows a considerable increase over that obtained during the days of saloon occupancy. The expanding retail business in the Fifth avenue section was indicated in a two million dollar lease by a prominent firm of hatters of the property at 618 Fifth avenue which will be used to meet increased needs of the buying corporation. The lease of a large plot on West 57th street between 8th and 9th avenues for an eighty-four year term will bring to that neighborhood another modern business building to be used by firms identified with the automobile trade and is expected to take care of the demand for large floor space in that general vicinity.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 98 as against 83 last week and 22 a year ago.

The number of sales south of 59th street was 39 as compared with 27 last week and 8 a year ago.

The number of sales north of 59th street was 59 as compared with 56 last week and 14 a year ago.

From the Bronx 36 sales at private contract

were reported as against 50 last week and 6 a year ago.

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

Old St. Bartholomew's Sold.

For a reported consideration of \$1,500,000 the old St. Bartholomew's Church property at the southwest corner of Madison avenue and 45th street has been sold to the Fifth Church of Christ Scientist. On the site, which measures 100x145 feet, the buyers will erect a 23-story building, which will be used for church pur-

poses, and will house the various activities of the Christian Scientist organization. Jesse C. Bennett & Co. negotiated the deal.

The old church property was purchased by the trustees for St. Bartholomew's in 1870, from the N. Y. & Harlem Railroad for \$150,000, and the present church edifice erected from plans of James Renwick, the total cost being \$379,684.

Since the completion of the new St. Bartholomew's, in Park avenue at 51st street, on part of the one-time Schaefer Brewing Company plottage, the old Madison avenue edifice has been the quarters of the Pershing Club for officers.

MONEY TO LOAN

on

New York City
Real Estate

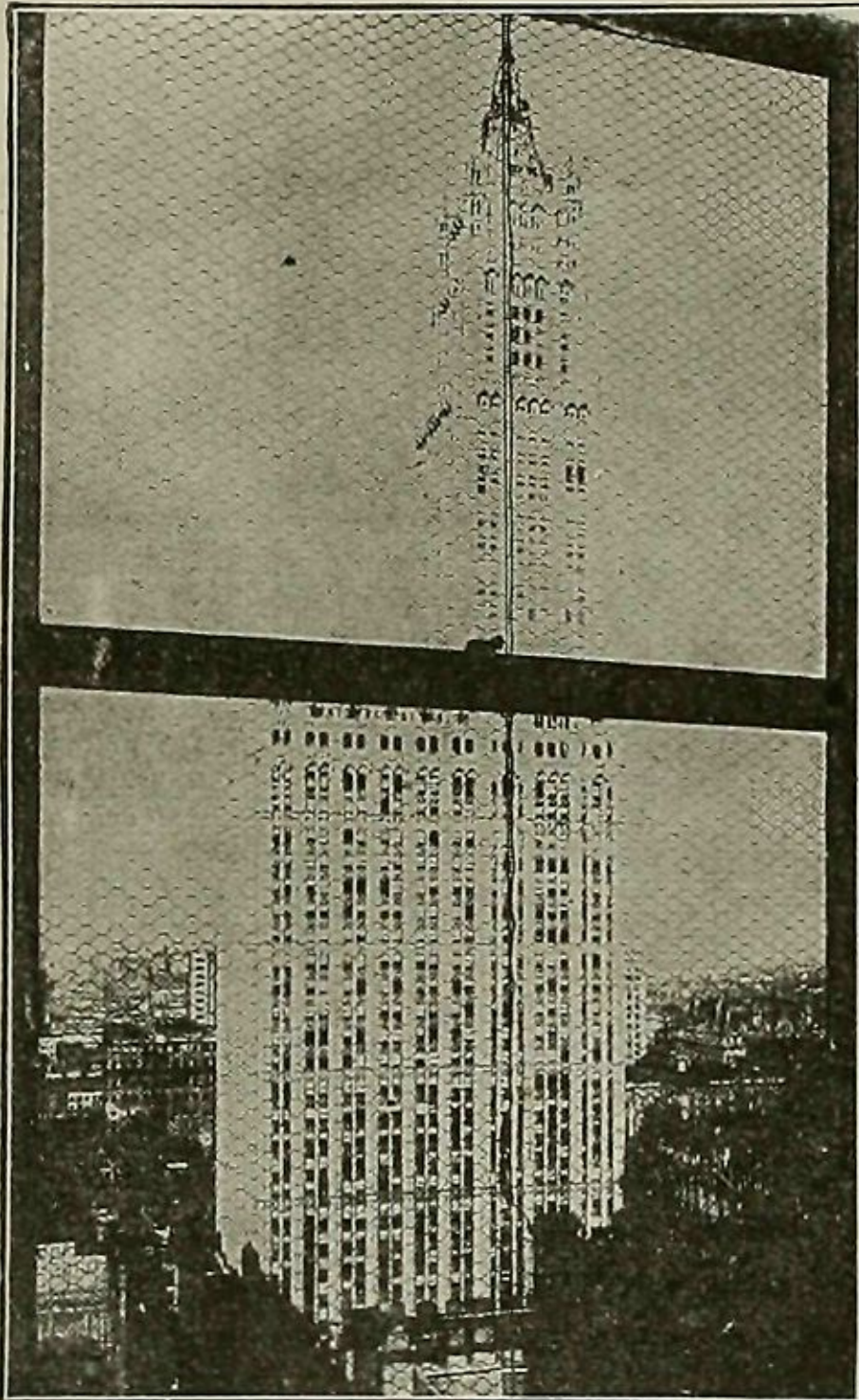
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

Capital, Surplus and Pr. \$9,000,000

59 Liberty Street, New York

184 Montague Street, Brooklyn



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

MISSISSIPPI
WIRE GLASS CO.

Room 1712
220 Fifth Ave., New York City

Big Penn. Zone Deal.

The Ayorigg and Hegeman estates and sixteen heirs sold to Robert E. Simon, through the Charles E. Noyes Company and Horace S. Ely & Co., the eight buildings at 115 to 131 West 33d street, 200x100. There has been considerable activity in West 33d street during the last few months. In addition to the buildings just purchased sales or leases have been reported involving 141 to 151 West 33d street; 135 West 33d street; two buildings at the northeast corner of Seventh avenue and 33d street; 159 West 33d street; half a dozen properties in Seventh avenue and a dozen other buildings in 33d street, just west of Seventh avenue, and in 34th street, in the vicinity of the Pennsylvania Station. The northeast corner of Seventh avenue and 33d street, containing 4,000 square feet, has just been leased for a long term of years at 5 per cent net on a valuation of \$800,000, or at the rate of \$200 per square foot.

The property just sold adjoins the twelve-story Herald Square Hotel on 34th street and easterly it overlooks the three-story fire house. While no price was given, it is stated that \$720,000, all cash, was refused for the property twelve years ago, or \$90,000 per lot. Mr. Simon stated that an arrangement had been completed whereby all Gimbel Brothers' trucking and that for the hotel will be through a private thoroughfare already arranged for, and when this is in use 33d street values must advance.

Tall Fifth Avenue Building.

Edward Margolies bought from Lewis Cass Ledyard, Jr., and the United States Trust Co., as trustees of the Livingston estate, 309 and 311 Fifth avenue, two 5-story buildings, 56x150, at a site for a 16-story loft, for which designs are being prepared by Herbert A. Krapp. The property is assessed at \$450,000 and close to that amount is said to have been paid. It is in the east side of Fifth avenue, just south of 32d street, the dividing line of the non-manufacturing zone, but Mr. Margolies intends to lease the space to non-manufacturing tenants. The plot was assembled by the late Johnstone Livingston in 1899 and it is stated that at the time of the sale of the Knoedler property at the northeast corner of 5th avenue and 34th street to B. Altman & Co. Mr. Livingston refused \$1,000,000 for the property. Jay A. Lee and Pease & Elliman negotiated the deal, which was negotiated on an all-cash basis.

62 Broad Street Sold.

Charles F. Noyes Company sold for the U. S. Trust Company as trustees of the Stevens estate, 62 Broad street to Frederick Brown. This property is immediately north of the Morris Building, at the northwest corner of Broad and Beaver streets, and is directly opposite the property recently purchased by the Seaboard National Bank, northeast corner of Broad and Beaver streets and 49-51 Beaver street, sold last week by the Noyes Company to Post & Flagg, who are to start immediately the erection of a new building for their exclusive occupancy. The plot comprises an area of 3,650 square feet. It is improved with a 4-story building. Mr. Brown's purchase was a cash transaction, no exchange entering into the deal. It is quite likely that it will be resold to an important stock exchange house and that Mr. Brown may take a property in part payment. The purchase involved about \$250,000.

New Street Purchase for Occupancy.

The Mutual Real Estate Company, Daniel W. Herrman, president, had sold the seven-story offices building at 42-44 New street, valued at about \$200,000, to the firm of Hughes & Dier, members of the Philadelphia Stock Exchange and Chicago Board of Trade. The purchasers occupy their own building in Philadelphia, but have, for the past three years, been tenants in New York.

The property has a frontage of 49.9 feet in New Street, adjoining the home of the Wall Street Journal, about 200 feet south of Exchange place. William A. White & Sons negotiated the transaction.

Two Steamship Firm Deals.

The Munson Steamship Line, tenants, bought from the estate of Charles Frederick Hoffman through Wm. A. White & Sons the Beaver Building, a 15-story office building, 122.3x136.9x20.6x88.11, at 82 and 84 Beaver street and 129 to 135 Pearl street, held at \$1,500,000. The buyer has occupied large space in the structure since its erection in 1903. Other tenants comprise marine insurance and shipping interests. The purchase was made to assure adequate space to accommodate business expansion.

In addition to the Beaver Building, the Munson interests also purchased the adjoining 4-story building at 80 Beaver street, running through to 127 Pearl street. This property was sold by the estate of James L. White, which has held title since 1835. These purchases leave only the 6-story Amsinck Building on the Hanover street frontage outside the possession of the Munson Line to complete the block. Opposite corner properties were recently bought by Brown Brothers & Co. and the Canadian Bank of Commerce.

The Kerr Steamship Company bought from the United States Realty and Improvement Company, Paul Starrett, president, and the City

FREDERICK BROWN

Real Estate
Operator

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Investing Company, Robert E. Dowling, president, through the Broad and Beaver Street Company, 38 to 46 Beaver street and 8 South William street, adjoining the Consolidated Stock Exchange, six four-story buildings, fronting about 100 feet in Beaver street and 25 feet in South William street, with an irregular depth. The buyer intends to have the George A. Fuller Construction Company erect a 12-story office building from designs by Warren & Wetmore, architects, to be ready for occupancy in May, 1920. Douglas Grant Scott was the broker.

Dwight & Hillis Buy Again.

Dwight & Hillis have increased the size of the plot recently purchased by them on William and John streets by the purchase of 81 John street, a four-story building having a frontage of 27 feet and a depth of 100.5, which gives the buyer a plot of 10,000 square feet, running from William to John street. The property is adjacent to the site recently acquired by the Merchants Assurance Corporation.

More Land for Federal Reserve.

The Federal Reserve Bank has added another important parcel to the site for its proposed improvement with the acquisition of title to the four-story building occupied by Horace S. Ely & Co. at 21 Liberty street, through to 60 Maiden lane, for a stated consideration of \$200,000. This property, 21.9x88.4, irregular, gives the bank control of the entire block bounded by Maiden lane, Nassau, William and Liberty streets, with the exception of the eight-story Montauk Building fronting on William street.

Paterno Buys Apartment Site.

Anthony A. Paterno, president of the 225 West Seventy-first Street Corporation, has purchased through Earle & Calhoun, a plot, 66.8x102.2, on the north side of 71st street, between Broadway and West End avenue, comprising 221, 223, 225 and 227 West 71st street. Four 3-story dwellings occupy the site, which is located between Christ Church at the Broadway corner and the Lucania apartments at 231 West 71st street. Mr. Paterno will erect a 9-story elevator apartment house, with four apartments on a floor, consisting of three, four and five rooms, with one and two baths. It is expected that construction will be started in a short time. The building is to be completed in time for spring renting.

Importers Buy 72 Trinity Place.

Frazar & Co., exporters and importers, have purchased the 6-story Trinity Court Building at 72 to 76 Trinity place, between Rector and Thames street and just back of Trinity Church. The purchase was made from the Alliance Realty Co. Frazar & Co., who are now located at 30 Church street, will occupy space in the building as fast as it becomes available and will use the structure, which has a frontage of 104 feet and an irregular depth, as the home office. Ultimately, it is understood, the firm will erect a more modern building on the site. Brooks & Momard were the brokers.

\$1,200,000 Broadway Deal.

Henry Claman, president of the Forty-eighth Street Co., purchased from the Japanese Fan Co. the four 5-story flats, 102x100, at 2333 to 2339 Broadway, southwest corner of 85th street, and upon expiration of existing leases intends to improve the plot with a 14-story apartment from designs now being prepared by Gronenberg & Leuchtag, architects. The entire operation involves more than \$1,200,000. The Herman Arns Co. was the broker.

Resell Hague Dwellings.

Harris and Maurice Mandelbaum resold the Hague Dwellings, a 7-story apartment house at 547 Riverside drive, 220 feet south of 127th street, 100x100, to Samuel Wacht, through William S. Baker. The same broker resold the property for Mr. Wacht to an investor and it is reported that a third resale is pending. About a month ago the Messrs. Mandelbaum acquired the property from the Sussex Holding Co., Geo. V. Allison, attorney. The house has a rent roll of about \$22,000 a year.

"Adlon" in \$2,000,000 Trade.

Bing & Bing have purchased from Robert E. Simon the Adlons, two 13-story apartment houses at southwest corner of 7th avenue and 54th street, the corner building on plot 100x100 and the inside building on 7th avenue on plot 50x100. The property shows an annual rental of approximately \$215,000, and was held by Mr. Simon at \$1,500,000.

Mr. Simon acquired these buildings a short time ago from the builders, the Adlon Construction Co., J. C. Graef, president, and now resells at a substantial profit. This section of 7th avenue on which these houses are located has attracted considerable attention since the purchase of the blocks 55, 56, 7th avenue to Broadway, as a site for the New Commodore Hotel, and the new station of the 7th avenue subway is within one block of this property. In addition to cash, Bing & Bing gave in payment the Belvedere, at the southwest corner of Edgecombe avenue and 150th street, a 6-story elevator apartment on plot 100x100, showing a rental of \$30,000. The property was held at

\$325,000. They also gave in exchange the southeast corner of Lexington and 51st street, a sub-way corner adjoining the Lexington Opera House, a one story taxpayer on lot 50x100 and held at \$125,000. Leitner, Brener & Starr, and N. Wilson, were the brokers.

The Belvedere was later resold, through the same brokers, to Frederick Brown.

Buyer for Brevoort Home.

The original Brevoort mansion at 24 5th avenue, northeast corner of 9th street, now the home of Charlie de Rham, has been sold to George F. Baker, Jr., vice-president of the First National Bank. The property measures 92.4x126 feet. The house was built by the late Henry Brevoort, who was Mrs. Baker's great-grandfather, in 1834, and it will now revert to his direct descendants in the fifth generation. Mr. de Rham acquired the property from Mr. Brevoort in 1850, and it has been continuously occupied by his family since that time. Newton Rae, of Worthington Whitehouse, Inc., was the broker.

Rumored Drive Deal.

The two 12-story apartment houses on Riverside Drive, occupying the block front between 141st and 142d streets, have been sold in a cash transaction, according to report. The structures occupy a combined frontage of 204 feet on Riverside Drive, 189 feet on 141st street and 143.9 feet on 142d street, with a westerly line measuring 199.10 feet. The Metropolitan Life

Insurance Company hold a mortgage for \$1,250,000 on the property, which, it is said, runs for ten years. The houses were built about five years ago by Newmark & Davis.

Deal Closed by Cable.

Greenfeld & Saffir sold for Louis Marshall to the Silbo Realty Corporation the two 5-story apartment houses on plot 67x100 at 14-16 West 117th street. The property was held at \$75,000 and was acquired by Mr. Marshall about a year ago. One of the interesting features of this deal is the fact that all negotiations took place by cable due to Mr. Marshall's presence at the Peace Conference in Paris, as the president of the combined Jewish Committees of the World.

Manhattan.

South of 59th Street.

DUANE ST.—Wm. A. White & Sons have sold for Elkan Naumburg to a client the property, 25x60, at the southeast corner of Duane and Greenwich sts, in the butter and egg district. This is the first sale of the property in thirty-five years. The premises have been occupied by the same tenants for twenty-seven years.

GREENWICH ST.—Wm. A. White & Sons sold for Charles A. Ruffer to a client the northwest corner of Greenwich and Duane sts, 20x50 ft. This is diagonally opposite the corner sold by the same brokers a few days ago and is the third Greenwich st corner in that vicinity recently sold.



75,000 Apartments for YOUR Tenants

THE Department of Labor estimates that 75,000 apartments will have to be built before New York's housing conditions return to normal. Today even the most out of date and unimproved dwellings are occupied—occupied by people who can find nowhere else to live.

But Manhattan's shifting population is soon to undergo its greatest upheaval—the era of moving days ushered in by the erection of these 75,000 apartments. The first to move will be the tenants of old, unimproved buildings.

To insure themselves against a return to the old days when unimproved dwelling places went begging for tenants, farsighted landlords are now making their properties more desirable as living places.

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A postal-card or telephone request (Stuyvesant 4980) will bring our representative to you. He will tell you how inexpensively and easily your property can be electrified. And if the investment involves a greater immediate expenditure than is convenient, we may be able to arrange terms.

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LAIGHT ST.—The Markham Realty Corp., Clarence Eckhardt, pres., sold to Doerne Leerburger 52 Laight st, a 1-sty building, 25x70.

LISPENARD ST.—Folsom Brothers, Inc., sold for the estate of Alfred E. Conkling the two 3-sty buildings, 7 and 9 Lispenard street, on plot 40x75, to Jacob Weiss.

NEW CHAMBERS ST.—Clifford Aaron has sold for the Jacob New Realty Co. to Economou & Ritsos, wholesale grocers, the 5-sty and basement building, on a plot 86x54.6 x irregular, at 21 to 27 New Chambers st. The buyers will occupy the greater part of the building.

VARICK ST.—Trinity Church Corporation has sold to the Union News Co. the property at 125 to 129 Varick st and 21 to 25 Dominick st, the northwest corner of these thoroughfares, six old brick and frame buildings, occupying a plot fronting 75 ft. on Varick st and 98.2 ft. on Dominick st. A warehouse will be erected on the site.

VESEY ST.—Trinity Church Corporation sold to the Metropolitan Hardware Co. 36 Vesey st, a 5-sty business building, 24.9x100, adjoining the building owned and occupied by the buying company at the northwest corner of Church and Vesey streets. With this purchase the Metropolitan Hardware Co. has a site frontage 74.11 ft on Vesey street and 101 ft on Church st. The property just acquired will eventually be used in connection with the corner building.

WATER ST.—Percival R. Lowe, leaf tobacco broker, at 155 Water st, has purchased for his permanent business home from Joseph F. Cullman, through the Charles F. Noyes Company, 152 Water st and 130-134 Maiden lane, a 6-sty building with frontages of 62 ft on Maiden lane and 21 ft on Water st. When possession is obtained extensive improvements will be made, and Mr. Lowe will occupy a portion of the property.

WASHINGTON PL.—Lieutenant John Philip Sousa, U. S. N. bandmaster, has joined the colony in the Greenwich Village section. Lieutenant Sousa, who is soon to reassemble his band for concert work, is to live on Washington pl about half a block west of Washington sq. He signed a contract for the purchase of the 3-sty house at 80 Washington pl, and his plans are to alter it into a fine home with a passenger

elevator in it. Pepe & Bro. negotiated the deal. Mrs. Ellen Welden, of West Hoboken, is the seller.

WILLIAM ST.—William H. Whiting & Co. sold for Boernie Leerburger to a client the 5-sty building on the southwest corner of William and Ann sts, known as 155 William st. The building covers a plot 21x65—a Reformed Protestant Dutch Church leasehold. The property is assessed at \$60,000.

3D ST.—O. D. & H. V. Dike sold for Mrs. Zoe D. Underhill a 6-sty tenement house with stores at 305 East 3d st.

10TH ST.—The Burden Realty Co., Kenneth C. Newman, pres., bought through Douglas Robinson, Charles S. Brown Co., from Samuel Woolverton, president of the Hanover National Bank, the 4-sty loft building at 32 East 10th st, on plot 27x100.

16TH ST.—Max N. Natanson has sold to Bing & Bing, 43 to 47 West 16th street, a 12-sty mercantile building, on plot 65x92, erected about four and a half years ago. The property brings in an annual rental of \$40,000 and was held at \$375,000. It was sold for all cash above the first mortgage. H. Rhineheimer was the broker.

19TH ST.—The 12-sty loft building, on lot 25x100, at 106 East 19th st, between 4th av and Irving pl, was purchased by the Benenson Realty Co. from a client of Goldstein & Rosenthal. In exchange the buyers give free and clear lots on White Plains av, Clason Point section, Bronx. The transaction involved about \$190,000.

19TH ST.—Worthington Whitehouse, Inc., sold for the City Real Estate Co. the dwelling at 139 East 19th st to the Wilton Holding Co.

22D ST.—Douglas Robinson, Charles S. Brown Co. sold to the Burden Realty Co., Kenneth C. Newman, pres., for the Seamen's Bank for Savings, the 6-sty loft building, size 32x100, at 32 West 22d st.

22D ST.—Spear & Co. resold for the Burden Realty Co., Kenneth C. Newman, pres., 32 West 22d st, a 6-sty loft building, 32x100, to a merchant for investment. The property was acquired by the seller last week from the Seaman's Savings Bank through the Douglas Robinson, Charles S. Brown Co.

38TH ST.—Gaines, Van Nostrand & Morrison, Inc., sold 132 East 38th st, a 4-sty building, 20x24.9.

48TH ST.—J. B. English sold for Francis J. O'Connor to L. L. Hill the 3-sty dwelling at 219 West 48th st, on lot 20x100.

54TH ST.—John B. Kirkman sold his residence, a 5-sty American basement house, 13x65x100, in the so-called Rockefeller block, at 63 West 54th st, to a client of Pease & Elliman, who bought for his occupancy. The property was valued at \$45,000 and is said to have brought close to that figure.

LEXINGTON AV.—Gaines, Van Nostrand & Morrison, Inc., sold 138 Lexington av, a 4-sty dwelling, 16.4x81, adjoining the southwest corner of 29th st, held at \$25,000.

5TH AV.—Frederick Brown purchased from Dr. Reginald Sayre, 136 5th av, a 5-sty business building, on plot 25x160, between 18th and 19th sts. The sale includes a 17-ft right of way at the rear of the property, and its rights were sold through Albert B. Ashforth, Inc.

6TH AV.—Spear & Co. sold for the estate of Isaac Stern the 3-sty building at the northwest corner of 6th av and 16th st to William Breit, the tenant in the store.

North of 59th Street.

ACADEMY ST.—Thomas J. O'Reilly sold for the A. R. T. Holding Co. a 5-sty apartment house, 50x150, at 645 Academy st, adjacent to Broadway, housing twenty families, renting for \$9,500 and was held at \$62,000.

61ST ST.—Worthington Whitehouse (inc), sold for Mrs. Annie F. Milleman the 3-sty dwelling 249 East 61st st to a client who will remodel for his own occupancy.

71ST ST.—Electus T. Backus, of the Guardian Holding Co., has sold for Caroline K. Clegg 351 West 71st st, a 4-sty dwelling, which was given in part payment for the dwelling at 374 Manhattan av, recently reported sold to Sarah T. McCoun.

72D ST.—The estate of Marie Staats sold 219 East 72d st, a 3-sty dwelling, on lot 15x76.8.

73D ST.—Pease & Elliman sold for Stanley S. Isaacs 110 East 73d st, a 5-sty American basement dwelling on lot 18x102.2, between Lexing-

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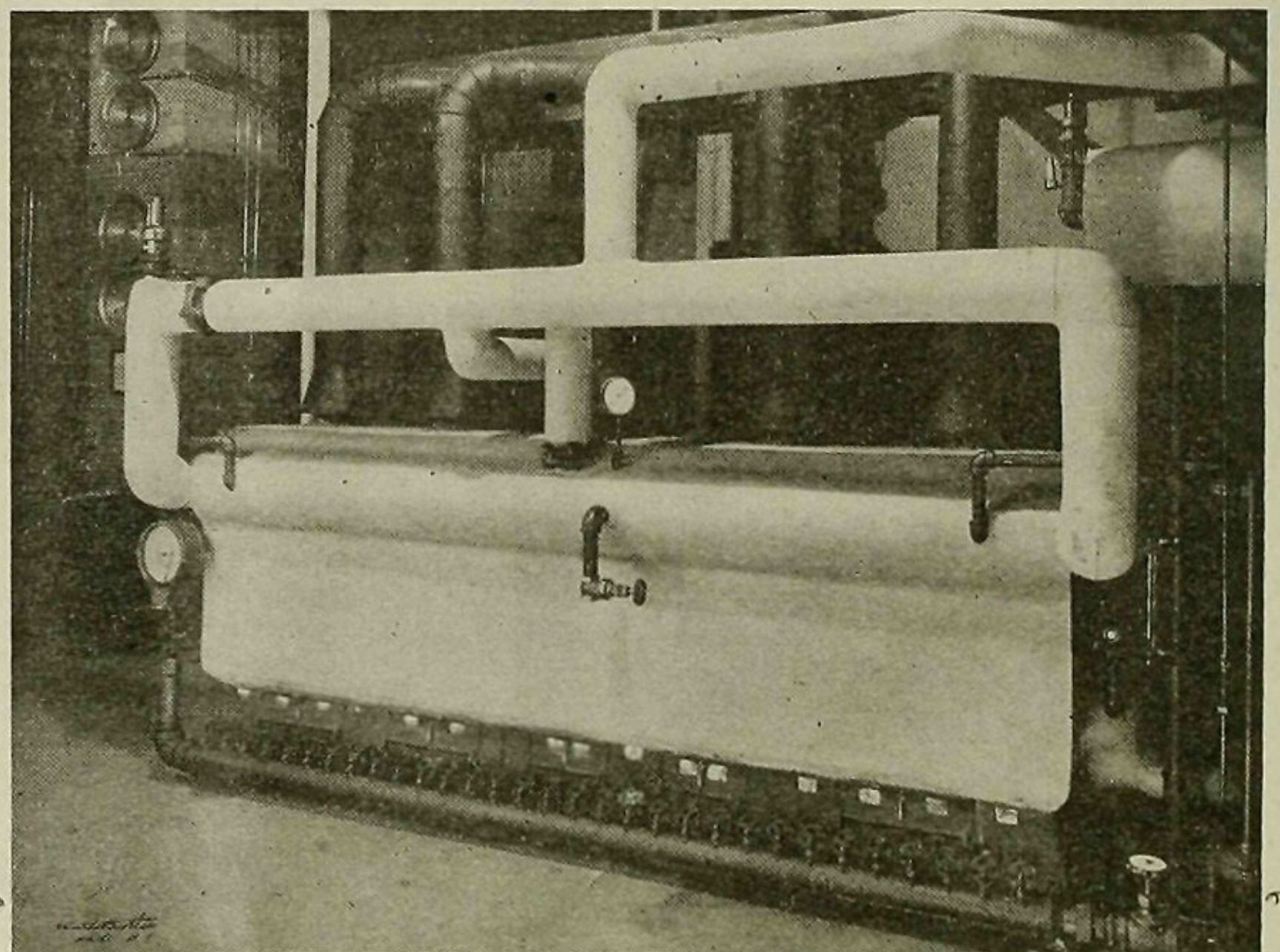
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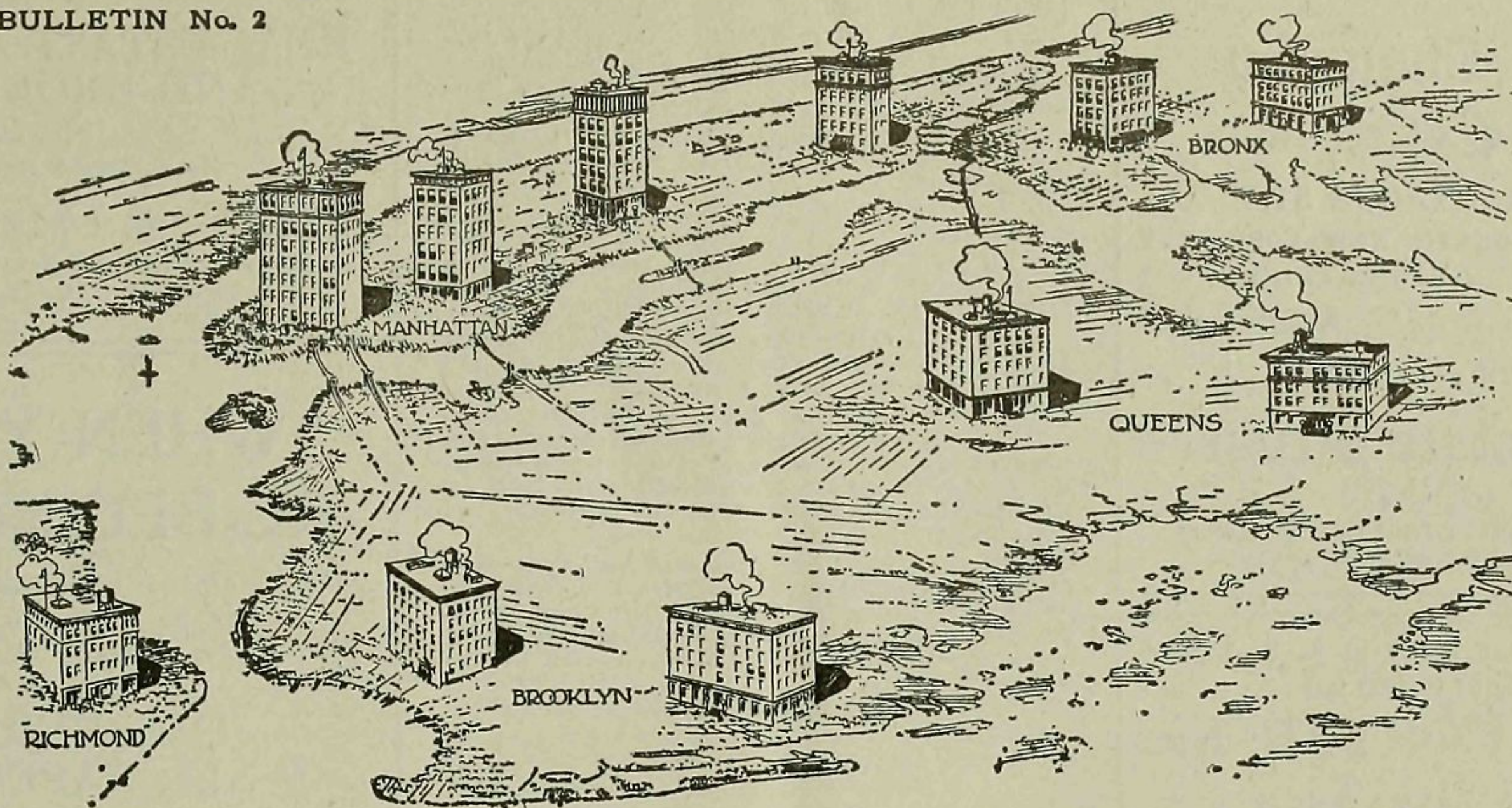
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ton and Park avs, to a buyer who will occupy.
The property was held at \$55,000.

73D ST.—Douglas Gibbons & Co. sold for the estate of Agnes Connolly, represented by Morgan J. O'Brien, Jr., the 4-sty dwelling at 130 East 73d st, 15x102.2, held at \$40,000. The purchaser is Dr. Burton J. Lee, who owns and occupies 128, adjoining.

74TH ST.—William B. May & Co. sold for Jennie Scholle 46 East 74th st, a 5-sty American basement dwelling, on lot 20x102.2 between Park and Madison avs, held at \$100,000.

74TH ST.—The Douglas Robinson, Charles S. Brown Company has sold for James F. Curtis, attorney, 162 East 74th st, a 5-sty American basement residence, 18.9x102.2, to a buyer for occupancy.

74TH ST.—Slawson & Hobbs sold for Walter J. Goldsmith the 4-sty dwelling at 134 West 74th st, on lot 20x102.2, held at \$40,000.

76TH ST.—Clifford Aaron sold for Emanuel Amador the 4-sty dwelling, 20x102.2, at 171 West 76th st, to a newly formed realty company, which will alter into small apartments.

79TH ST.—Ernest N. Adler purchased from Herman Asher as attorney for Michael Goldsmith the vacant plot at 515-29 East 79th st, size 135x102.2. The erection of a factory is contemplated.

80TH ST.—The 6-sty American basement residence at 2 East 18th st, erected a few years ago by the late Frank W. Woolworth for his daughter, Mrs. Frank N. Hutton, has been sold to a client of William B. May & Co., by the Broadway-Park Place Co. It is on a lot 25x100.2, and is reported to have been held at \$250,000.

91ST ST.—Pease & Elliman sold for John E. Gautier to a client for occupancy 260 West 91st st, a 4-sty dwelling, 18x100; held at \$40,000.

94TH ST.—Worthington Whitehouse, Inc., sold for Mrs. Harry Gantz, of California, the dwelling 101 East 94th st, northeast corner of Park av, to Dr. Joseph Frankel.

111TH ST.—James H. Cruikshank purchased from Ida Rubin 247 West 111th st, a 6-sty walk-up on plot 37.5x100. Millard Veit was the broker. Mr. Cruikshank resold the property to an investor.

113D ST.—Snowber & Smith sold for the G. Byrne estate the 3-sty dwelling at 60 West 113th st to a buyer for occupancy.

122D ST.—Mulvihill & Co. sold for George L. O'Hare the 5-sty flat at 59 East 122d st, to a client.

123D ST.—Porter & Co. sold for the estate of Hannah E. Walke, to a client for investment, the 3-sty dwelling at 154 West 123d st.

125TH ST.—Ennis & Sinnott, resold through McDowell & McMahon to John Montoro, 518 West 125th st, a 5-sty flat, with stores, 27x100.

134TH ST.—Greenfeld & Saffir, resold for R. Franzlau, to the Tekane Realty Co., the 5-sty tenement at 51 East 134th st, on plot 25x100, which was acquired from Frederick Brown, through the same brokers about three weeks ago. The selling price was \$25,000.

135TH ST.—The Dormond Realty Co., Inc., Simon Meyer, pres., sold to a client of J. Anthony Minott 228 and 230 West 135th st, two 3-sty private dwellings.

138TH ST.—Douglas B. Johnson purchased from William Renkin the dwelling which he now occupies at 221 West 138th st, a 3-sty structure, 20x99.11. The sale also includes a 12 ft lot to the east, the combined properties forming a plot 32x99.11.

138TH ST.—Charles Heymann sold for the Brooklyn Trust Co. 318 West 138th st, a 3-sty dwelling, on lot 17x100.

141ST ST.—The Union Chemical Glassware purchased from Margaret D. Achenbach 476 West 141st st, southeast corner of Amsterdam av, a 7-sty elevator apartment house, with five stores, 35x100, renting for \$14,000 and held at \$110,000. J. M. Krumwiede was the broker.

142D ST.—Nail & Parker sold 235 West 142d st, a 5-sty double flat, on lot 25x100, to an investor.

144TH ST.—The A. & J. Realty Co. sold through Nasanowitz & April to Joseph Shenk 530 West 144th st, a 6-sty elevator apartment house, with eight stores, on plot 87.6x100, valued at \$200,000.

147TH ST.—The Majestic stable, a 5-sty building, on a plot 50x99.11 at 518 West 147th st, between Broadway and Amsterdam av, has been sold. Ellen Gaffney is the owner of record. The property was held at \$75,000.

160TH ST.—Union Chemical Glassware Co. sold to the Middleboro Realty Co. through Hershkowitz & Shonberger, 643 West 160th st, a 6-sty elevator structure, 150x100. The property returns \$45,000 a year and was held at \$300,000.

182D ST.—J. Jelot has sold to August Eitzen 612 to 614 West 182d st, a 5-sty apartment house, 50x70, held at \$50,000.

190TH ST.—The College Holding Co. sold to Max Cohen & Sons 607 West 190th st, a 5-sty new law house, 80x100, renting for \$16,000 and held at \$110,000.

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190TH ST.—Kaplan & Blackner resold for the Benenson Realty Co. 601 West 190th st, northwest corner of St. Nicholas av, a 6-sty elevator structure, renting for \$33,000, and held at \$280,000.

AMSTERDAM AV.—Ennis & Sinnott bought from the estate of Edward de Noyelles the 5-sty flat and stores at 428 Amsterdam av, near 80th st, 29x100. Edward C. H. Vogler was the broker. The holding price was \$55,000.

AUDUBON AV.—Frederick Brown sold to a client of Thomas J. Walsh 407 Audubon av, near 186th st, a 5-sty apartment house, on a plot 53x95, renting for about \$9,700, and held at \$75,000.

AUDUBON AV.—The Rockville, a 6-sty elevator apartment house, on plot 107x100, at 247 Audubon av, northeast corner of 177th st, was resold by Frederick Brown to a client of A. Arkin. The property houses forty families, renting for \$24,198, and was held at \$225,000.

AVE. A.—James H. Cruikshank purchased from the Schulte Realty Co. 1325 Av A, adjoining the southwest corner of 71st st, a 5-sty flat with two stores, 25x87, assessed by the city at \$17,000. Leon S. Altmayer was the broker.

BROADWAY.—Joseph Shenk bought the Riverview, a 7-sty elevator apartment house, 100x100, at the southwest corner of Broadway and 149th st, housing forty families, with an annual rental of \$46,000 and held at \$375,000 from Joseph E. Marx.

BROADWAY.—Max N. Natanson purchased from William J. Casey, represented by Samuel Kronsky, Inc., the northwest corner of Broadway and 161st st, a vacant plot, containing over seven lots, fronting 102 ft. on Broadway and 175 ft. on 161st st. Negotiations are pending for a resale to a builder, who contemplates the erection of a 10-sty fireproof apartment house.

EDGEcombe AV.—Frederick Brown purchased from Francis Hubert and Christian Denhard 206, 208, 210 and 216 Edgcombe av, near 145th st, four 3-sty private houses, each on lot 18x72. W. J. Huston & Son negotiated the sale.

FORT WASHINGTON AV.—The Dacorn, a 6-sty elevator house on plot 100x145, at the northeast corner of Fort Washington av and 180th st, was purchased from Mendel Pressberger through S. & J. H. Albert and Joseph Harrison. The house was held at \$350,000.

LENOX AV.—The 4-sty dwelling, on a lot 21x30, at 200 Lenox av, northeast corner of 120th st, has been sold by M. Brown.

MANHATTAN AV.—Frederick Brown sold to

a client of Louis Block 369 Manhattan av, near 116th st, a 3-sty dwelling, 18x80.

PINEHURST AV.—The Benenson Realty Co. through Kantrowitz & Esberg, attorneys, purchased from the Viva Realty Co., Inc., the large elevator apartment house at the northwest corner of 177th st and Pinehurst av. The building covers a plot approximately 125x98, and was held at \$210,000.

PINEHURST AV.—Butler, Baldwin & Co. sold for Frederick Brown two 5-sty apartment houses at 44 and 48 Pinehurst av. In part payment the buyer gave a 5-sty flat, 27x110, at 23 and 33 Arden st.

RIVERSIDE DR.—Langhorne Realty Co., Joseph Axelrod, president, sold to Morgenstern Brothers Syndicate the 6-sty apartment at the south corner of Riverside dr and 149th st, 148x100, housing forty-two families. The seller took back for a second mortgage of \$80,000 for ten years. Henry J. Kantrowitz was the broker. The property was held at \$375,000 and has a rent roll of \$45,000.

RIVERSIDE DR.—The Kingsland, a 6-sty elevator apartment house, on a plot 100x150 at 838 to 844 Riverside dr, between 158th and 160th str, has been sold to a client of Leitner Brenner & Starr, for the Roseman Realty Co., R. Andrews, pres. The structure was held at \$300,000.

ST. NICHOLAS AV.—H. J. Rogers sold to A. Greenbaum for A. Brown the northeast corner of 176th st and St. Nicholas av, a 6-sty elevator apartment house, 100x100, held at \$250,000.

7TH AV.—Union Chemical Glassware Co. resold to a client of S. Simon the Arcadia and Abelard, two 6-sty apartment houses at 1883 to 1893 7th av, occupying the triangular plot at 7th and St. Nicholas avs and 115th st. They front 151 ft. on 7th av, 171 ft. on St. Nicholas av and have a rear line of 108 ft. The selling company bought this property recently and held it at \$350,000.

Bronx.

138TH ST.—Daniel H. Jackson sold to a client of David Lion the 5-sty new law flat at 606 and 608 East 138th st, covering a plot 37.6 x100, held at \$40,000.

144TH ST.—The Benenson Realty Co. purchased from George W. Horton five 3-sty buildings, 95x175, at 465 to 473 East 144th st.

150TH ST.—The Greater New York Cold Storage Co., Inc., purchased from Mary Gaethke through Williamson & Bryan the 5-sty flat, 25x100, 521 East 150th st.

165TH ST.—Irving I. Lewine and Ely Maran sold 264 East 165th st, a 4-sty apartment house, 37.6x100, held at \$30,000.

165TH ST.—Abraham Sweinofsky bought from the 152d Street Construction Co. 945 East 165th st, a 5-sty apartment house, 50x100.

167TH ST.—Samuel Cowen has sold 943 East 167th st, a 2-fam. frame dwelling, 25x100, for a Mrs. Herwig.

167TH ST.—F. D'Onofrio, Inc., has sold 914 East 167th st, southeast corner of Tiffany st, a 5-sty new law apartment house, 39x94.

178TH ST.—Nicholas Lopard sold for Jacob Lapansky the detached house, 24x100, at 623 East 178th st, to Davil Waltzer.

178TH ST.—Lydia Patterson has sold through Harry T. Johnson 234 and 236 East 178th st, two 4-sty apartments, 100x100.

179TH ST.—Frederick Brown sold to the Benenson Realty Co. through S. Rosen 752 East 179th st, two 5-sty apartments, each 36x100, held at \$80,000. He took in part payment 345 Rivington st, a 4-sty tenement, 25x75.

180TH ST.—Philip Wattenberg bought from Olin J. Stephens the 5-sty apartment at 456 East 180th st, through William Marco.

185TH ST.—Heller & Sussman and J. Diamondstone resold 773 East 185th st, a 5-sty apartment, 40x130.

228TH ST.—Michael J. Cleary sold the 2-fam. house 729 East 328th st, 20x114, through John Pendergast.

AVE. ST. JOHN.—The Park Construction Co. of New Jersey, Meyer Krasner, pres., sold to Henry Kohen 919 Ave. St. John, a 4-sty flat, on a plot 33.6x100, through Leitner, Brenner & Starr.

BENSON AV.—The Dutchess Realty Co. sold 1510 Benson av to Samuel Fritz through F. M. Weiss & Co. The same brokers sold 1532 Overing st for the Poplar Realty Co. to David Lundberg, and 1516 Benson av for Samuel Bitterman to Y. Laurea.

BRIGGS AV.—Morris Sax sold the 2-fam. house at 2791 Briggs av, on lot 25x100.

BROOK AV.—M. Nassanowitz & Son have sold for the Stebbins Realty and Construction Co. to Joseph Pritzman the 5-sty apartment house, 25x90, at the northeast corner of Brook av and 157th st.

BROOK AV.—Kaplan & Blackner sold for the Conwall Realty Co., Samuel Williams, president, the 4-sty apartment house at the northeast corner of Brook av and 169th st, on plot 34x100. It was held at \$40,000 and has been purchased by a client of the Benenson Realty Co.

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BROOK AV.—E. Sharum resold to Philip Fleschler 143 Brook av, northwest corner of 134th st, a 5-sty nat. 45x100.

CAULDWELL AV.—Nicholas Lopard sold for Mrs. Minnie H. Kratz the dwelling, 27x115, at 673 Cauldwell av, to Harry Abramowitz.

CLINTON AV.—Irving I. Lewine and Ely

Maran sold to a client of M. Konopolsky the 5-sty apartment house, 50x100, at 1837-1839 Clinton av, held at \$60,000.

EDWARDS AV.—John A. Steinmetz sold for Minnie Borger to Millie Perrone twelve 2-fam. houses at 1422 to 1430 Edwards av and 1440 to 1452 Edwards av; also sold for Elizabeth Stein-

metz the 2-fam. house 1221 St. Lawrence av to S. Sclafani, who gave in part payment a 2-fam. house, 50x100, at Garfield.

GRAND AV.—Cahn & Cahn resold 2333 Grand av, southwest corner of 184th st, a dwelling, 50x90, to Morris Love.

GRAND AV.—Buchanan Grand Holding Corporation sold through Morris Sax apartment houses at 2240 Grand av and 41 Buchanan pl, 100x100.

GRAND BOULEVARD.—J. C. Hough & Co. sold to Nathan Socol 2516 Grand Concourse, a 5-sty apartment house, 50x100, held at \$75,000. The buyer recently acquired a similar structure adjoining, through the same broker.

HARRISON AV.—Frederick Brown sold to Frank Schwartz 1839 Harrison av, near West Tremont av, a 2½-sty residence, on a plot 56x130. Thomas J. O'Reilly negotiated the sale.

HOE AV.—D. A. Trotta sold for Mary Jepson 1542 Hoe av, a 2-sty 2-fam. dwelling on lot 25x100.

HOE AV.—Frederick Brown sold to Morris Goldstein 1172 and 1174 Hoe av, near Home st, a 5-sty flat, on plot 50x100; held at \$65,000.

HUGHES AV.—D. A. Trotta sold for Mildred K. Mook 2486 Hughes av, a 4-sty apartment house on lot 25x86.

LAFONTAINE AV.—R. Taurone has sold to T. Davis the 5-sty house at 2009 La Fontaine av, held at \$39,000. Albert Rosenthal was the broker.

MORRIS AV.—Morris Sax sold the 5-sty apartment, 63x75, at 2468 Morris av.

OGDEN AV.—Charles S. Kohler (Inc.) sold for J. M. Blumberg to a client for investment 1207 Ogden av, a 5-sty new-law walk-up flat, on plot 27.2x95, renting for \$5,000 per annum, and held at \$32,000.

Brooklyn.

1ST PL.—Howard C. Pyle & Co. sold 66 1st pl, a 4-sty residence, 20x133, for the estate of Howard C. Pyle to Frank Martello. This property was the home of Mr. Pyle for many years.

33D ST.—Realty Associates sold the dwellings at 134 33d st to Michael and Mary Penicone, through R. Chianese; also 1170 51st st to Ada S. Beardsley, through Mrs. McCarroll; 220 Rutland rd, with garage to Frank D. Bustley, the tenant, and 191 Berkeley pl to William H. Keen, through Thomas R. Farrell.

65TH ST, ETC.—Realty Trust sold for the Alco Building Co. at Mapleton Park, the three 1-fam. semi-detached brick dwellings, 2063 and 2065 65th st (twin houses), to Joseph Jofes, and 2139 66th st to Lylia Ross, the present tenant. Also, for the Artee Realty Corp. the dwelling, 8006 10th av, Dycker Heights, to Ida McLoughlin, the present tenant, and for the Alco Building Co. the 1-fam. semi-detached brick dwelling, 2142 66th st, Mapleton Park, to George A. Johnson, the present tenant.

RECENT LEASES.

Big Times Square Store Lease.

Charles F. Nowes Company has leased for the Silk Realty Co. the store at the northwest corner Broadway and 48th street for a term of ten years at an aggregate rental approximating \$200,000. The tenant, represented by Rice & Hill, is the National Shirt Shops who conduct a chain of forty retail stores in New York and other cities. This lease is interesting because it is another prominent corner occupied as a cafe which because of prohibition will now become a retail shop and at a considerably increased rental. The store has a frontage of seventeen feet and is leased for more than \$1,000 per front foot. The tenant's attorney was Breed, Abbott & Morgan and E. Louis Jacobs represented the landlord. Possession is given July 1, when extensive alterations will be made.

Hatters in \$2,000,000 Lease.

Dobbs & Company, hatters, have leased the buildings at 618 5th avenue and 2 West 50th street for a long term of years, through William I. Edwards, at a rental aggregating more than \$2,000,000. A modern 6-story building will be erected at 618, plans for which are being prepared by McKim, Mead & White. The new structure will conform with that of the lessees' present location at 620. In connection with their present location at 620 5th avenue the premises will give to Dobbs & Co. a 50 foot frontage on the avenue, with a depth of 125 feet. In addition there will be an "L" 50x25 feet running to an entrance at 2 West 50th street, where Dobbs & Co. will occupy two floors.

Big 57th Street Improvement.

Slawson & Hobbs leased 319-321 West 57th street and 316-18-20 West 58th street for Mrs. Gussie T. Parmelee to the Gay Holding Corporation for a term of 84 years. The property consists of old 4-story dwellings on a plot of 11,000 square feet running through the block between 57th and 58th streets. The lessee plans to erect a modern business building for the use of firms interested in the automobile trade. The property is located immediately

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SHOULD not differ materially from those obtained under the present law. If they do the property is not satisfactorily improved and the owner is not getting the benefit of the existing renting market which is the best in the history of the city.

We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested with **MR. JOHN H. SCHEIER, R.A.**, Advisory Architect to the Company.

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west of Broadway in the heart of the automobile district. It is planned to use the 57th street front for entrance to the offices and passenger elevators and the 58th street side for the handling of goods and freight elevators.

AMES & CO. leased for Louis Levy to Oliver Morosco, the 4th floor at 514-16 West 45th st, and for Clara B. McGinnis, to Brownstein Bros. & Belfer, the 4th floor at 145 West 26th st. Alson leased for the Vogue Undergarment Co. to Held Bros., the top floor at 11 West 31st st, and for Lehman Bros., the 3d floor at 249 West 42d st to George Goldstein.

FRANK J. CASSIDY leased the building at the northeast corner of 7th av and 33d st to a client of the E. Tannenbaum Corporation for ten years, at an aggregate rental of \$500,000.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. William Goetz her residence, 40 West 52d st, a 4-sty house on a lot 22x100 to Mrs. Rae Martin; also apartments at 122 East 34th st to Thomas H. Child, Mrs. Gertrude L. Wilson and Mrs. Teresa Richardson; at 930 Madison av, corner 74th st, to Theodore H. Froehlich; for Mrs. Virginia K. Cummins, her residence, 112 East 61st st, to Harold C. Whitman, and leased a large duplex apartment of 14 rooms and 4 baths at 270 Park av for the Vanderbilt Ave. Realty Co., to R. J. Cuddihy.

J. ARTHUR FISCHER leased to Edward Friedman a loft in 236 West 36th st.

M. & L. HESS, INC., leased the building at 48 West 20th st to M. & L. Diamond Co., trunks and fibre cases; also in conjunction with Hirsch & Friedman, the 5th floor at 151-5 West 30th st to the Standard Underwear Co.

J. EDGAR LEAYCRAFT & CO. leased the 5-sty dwelling 73 Riverside dr for the Lawyers Title & Trust Co. to Mrs. Francis H. Moorhead; a loft in 13-15 Lisperard st for the Chisolm estate to Hyman Steurer; store and basement for N. Y. Life Ins. & Trust Co. at 80 3d av to Kaufman & Applebaum; and for the Russell estate the corner store in 524 3d av to August Pelligrinelli.

CHARLES F. NOYES CO. has arranged an extension of the Untermeyer, Robbins & Co. lease in the Schieren Building, 30-38 Ferry st, for five years from May 1, 1920, covering not only the entire seventh floor of the building but additional premises.

PEASE & ELLIMAN leased to Thomas Farrell, Inc., the 4th floor comprising about 5,000 sq. ft. in 6 Church st; also offices at 87 Nassau st to Echavarria Bros. and for Bing and Bing at 198 Broadway to the Tampico Wells Oil Corp.

GEO. C. READ & CO. sold for Morten & Co., wholesale wine merchants, the lease of the entire ground floor and basement, at 77-79 Broad st, through to 32-34 South William st to Meyer Gross & Morris Fuchs for restaurant purposes.

M. ROSENTHAL CO. leased to the Paris Embroidery the 3d floor at 163 West 22d st; to Litwin Rosenberg Co. the 4th floor at 302 5th av; to Gistrak & Feingold the 4th floor at 163 West 22d st; for Carstein & Linnekin the 5th floor at 35 West 19th st to Rexall Dress Co.; to Samuel Floersheimer the 5th floor at 246 5th av; to Gladstone Waist Co. the 3d floor in 8-10 West 19th st; to Litwin Rosenberg Co. the 4th floor in 11 West 31st st; to Standard Fixture Co. the store at 141 West 22d st to B. A. Wechsler the entire 3d floor at 1199 Broadway, corner 29th st, for a long term of years; to Schoen-Beck store at 163 West 22d st.

RULAND & WHITING-BENJAMIN CORPN. leased an apartment at 449 Park av to John W. Cutler, for a term from Oct. 1; at 413 Madison av an apartment to Mrs. Elizabeth A. Barbour, from Oct. 1; and furnished for the summer an apartment at 30 East 68th st, to Miss Margaret Clayton.

SHAW & CO. rented 185 Lenox av, a 4-sty dwelling, owned by Clara Fink, to H. V. Myers.

WM. A. WHITE & SONS leased to the Society of American Dramatists and Composers, of which George M. Cohan is president, space at 148 West 45th st, for clubroom purposes. The society is at present located at 220 West 42d st and is moving to its new quarters so that it may have the benefit of larger space and restaurant service.

REAL ESTATE NOTES.

THE ROOMS of the Real Estate Board, 217 Broadway, were closed yesterday and will also be closed today.

WILLIAM L. BURRILL, who has just returned from overseas service, has become associated with the Jerome Property Corp., 6th av and 3d st, Brooklyn.

ARTHUR C. HAGGSTROM has severed his connections with Samuel H. Martin, with whom he had been associated as manager for twenty years, and has opened offices at 1974 Broadway for the transactions of a general real estate and insurance business.

LLOYD N. WORTH and R. L. Sachs obtained for the Wilmington Realty Corporation a loan of \$350,000 at 5 per cent. for five years upon two buildings at the southeast corner of Broadway and 97th st, known as the Wilmington and Stuart Arms.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

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

PROPOSALS.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, July 22nd, 1919, for the improvement of the following highways:
 Cattaraugus.....(one highway: 4.60)
 Cattaraugus.....(one highway: 4.60)
 Chenango.(three highways: 4.78, 5.57, 5.87)
 Lewis.....(one highway: 4.74)
 Onondaga.....(one highway: 0.27)
 Rensselaer.....(one highway: 1.44)
 Suffolk.....(one highway: 3.85)

ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Cayuga... (three highways: 8.0, 6.06, 5.45)
 Chautauqua.....(one highway: 3.90)
 Chenango.(three highways: 7.12, 7.09, 3.06)
 Franklin.....(one highway: 10.36)
 Niagara.....(one highway: 7.79)
 Oswego.....(one highway: 6.38)
 Saratoga.....(two highways: 6.10, 5.74)
 Seneca.....(two highways: 4.89, 2.15)

AND ALSO FOR THE REPAIR OF THE FOLLOWING HIGHWAYS:

Allegany, Schuyler & Steuben:
 (one contract—surface treatment)
 Oswego.....(one contract—resurfacing)
 Suffolk.....(one contract—resurfacing)

AND ALSO FOR THE COMPLETION OF REPAIR CONTRACTS:

Chenango.....(one contract—resurfacing)
 Cortland.....(one contract—resurfacing)

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

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

FRED'K STUART GREENE,
 Commissioner.
 ROYAL K. FULLER, Secretary.

NOTICE TO CONTRACTORS: Sealed Proposals for Construction, Heating, Sanitary and Electric Work for Service Building and Eight Cottages for Girls' Group, and Industrial Building for Boys' Group, Construction of Underground Tunnel and Conduit, Underground Hot Water and Steam Connections and Distributing Equipment, Underground Sewer and Water Connections and Distributing Equipment, Underground Sewer and Water Connections and underground Electric Service Connections for Girls' Group at Letchworth Village, Thiells, N. Y., will be received by Frank A. Vanderlip, President, Board of Managers of Letchworth Village, 7 Wall Street, New York City, until twelve o'clock noon on Thursday, July 17th, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made shall be required to furnish surety company bonds in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3253, 3254, 3255, 3265, 3288, 3289, 3290, 3291, 3257, 3258, 3259, 3260, 3261, 3262, 3263 and 3264. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the Office of the Secretary, Franklin B. Kirkbride, 7 Wall Street, New York City, at the New York Office of the Department of Architecture, Room 618 Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and

in the discretion of L. P. PILCHER, Capitol, Albany, N. Y., State Architect.
 Dated: June 24, 1919.

NOTICE TO CONTRACTORS: Sealed proposals for Engine and Generator—Additional Power House Equipment, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Albany, N. Y., until 3 o'clock P. M., on Wednesday, July 23rd, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3295. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect. L. F. PILCHER, Capitol, Albany, N. Y.

Dated: June 25th, 1919.

WANTS AND OFFERS

FOR SALE—Real Estate Record from January, 1885, to December, 1907 (one volume missing); 45 volumes; \$65.00; good condition. Morris Hirschman, 299 Broadway.

FOR SALE, 83 bound volumes of Record & Guide from 1871 to 1918; handsomely bound; make offer. HERBERT C. PLASS, 257 Broadway.

FOR SALE—Fancy Stock Farm and woodland, nearly 500 acres, in the Berkshires; plenty fishing and hunting; ideal situation; millionaire neighbors; prices reasonable. Prospect Farms, Becket, Mass.

WE WILL PAY 15 cents for the Brooklyn editions of Record and Guide Feb. 9, Apr. 20, Aug. 17, Sept. 14, 21, Nov. 16, Dec. 14, 28, 1918; May 31, 1919. Record and Guide.

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|-----------------------------|---------------------------|---------------------------|
| Total..... | 171 | 130 |
| Assessed Value..... | \$24,506,500 | \$8,939,300 |
| No. with consideration..... | 19 | 14 |
| Consideration..... | \$812,250 | \$493,100 |
| Assessed Value..... | \$771,600 | \$646,000 |
| Jan. 1 to July 1 | | |
| Total No..... | 4,480 | 3,251 |
| Assessed Value..... | \$252,140,950 | \$189,836,880 |
| No. with consideration..... | 619 | 523 |
| Consideration..... | \$24,286,860 | \$24,920,513 |
| Assessed Value..... | \$25,546,050 | \$26,081,400 |

Mortgages.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|--------------------------|---------------------------|---------------------------|
| Total No..... | 80 | 66 |
| Amount..... | \$8,814,775 | \$2,149,790 |
| To Banks & Ins. Cos..... | 11 | 9 |
| Amount..... | \$7,540,000 | \$1,116,000 |
| No. at 6%..... | 38 | 29 |
| Amount..... | \$611,275 | \$395,790 |
| No. at 5½%..... | 15 | 7 |
| Amount..... | \$7,321,000 | \$311,000 |
| No. at 5%..... | 20 | 13 |
| Amount..... | \$806,000 | \$588,500 |
| No. at 4½%..... | ..... | 3 |
| Amount..... | ..... | \$352,000 |
| No. at 4%..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Unusual Rates..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Interest not given..... | 7 | 14 |
| Amount..... | \$76,500 | \$502,500 |
| Jan. 1 to July 1 | | |
| Total No..... | 2,245 | 1,300 |
| Amount..... | \$63,175,602 | \$34,780,291 |
| To Banks & Ins. Cos..... | 401 | 233 |
| Amount..... | \$25,604,750 | \$18,136,043 |

Mortgage Extensions.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|--------------------------|---------------------------|---------------------------|
| Total No..... | 30 | 17 |
| Amount..... | \$504,400 | \$988,500 |
| To Banks & Ins. Cos..... | 10 | 3 |
| Amount..... | \$73,000 | \$665,000 |
| Jan. 1 to July 1 | | |
| Total No..... | 680 | 672 |
| Amount..... | \$44,936,095 | \$49,597,532 |
| To Banks & Ins. Cos..... | 365 | 251 |
| Amount..... | \$35,562,050 | \$26,820,857 |

Building Permits.

| | 1919 June 27 to July 2 | 1918 June 29 to July 5 |
|--------------------|---------------------------|---------------------------|
| New Buildings..... | 7 | 4 |
| Cost..... | \$1,040,000 | \$108,000 |
| Alterations..... | \$214,595 | \$260,150 |
| Jan. 1 to July 2 | | |
| New Buildings..... | 177 | 105 |
| Cost..... | \$24,156,336 | \$6,680,650 |
| Alterations..... | \$11,245,235 | \$5,281,542 |

BRONX.

Conveyances.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|-----------------------------|---------------------------|---------------------------|
| Total No..... | 139 | 89 |
| No. with consideration..... | 3 | 8 |
| Consideration..... | \$72,388 | \$25,425 |
| Jan. 1 to July 1 | | |
| Total No..... | 3,769 | 2,329 |
| No. with consideration..... | 285 | 312 |
| Consideration..... | \$3,422,446 | \$3,046,284 |

Mortgages.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|-------------------------|---------------------------|---------------------------|
| Total No..... | 81 | 44 |
| Amount..... | \$547,623 | \$362,000 |
| To Bank & Ins. Cos..... | 4 | 1 |
| Amount..... | \$101,000 | \$3,600 |
| No. at 6%..... | 50 | 22 |
| Amount..... | \$224,023 | \$211,500 |
| No. at 5½%..... | 17 | 10 |
| Amount..... | \$220,000 | \$99,500 |
| No. at 5%..... | 8 | 4 |
| Amount..... | \$64,600 | \$20,500 |
| No. at 4½%..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Unusual Rates..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Interest not given..... | 6 | 8 |
| Amount..... | \$39,000 | \$30,500 |

Jan. 1 to July 1 Jan. 1 to July 3

| | | |
|--------------------------|--------------|-------------|
| Total No..... | 1,937 | 988 |
| Amount..... | \$14,061,342 | \$5,892,935 |
| To Banks & Ins. Cos..... | 107 | 45 |
| Amount..... | \$1,511,562 | \$801,292 |

Mortgage Extensions.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|--------------------------|---------------------------|---------------------------|
| Total No..... | 17 | 11 |
| Amount..... | \$219,000 | \$177,500 |
| To Banks & Ins. Cos..... | 2 | 3 |
| Amount..... | \$28,000 | \$74,000 |
| Jan. 1 to July 1 | | |
| Total No..... | 349 | 201 |
| Amount..... | \$7,341,385 | \$4,155,862 |
| To Banks & Ins. Cos..... | 121 | 48 |
| Amount..... | \$3,756,750 | \$1,239,250 |

Building Permits.

| | 1919 June 26 to July 1 | 1918 June 28 to July 3 |
|--------------------|---------------------------|---------------------------|
| New Buildings..... | 17 | 8 |
| Cost..... | \$781,950 | \$46,400 |
| Alterations..... | \$39,480 | \$2,100 |
| Jan. 1 to July 1 | | |
| New Building..... | 246 | 132 |
| Cost..... | \$7,700,340 | \$2,730,050 |
| Alterations..... | \$729,246 | \$299,275 |

BROOKLYN.

Conveyances

| | 1919 June 17 to June 23 | 1918 June 27 to July 2 |
|-----------------------------|----------------------------|---------------------------|
| Total No..... | 1,142 | 537 |
| No. with consideration..... | 55 | 38 |
| Consideration..... | \$540,495 | \$386,978 |
| Jan. 1 to June 23 | | |
| Total No..... | 21,032 | 11,254 |
| No. with consideration..... | 1,128 | 822 |
| Consideration..... | \$13,131,062 | \$6,570,556 |

Mortgages

| | 1919 June 17 to June 23 | 1918 June 27 to July 2 |
|--------------------------|----------------------------|---------------------------|
| Total No..... | 874 | 337 |
| Amount..... | \$3,254,942 | \$1,062,878 |
| To Banks & Ins. Cos..... | 105 | 36 |
| Amount..... | \$547,574 | \$160,650 |
| No. at 6%..... | 623 | 232 |
| Amount..... | \$1,906,167 | \$593,973 |
| No. at 5½%..... | 207 | 65 |
| Amount..... | \$1,188,475 | \$308,750 |
| No. at 5%..... | 22 | 19 |
| Amount..... | \$103,350 | \$105,300 |
| Unusual rates..... | 2 | ..... |
| Amount..... | \$6,100 | ..... |
| Interest not given..... | 20 | 21 |
| Amount..... | \$50,850 | \$54,855 |
| Jan. 1 to June 23 | | |
| Total No..... | 14,274 | 6,414 |
| Amount..... | \$53,572,958 | \$22,218,771 |
| To Banks & Ins. Cos..... | 983 | 706 |
| Amount..... | \$6,814,034 | \$3,566,190 |

Building Permits.

| | 1919 June 26 to June 30 | 1918 June 28 to July 3 |
|--------------------|----------------------------|---------------------------|
| New Buildings..... | 177 | 41 |
| Cost..... | \$1,761,400 | \$249,150 |
| Alterations..... | \$524,600 | \$30,614 |
| Jan. 1 to June 30 | | |
| New Buildings..... | 5,029 | 1,661 |
| Cost..... | \$36,579,300 | \$11,407,851 |
| Alterations..... | \$4,173,386 | \$2,174,143 |

QUEENS.

Building Permits.

| | 1919 June 26 to June 30 | 1918 June 28 to July 3 |
|--------------------|----------------------------|---------------------------|
| New Buildings..... | 161 | 46 |
| Cost..... | \$1,001,792 | \$75,608 |
| Alterations..... | \$129,120 | \$11,269 |
| Jan. 1 to June 30 | | |
| New Buildings..... | 3,743 | 1,281 |
| Cost..... | \$17,300,225 | \$4,168,674 |
| Alterations..... | \$1,270,833 | \$774,875 |

RICHMOND.

Building Permits.

| | 1919 June 26 to June 30 | 1918 June 28 to July 3 |
|--------------------|----------------------------|---------------------------|
| New Buildings..... | 8 | 11 |
| Cost..... | \$12,260 | \$12,955 |
| Alterations..... | 525 | \$2,675 |
| Jan 1 to June 30 | | |
| New Buildings..... | 559 | 305 |
| Cost..... | \$682,062 | \$713,833 |
| Alterations..... | \$69,371 | \$229,828 |

BUILDING SECTION

Contractors of New York City Obtain Many Large Jobs

Past Three Weeks a Period of More Than Passing Interest to Builders—
Awards Made for Prominent Projects

DEVELOPMENTS in the building situation in New York City have been rapid during the past two or three weeks. General contractors, many of whom, with the exception of direct Federal contracts, have been practically inactive for considerably more than a year, have recently obtained contracts for important operations within the boundaries of Greater New York. These awards cover a wide scope of structural activity including buildings of almost every type and description, and range in cost from \$100,000 to considerably more than \$3,000,000.

Scattered widely about the city are evidences of a large volume of active building started within the past two weeks. During this period contracts have been let that will add materially to the number of jobs underway. The buildings now in progress are relatively only a small portion of the work that will be under construction by the end of the present month unless all current signs of contemplated activity fail.

For some time past many individuals have complained that although the general building situation throughout the country was evidencing satisfactory progress and the reports from suburban districts were favorable, that within the boundaries of the Borough of Manhattan building progress had not yet begun to manifest itself in a manner satisfactory to local interests. It is admitted that in Manhattan there was some hesitancy about commencing major operations, but it is now felt that the record of the past two weeks has materially changed the situation from one of passive waiting for something to happen, to a lively building season, in which the existing activity is but a small measure of that to come later.

In order to give a clearer idea of the present state of the activity in Manhattan and the territory contiguous and to bring out definitely the fact that the past weeks have been a period of unusual progress, the work in the hands of some of the leading building firms of the city has been grouped. Some of these projects were contracted for a while ago and work is well advanced, but the majority of the operations were awarded within the past three weeks and only the preliminary work of building has been accomplished up to now.

The steel framework is up to the sixth tier for the new \$3,000,000 Pictorial Review Building at the corner of Seventh avenue and 39th street. The general contractor for this project is the G. B. Beaumont Co., and the structure is the first large Metropolitan job to be started after the war actually ended. Commencement of construction on this project really ushered in the revival of building in this locality and since the time of its start progress in the industry has been rapid.

The Cauldwell-Wingate Co. has preliminary operations well advanced for the twelve-story store and office building that will be erected at the southwest corner of Sixth avenue and 41st street from plans by J. B. Snook Sons. This building, costing in the neighborhood of \$750,000, will be for the Buckley-Newhall Company, lessee. Practically all of the sub-contracts have been awarded and the work of building will be rushed with all possible speed. This firm also obtained, during the past week, general contracts for two important projects for the New York Telephone Co. One in Manhattan calls for an eight-story addition to the Broad Street Exchange, costing approximately \$800,000 and the new building to house the Borough Park Exchange, in Brooklyn, will cost nearly \$300,000. H. H. Oddie obtained a general contract from

the New York Telephone Co. for the construction of a new exchange in 167th street at a cost of about \$250,000. The plans for all of these telephone buildings were prepared under the direction of McKenzie, Voorhees & Gmelin, architects.

To Wm. Crawford was awarded the general contract for the thirteen-story apartment house, scheduled to cost about \$2,000,000, that is scheduled to be built on Prospect Park West, President to Union streets, Brooklyn, for William H. Childs and associates. The plans for this project are now being prepared by York & Sawyer and it is expected that active construction will be started in the near future. This builder also has the contract for the construction of two handsome private residences at 42 and 44 East 69th street for Arthur Sachs, from plans by C. P. H. Gilbert.

G. Richard Davis & Co., a recent entrant in the general contracting field, although for many years prominently identified with the industry, have recently obtained a number of contracts of considerable magnitude. In addition to having the contract for the handsome structure designed by Louis Allen Abramson for the Daughters of Jacob in the Bronx, this firm has taken the contract to build the ten-story office building at 15-17 East 49th street for Douglas L. Elliman & Co., from plans by Cross & Cross, architects, at a cost of more than \$200,000. They also have been selected as the builders of the new factory for Lehn & Fink, to be located at 631-635 Greenwich street, through to Morton street, and which will be erected from plans prepared by Buchman & Kahn. The same firm also received from the City & Suburban Homes Co., a contract to construct a model tenement group in Brooklyn, at a cost of approximately \$250,000. This operation will proceed according to plans prepared by Andrew J. Thomas and will be the initial undertaking of what is commonly reported as being a \$2,000,000 housing operation.

Last week the firm of Harby, Abrons & Melius was selected as the builder of the thirteen-story apartment house that will replace the former residence of General Sickles at the corner of Fifth avenue and 9th street. This structure, reported to cost in the neighborhood of \$750,000, will be from designs and plans by Rouse & Goldstone, architects. The Oak Point Realty Company is the owner. This firm also recently obtained a general contract for a large country residence at Locust Valley, L. I., for J. Cozzens, from plans by Henry Rowe.

It was announced late last week that the Geo. A. Fuller Company had been retained as the contractor for the fifteen-story office building and social center to replace the church building at the northeast corner of Madison avenue and 24th street. This building is designed to house the growing activities of the Metropolitan Life Insurance Company and will be built at a cost of nearly \$1,000,000, from plans by O. Everett Waid.

The Fleischmann Construction Co. has recently taken some large and important contracts for work in New York City. It is announced as the builder of the four-story office building at 122 to 126 William street, for the Broadway-John Street Corporation, from privately prepared plans, and is also the contractor for the large moving picture theatre and air dome at the corner of Prospect avenue and 161st street, the Bronx, for the Pleasant Amusement Co., B. S. Moss, president. This

(Continued on page 22)

National Building Situation Shows Big Improvement

Reports from All Parts of the United States Prove the Soundness of Recent Predictions of Great Activity

MANY pessimistic minded individuals have recently changed their attitude regarding the future of the building industry when they have been confronted by the actual figures showing the amount of building work underway at the present time, compared with the volume for the same time during the most prosperous pre-war building years. The totals for the first six months of 1919 are for the most part greater than those for any previous year and the grand total for work throughout a wide part of the United States for building and engineering construction during the first half of the current year established a new high level.

According to the statistics regularly compiled by the F. W. Dodge Co., based upon the actual contracts awarded for building and engineering construction, it is shown that during the first six months of the current year a total of \$989,904,000 was devoted to building and engineering activity in the United States, which when compared with the total for the same period of 1918, up to that time the high record year, shows an increase of nearly \$80,000,000.

The territory included in these figures involves the states north of Ohio and east of the Missouri River, and includes all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota and portions of eastern Kansas.

Figures showing the commitments for building and engineering construction in this territory for the first six months of the past ten years are as follows:

| | | |
|--------------------|-------------|---------------|
| Contracts awarded, | 1919..... | \$989,904,000 |
| " | " 1918..... | 911,714,000 |
| " | " 1917..... | 831,402,000 |
| " | " 1916..... | 596,583,586 |
| " | " 1915..... | 413,532,600 |
| " | " 1914..... | 382,532,000 |
| " | " 1913..... | 472,372,500 |
| " | " 1912..... | 406,011,000 |
| " | " 1911..... | 416,227,813 |
| " | " 1910..... | 454,145,798 |

The total for the district that includes all of New York State, New Jersey, north of Trenton and a portion of Connecticut, shows that for the first six months of 1919 there were commitments for building and engineering projects to the extent of \$194,584,000. This total is approximately \$60,000,000 greater than that for the same period of 1918 and is almost \$40,000,000 greater than the half-year total for 1917, which was the banner period. It must be borne in mind that in the figures for 1917 and 1918 a vast amount of direct and indirect Government work was included, but in the total for the current year this form of activity has dropped to a relatively low percentage or but slightly more than the normal amount of Government building during pre-war years. On the other hand, private building of almost every description is rapidly growing in volume and the end of the movement is not yet in sight.

The Dodge Company totals for the local territory for the first six months of the past ten years are as follows:

| | | |
|--------------------|-------------|---------------|
| Contracts awarded, | 1919..... | \$194,584,000 |
| " | " 1918..... | 135,001,000 |
| " | " 1917..... | 155,281,000 |
| " | " 1916..... | 74,922,500 |
| " | " 1915..... | 72,558,000 |
| " | " 1914..... | 65,926,000 |
| " | " 1913..... | 158,017,500 |
| " | " 1912..... | 122,328,000 |
| " | " 1911..... | 129,784,000 |
| " | " 1910..... | 144,918,000 |

In the territory that includes the cities of Philadelphia, Baltimore and Washington the total of building and engineering commitments from January 1 to July 1, 1919, is \$171,435,000. This total indicates a considerable drop from the figure for the same period of one year ago, but it is much larger than the total for any previous year of record. The 1918 total was largely due to the vast amount of Federal building activity centered about the Capital. This year this form of construction has been replaced by private construction, and according to reports will continue to gain in volume during the coming months. The figures given in the following table are for the territory including eastern Pennsylvania, New Jersey, south of Trenton, Maryland, Delaware, Virginia and the District of Columbia and are as follows:

| | | |
|--------------------|-------------|---------------|
| Contracts awarded, | 1919..... | \$171,435,000 |
| " | " 1918..... | 223,954,000 |
| " | " 1917..... | 105,113,000 |
| " | " 1916..... | 85,965,000 |
| " | " 1915..... | 46,986,000 |
| " | " 1914..... | 52,336,000 |
| " | " 1913..... | 39,625,000 |
| " | " 1912..... | 71,502,000 |
| " | " 1911..... | 53,707,500 |
| " | " 1910..... | 56,312,000 |

The total for the Pittsburgh district for the first six months of 1919 is \$121,965,000. This figure is considerably less than that for the same period of one year ago, but it is also greater than any total prior to 1918. The greatest ratio of increase in any individual territory is shown in that involving the states of Illinois, Indiana, Wisconsin, Iowa, Michigan and portions of Missouri and Eastern Kansas. The total building commitments for the first half of the current year amounts to \$401,195,000 marking 1919 as the best year of record for this district. One year ago the total for the same period was \$188,343,000 and in 1917 the new building commitments amounted to \$344,419,000.

New York Contractors Get Big Jobs

(Continued from page 21)

project, planned by De Rosa & Pereira, will cost approximately \$400,000.

The White Fireproof Construction Co. has obtained a contract to build a seven-story brick and reinforced concrete factory in Brooklyn for the Pathe Freres Phone Co., from plans by Russell G. Cory, engineer and has also one or two other large projects active in this city. Richard Deeves & Son will construct the two nine-story warehouse and office buildings at 29 and 31 South William street for the Terminal Warehouse Co., from plans by J. W. O'Connor. These structures will involve an expenditure of about \$200,000.

It has not been intended in giving this list of active building operations to show all of the work now in progress. That would be impossible at the present rate contracts are being placed for new construction in and near this city. Picking out the various operations mentioned was simply to demonstrate the diversified character of the building activity now in progress and to focus, if possible, the fact that the building situation in New York City and vicinity is better than the most optimistic could predict a short time ago.

A special bulletin of the U. S. Geological Survey says that the war's effect on building stone is strikingly shown by the greatly reduced sales of Indiana oolitic limestone, which finds a market in nearly every state in the Union. The total of this stone sold for building purposes in 1918 was only 2,701,745 cubic feet, a decrease of 60 per cent. in quantity as compared with the figure for 1917.

Increase In All Phases of Local Building Activity

Statistics Compiled by the F. W. Dodge Company Indicate Favorable Progress of the Industry About New York

WITH projected new building and engineering construction amounting to more than \$28,000,000, and contracts awarded totalling nearly \$20,000,000, the week of June 21 to 27 inclusive stands out as a period of extraordinary activity in the building industry. These totals are for the territory including all of New York State and New Jersey, north of Trenton. During the past three or four weeks there has been a decided increase in the totals showing the amount of new construction for which plans were being prepared and also in the figures indicating the number of projects actually placed under contract. Each week the totals have exceeded those of the week previous and demonstrates conclusively that the building situation, particularly in the local territory, is acquiring a momentum that compares favorably with the extremely active times of pre-war years.

It is announced by Dodge Reports that one week ago plans were being prepared for 362 new building and engineering operations representing a total expenditure of \$28,702,900. This group of projects was sub-divided as follows: 8 hotels, clubs and institutions, \$2,141,500; 14 Federal, State and municipal operations, \$1,008,500; 27 stables and garages, \$734,000; 25 factory and industrial buildings, \$9,970,000; 22 public improvements such as streets, sewers, etc., \$8,048,500; 226 residential projects, including apartments and one and two-family houses, \$4,707,000; 14 churches, schools and theatres,

\$939,000; and 26 store, office, loft and banking buildings, \$1,154,400.

During the same period it was reported that there were a total of 104 new projects in the territory in the hands of contractors for estimates. This construction will involve an additional expenditure of \$5,214,000. The list of operations estimating involved 4 bridges and culverts, \$260,000; 4 Federal, State and municipal operations, \$200,000; 4 stables and garages, \$111,000; 13 factory and industrial operations, \$675,000; 28 public improvements of various types, \$2,080,500; 34 residential projects, \$1,216,500; 11 churches, schools and theatres, \$386,000; 4 store, office, loft and banking buildings, \$70,000; and 2 miscellaneous operations not otherwise classified, \$215,000.

The record shows that for the same period there was a total of 267 new projects placed under contract in the territory and this work will call for an outlay of \$19,140,851. The group of projects for which contracts were let includes the following: 2 bridges and culverts, \$29,880; 3 clubs, hotels and institutions, \$390,000; 11 Federal, State and municipal operations, \$2,567,644; 9 stables and garages \$220,000; 31 factory and industrial buildings, \$1,623,000; 58 public improvements, \$4,754,894; 112 residential projects including multi-family dwellings and one and two-family houses \$5,486,238; 20 churches, schools and theatres, \$2,345,195; and 21 store, office, loft and bank buildings, \$1,724,000.

PERSONAL AND TRADE NOTES.

Thompson-Starrett Co., 51 Wall street, recently established a branch office in the Owen Building, Detroit, Mich.

James Ferry & Sons, Inc., contractors, recently moved their offices from 97 Louisiana avenue to Old South Road and Genesee street, Woodhaven, L. I.

Frank E. Smith announces that he has retired from the air service, U. S. Army, to resume the practice of his profession as industrial engineer and financial councillor, with offices at 512 Fifth avenue.

Louis Gold, general contractor, has been forced by the rapid expansion of his sphere of activity to move his offices from the fifth floor to larger quarters on the seventh floor of the Temple Bar Building, 44 Court street, Brooklyn.

Robert A. Howie, Jr., announces that he has recently opened offices in the Prudential Building, Newark, N. J., as a general contractor and building engineer, and desires catalogues, samples and price lists of building materials and supplies. Mr. Howie was for nearly twenty years associated with the Hedden Construction Co. as general superintendent.

D. H. Burnham & Co., architects, Chicago, announce the return of Hube Burnham from the Navy and Daniel H. Burnham from the Army to the active practice of architecture with the firm. The personnel and facilities of D. H. Burnham & Co. have been largely increased to render the most expert and rapid service, and relations have been established whereby the firm can materially assist in financing construction projects.

Langthorn Company, Inc., has recently been organized by Jacob S. Langthorn, former Deputy Commissioner, Department of Water, Gas and Electricity of the City of New York, with offices at 2 West 45th street, where a general contracting and engineering business will be conducted. The officers of this company are Louis J. Snyder, president; Jacob S. Langthorn, vice-president; E. B. Glatz, secretary, and M. W. Beyers, treasurer.

WAR ACTIVITIES REVIEWED.

Handsome Book Graphically Portraying Federal Building Brought Out by Turner Construction Co.

AN impressive volume has been received by the Record and Guide bearing the title, "A Record of War Activities." This book narrates through one hundred and thirty-eight pages the interesting story of how the Turner Construction Company during the war emergency erected for the War, Navy and other departments of the Government concrete buildings representing an investment of more than \$45,000,000.

Among the many industrial institutions which met the exigencies of the war by increasing their working capacity many fold and performing time and again the seemingly impossible, this company made a record for itself that it justly felt could be used to build and hold prestige for generations to come. Certain of the reinforced concrete structures built during the war period actually exceeded the largest buildings of any type heretofore erected in the United States. In every instance these structures were built under forced pressure in order that the various military and naval departments should not be hampered by a lack of executive and warehouse space so urgently needed to provide for the rapid expansion of the war-waging establishment.

After a preface written by Henry C. Turner, president of the company, the history of the various large Federal buildings erected during the war is given. Separate chapters are devoted to the Navy Supply Storehouse, Medical Supply Storehouse and Chemical Laboratory in the New York Navy Yard; the Bureau of Standards Building at Washington, the Coast Artillery Barracks in New York Harbor, the Navy Fleet Supply Base in Brooklyn, the Navy and War Office Buildings at Washington, the U. S. Emergency Hospitals at Washington, and the Army Supply Base in Brooklyn. All of these chapters are profusely illustrated by photographs showing the progress of the work, and in the text is given a mass of technical data, material lists and other interesting information in connection with these mammoth undertakings.

A most interesting chapter is the one

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

Building Material Dealers' Association of Westchester County has planned to hold its annual outing Tuesday, July 15, at Huckleberry Island, N. Y., which is part of the summer home of the New York Athletic Club. An interesting program of events, including a ball game, has been prepared, which will be followed by a dinner. Secretary, Tracy Cowen, care of the Mahlstedt Lumber Co., New Rochelle, N. Y.

devoted to "Labor Stimulation." The Turner Construction Company realized early after commencing Government work that one of its chief problems would be in obtaining and holding the great number of workmen necessary to bring these operations to an early and successful conclusion. It was also necessary that the labor at hand should be made to realize fully to what extent their patriotism and energy was depended upon to assure the success of the work. The methods employed to obtain these results and the great measure of success obtained by the experiments that soon developed into institutions have been explained in detail in this chapter.

The final chapter of the book is devoted to a brief history of the Turner Construction Company, which practically means the history of the reinforced concrete industry in the United States. A graphic record is given of the growth of the company from its incorporation in 1902 to the present time, and traces, with data and cost of its various contracts, the early years of progress through the period when this form of construction became an assured medium for industrial construction to the present day.

CURRENT BUILDING OPERATIONS

BUILDING activity is rapidly gaining in headway throughout the entire country and all departments of the industry are heartily encouraged by the prospects for the future. Up to the early part of June the greater part of the new construction was for relatively small operations located in outlying sections of the city and in suburban districts, but during the past few weeks there has been considerable progress in getting important metropolitan projects under contract and work started, and from the amount of proposed work being planned and also for which estimates are now being taken it would appear as though the building trades will experience capacity business for many months to come.

There has been no let-up in the volume of house building activity in and about New York City, and according to the number of plans being prepared this phase of construction will continue to be the predominating feature of the situation for some time to come. In Brooklyn there has recently been a tremendous growth in the volume of apartment house construction. This form of speculative activity was somewhat slow in gathering momentum, but it may now be taken for granted that speculative interests are in the field to stay, and the result will be a large number of new housing accommodations ready for occupancy early next autumn that will do much toward alleviating the shortage that has existed for a year or more.

There has been practically no change in the building material markets during the past week or so. Prices are holding firmly at levels now considered established and stabilized. The exception is lumber in which market the price tendency is strongly upward, and no one is willing to predict when the high levels will be reached. Although common brick is in heavy demand, manufacturers and dealers are doing everything in their power to hold the price at its present level of \$15 a thousand, feeling that any advance would be likely to be misconstrued.

Common Brick.—Demand has dropped somewhat, owing to the strike of the laborers that has prevented the delivery of materials to buildings in this city. The condition is only a temporary one, however, and dealers anticipate a revival of buying interest just as soon as the strike is settled. A total of eleven barge-loads of brick arrived during the week from up-river points, and nine were disposed of. The wholesale price for Hudson River

common brick remains firm at \$15 a thousand. No developments of consequence in the strike of the barge captains occurred this week. After conferences with the producers a number of the captains returned to their barges and unloaded them. The producers were willing to compromise and the captains accepted the terms offered. The delegate of the captains' union, however, would not accept the terms and called from the work all of the men employed in unloading brick in this city. The manufacturers now plan to ship crews from their yards to unload the brick after arrival, and this plan will be carried out unless the men who usually do this work return at once.

Summary.—Transactions in the North River common brick market for the week ending Friday, July 3, 1919. Condition of market: Demnad light; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 11; sales, 9. Distribution: Manhattan, 3; Brooklyn, 5; New Jersey, 1.

Masons' Materials.—Although orders are not coming in as briskly as they were two weeks ago there is a large volume of inquiry that predicts considerable profitable business ahead. During the past week or so there has been a large amount of new construction out for estimates, and it is anticipated that contracts for the major

BUILDING COMMODITY PRICES

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

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

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

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

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

Second hand brick, per load

of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

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

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl...\$3.25
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

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\$20.30 per ton
Lath Mortar, in cloth bags.. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton
Finishing Plaster, in cloth bags 24.00 per ton
Rebate for returned bags, 15c. per bag
Finishing Plaster (250 lb. barrel)\$3.50 per bbl.
Finishing Plaster (320 lb. barrel) 4.35 per bbl

NUMBER TWO

This advertisement is Number Two of a series introducing Colonial Paints and Varnishes. Number Three will deal with our Neva-Leke Roof Paint.

COLONIAL MILL WHITE is scientifically compounded and made in Flat, Lo-gloss and Enamel (or high gloss). Compounded to withstand dampness or moisture, its extreme whiteness produces a daylight effect. It is on the monthly requisition list of many large and important factories and industrial buildings. The quality is always exact and uniform. Every gallon stands a test before it is barreled.

Write today for ALL the facts about Colonial Mill White.

COLONIAL WORKS

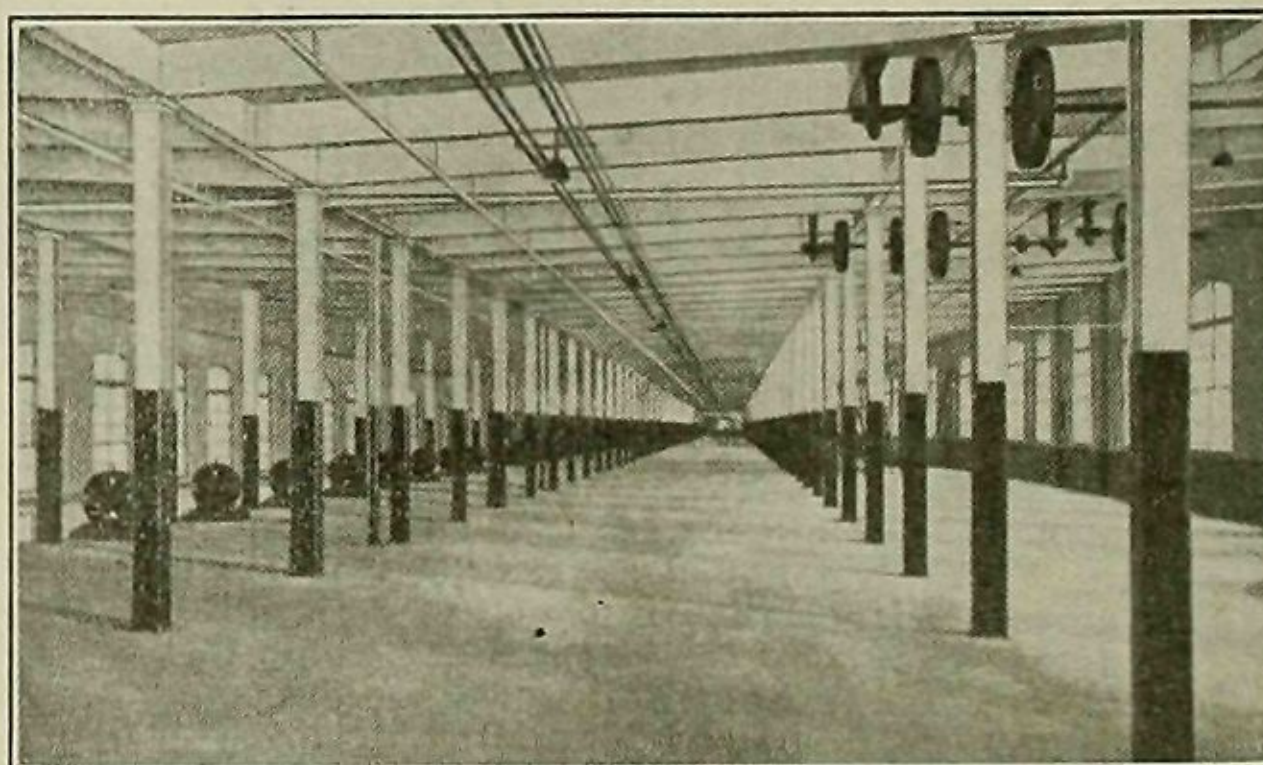
NEW YORK OFFICE, WOOLWORTH BUILDING

FACTORY—BROOKLYN, N. Y.

Inside or Outside—New or Old Factory Buildings

COLONIAL MILL WHITE

It renews—it brightens—it cheers—it preserves



Colonial Mill White at the Pacific Print Works, Lawrence, Mass.

MATERIALS AND SUPPLIES

portion of this work will be let within a short time. For the most part the prices of masons' materials are steady, and show but little movement from the levels that have been current for a month or more.

Structural Steel.—Locally the business in fabricated material for new building projects has picked up considerably, and during the past week a number of important bookings were reported. There is also a large amount of high-class construction out for bids, and it is anticipated that a fair percentage will be placed under contract during the next week or so. According to reports from the steel producing interests, the month of June showed a volume of business materially in excess

of that of the month previous, and all signs now point to a steady increase in the demand for the coming months. The building situation generally is shaping up in a manner most satisfactory to the structural interests, who are firm in their predictions of better building times than have been experienced for many years past. There has been little or no fluctuation in steel prices during the past week or so, and the general opinion is that the existing level of prices will be maintained throughout the remainder of this year.

Lumber.—The demand for this product has recently increased to the point where there is an actual shortage in some items,

and prices are indicating a steady upward trend. At the present writing there is no hope of lower lumber prices for many months to come and on all sides are heard predictions of further advances should the demand increase while the supply is limited. Producers are largely hampered by the shortage of labor at mill points. Stocks in the local yards are lacking in assortment, particularly in hardwoods and in Southern Pine. Although manufacturing consumers have been a prominent factor in the market during the past few months, the building industry is rapidly taking hold of the situation, and at present the major portion of the demand is emanating from building sources. Inquiries from suburban points are greater than they have been and current reports denote a continued heavy demand for lumber to be used in out-of-town building activity.

Wire Nails.—The market is stronger than it has been and orders at the mills have been particularly heavy during June. There is considerable doubt as to the price situation and buyers are apprehensive of an advance. The increase in the demand is coming largely from the great volume of small house construction now noticeable in many parts of the country, and both manufacturers and dealers are confident that the business from building sources will continue to increase rapidly during the balance of the season. Wire nails are being quoted, in or out of store, from \$4.10 to \$4.25 base per keg.

Electrical Supplies.—Jobbers report a strong demand with increase in number and prospects for the remainder of the year excellent. Prices show practically no fluctuations, and evidences of price-cutting to stimulate business activity are rare. There is a growing volume of small residential construction coming into the market for supplies, and the demand from alteration and repair work is steady and satisfactory.

Window Glass.—A brighter tone to the glass situation is given by the improvement in the general building situation, and although it is as yet too early for the glass interests to have received orders to any extent as a result of the increased amount of building activity, there are now prospects of considerable business in the near future. There has been no change announced in the schedule of manufacturers' discounts.

Cast Iron Pipe.—There has been little business of any consequence brought out by the recent reduction of \$5 a ton on the price of cast iron pipe.

IN THE METROPOLITAN MARKETS

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

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 On application
Delivered at job in Bronx .. On application

Broken Stone—
1 1/2 in., Manhattan delivery. \$3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.
3/4 in., Manhattan delivery.. 3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.

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

Structural Steel—
Plain material at tidewater; cents per pound:
Beams & channels up to 14 in. \$2.72 to —
Beams & channels over 14 in. 2.72 to —
Angles, 3x2 up to 6x8. 2.72 to —
Zees and tees. 2.72 to —
Steel bars. 2.62 to —

Lumber—
Wholesale prices, New York:
Yellow pine, merchantable 1905, f.o.b.N.Y.):
3x4 to 14x14, 10 to 20 ft. \$41.00 to \$60.00
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) .. \$40.00 to \$45.00
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. \$68.00 to —

Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
Cypress shingles, 6x18, No. 1 Prime 8.50 to —

Quartered oak 120.00 to \$125.00
Plain oak 88.00 to 95.00

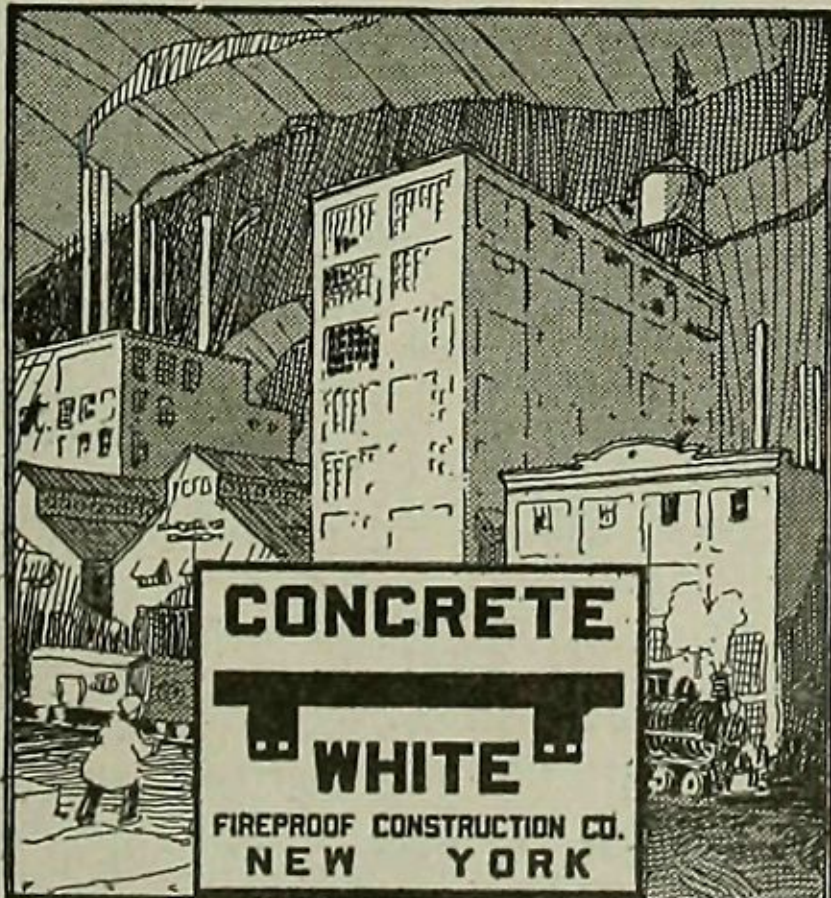
Flooring:
White oak, quart'd, select 79.50 to —
Red oak, quart'd, select.. 79.50 to —
Maple No. 1. 63.50 to —
Yellow pine, No. 1, common flat 44.50 to —
N. C. Pine, flooring, Norfolk 43.00 to —

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. \$1.90 to \$1.91
Less than 5 bbls. 1.93 to 1.94

Turpentine—
Spot in yard, N. Y., per gal. \$1.12 to —

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DO YOU REALIZE

that the quality of the workmanship and the time in which you get your building depends on the contractor that you employ? That's why so many owners—"Let WHITE build it of CONCRETE."

White Fireproof Construction Company
NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

Geo. A. Fuller Company

Fireproof Building Construction

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Installed as a Local System
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FIRE ALARM SERVICE
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SIGNAL SERVICE**

**AUTOMATIC
FIRE ALARM CO.**

416 Broadway

New York City

FRANKLIN 4188

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

52D ST.—J. E. R. Carpenter, 681 5th av, is making sketches for a 9-sty brick and limestone apartment, 83x100 ft, at 145-151 East 52d st for the C. C. Corporation, 681 5th av, owner and builder. Owner will soon take estimates on materials and sub-contracts.

RIVERSIDE DRIVE.—Geo. F. Pelham, 200 West 72d st, has completed plans for a 6-sty brick apartment, 218x irreg., on Riverside dr, 150 ft west of 158th st, for the North River Building Corporation, 117 West 119th st, owner and builder. Cost, about \$175,000.

DWELLINGS.

72D ST.—A. J. Thomas, 137 East 45th st, has completed plans for alterations to two 4-sty brick and stone residences, 25x67 ft, at 247-249 West 72d st for Alice C. Williams, 249 West 72d st, owner. Total cost, \$9,500. Architect ready for bids on general contract.

PARK AV.—S. Edson Gage, 28 East 49th st, will prepare plans for alterations to the 6-sty brick and limestone residence, on plot 27x100 ft, at 604 Park av for the 604 Park Avenue Co., H. H. Pease, president, 50 East 42d st, owner. Architect will take estimates on general contract.

STABLES AND GARAGES.

50TH ST.—Deitrich Wortmann, 114 East 28th st, has completed plans for a 2-sty brick garage, 50x100 ft, at 540-542 West 50th st for the West 50th Street Garage Co., 412 West 38th st, owner. Cost, \$18,000.

AMSTERDAM AV.—Louis A. Sheinart, 194 Bowery, has completed plans for a 1-sty brick garage, 129x100 ft, on the east side of Amsterdam av, 95 ft south of 184th st, for Abraham B. Meyer, owner and builder, care of architect. Cost, \$25,000.

53D ST.—Wm. J. Russell, 73 West 46th st, has prepared plans for alterations to the 5-sty brick garage, 40x200 ft, at 127-129 West 53d st for Thomas G. Corvan, 125 West 53d st, owner, who will take estimates on general contract. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

28TH ST.—George & Edward Blum, 505 5th av, have prepared plans for a 2-sty brick store and loft building, 50x98 ft, at 252-254 West 28th st for the Greenwich Associates, 26 West 31st st, owners and builders.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CRESTON AV.—Irving Margon, 355 East 149th st, has prepared plans for a 5-sty brick and limestone apartment, 50x100 ft, on the west side of Creston av, 50 ft north of Tremont av, for the 173d Street Realty Co., 700 West 179th st, owner and builder. Cost, about \$105,000.

SHERMAN AV.—Charles Schaeffer, 2853 3d av, has plans in progress for a 5-sty brick and limestone apartment house on the east side of Sherman av, near 167th st, for the Benenson Realty Co., 509 Willis av, owner and builder.

SCHOOLS AND COLLEGES.

LEGGETT AV.—C. B. J. Snyder, Municipal Building, has completed plans for a 5-sty brick, limestone and terra cotta public school building, 230x280 ft, containing 48 classrooms, on Leggett av, Southern boulevard and Fox st for the Board of Education of the City of New York, 500 Park av, owner. Cost, about \$650,000. Owner will advertise for estimates on general contract.

STABLES AND GARAGES.

177TH ST.—H. G. Steinmetz, 1007 East 180th st, has completed plans for a 1-sty brick garage, 51x102 ft, in the north side of 177th st, 70 ft west of Rosedale av, for the Teibout Avenue Co., Inc., Z. F. Fonda, president, 1419 Parker av, owner and builder. Cost, \$10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST 28TH ST.—Cohn Bros., 361 Stone av, have prepared plans for six 3-sty brick tenements, 20x65 ft, in the east side of West 28th st, 180 ft south of Mermaid av, for Harry Schwartz, 509 Thatford av, owner and builder.

56TH ST.—E. O. Holmgren, 371 Fulton st, has completed plans for a 4-sty brick apartment, 60x78 ft, in the south side of 56th st, 220 ft west of 8th av, for the Home Associates, Inc., 612 6th av, owner and builder.

14TH AV.—Ferdinand Savignano, 6005 14th av, has prepared plans for a 5-sty brick and stone apartment, 50x80 ft, on the west side of 14th av, 50 ft north of 71st st, for John Cera-bini, 78 Mulberry st, Manhattan, owner and builder. Cost, \$50,000.

PRESIDENT ST.—B. W. Dorfman, 26 Court st, has completed plans for a 4-sty brick and limestone apartment, 50x108 ft, in the north

side of President st, 125 ft west of Franklin av, for Maxwell Smith, 798 Franklin av, owner and builder. Cost, about \$70,000.

HANCOCK ST.—Cohn Bros., 361 Stone av, have plans in progress for a 4-sty brick, stone and terra cotta apartment, 60x90 ft, at the northwest corner of Hancock st and Stuyvesant av for Neufeld & Meyrowitz, 1612 President st, owners and builders. Cost, \$75,000.

BAY 31ST ST.—Lubroth & Lubroth, 2272 82d st, have started sketches for a 4-sty brick and limestone apartment, 100x150 ft, in Bay 31st st, near 20th av, for owner and builder, to be announced later. Cost, about \$55,000.

PARKSIDE AV.—W. T. McCarthy, 16 Court st, has plans under way for a 6-sty brick, limestone and terra cotta apartment, 50x100 ft, at the corner of Parkside av and Parade pl for the Safe Construction Co., 125 Bristol st, owner and builder. Details later.

DWELLINGS.

46TH ST.—H. A. Weinstein, 32 Court st, Brooklyn, has completed plans for two 2-sty brick dwellings, 20x62 ft, in the south side of 46th st, 120 ft east of 16th av, for Jonas Construction Co., 1609 46th st, owner and builder. Total cost, \$24,000.

53D ST.—Samuel Millman & Son, 26 Court st, have completed plans for three 2-sty frame dwellings, 17x50 ft, in the north side of 53d st, 33 ft west of 17th av, for the L. F. Realty Corp., 181 Martense st, owners and builders. Cost, \$19,000.

EAST 8TH ST.—John C. Wandell Co., 8525 4th av, Brooklyn, has completed plans for five 2-sty frame dwellings, 17x37 ft, in the east side of East 8th st, 280 ft south of Ditmas av, for John S. Dahl, 819 Montague st, owner and builder. Total cost, \$25,000.

AVENUE L.—Carlson & Wiseman, 226 Henry st, have completed plans for twenty 2-sty frame dwellings, 16x40 ft, at the northwest corner of Avenue L and 15th st for Paul W. Connelly, 5107 New Utrecht av, owner and builder. Total cost, \$120,000.

EAST 8TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2-sty frame dwelling, 20x41 ft, in the east side of East 8th st for the Kensington Homes, Inc., 614 West st, owners and builders. Cost, \$10,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco residence, 24x55 ft, on the west side of East 7th st, 220 ft north of Avenue J, for the Kensington Homes Co., Inc., 614 West st, owners and builders. Cost, \$12,000.

77TH ST.—H. G. Dangler, 215 Montague st, has completed plans for ten 2-sty frame dwellings, 17x46 ft, in the south side of 77th st, 100 ft west of Colonial rd, for the Colonial Road Housing Corp., 255 Montague st, owner and builder. Total cost, \$50,000.

77TH ST.—H. G. Dangler, 215 Montague st, has completed plans for four 2-sty frame dwellings, 17x46 ft, at the southwest corner of 77th st and Colonial rd for the Colonial Road Housing Corp., 215 Montague st, owner and builder. Cost, \$20,000.

AVENUE R.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty frame dwelling, 18x36 ft, on the north side of Avenue R, 30 ft west of East 24th st, for G. L. O'Brien, 174 Montague st, owner and builder. Cost, \$5,500.

53D ST.—James Millman, 26 Court st, has completed plans for three 2½-sty frame dwellings, 17x50 ft, in the north side of 53d st, 337 ft west of 17th av, for the R. F. Realty Co., George Schumer, president, 181 Martense st, owner and builder. Cost, \$20,000.

CHESTER AV.—S. Millman & Son, 26 Court st, have completed plans for three 2-sty brick dwellings, 20x58 ft, on the east side of Chester av, 20 ft north of Louisa st, for the Chas. R. Ward Eng. Corp., 32 Court st, owner and builder. Total cost, \$28,500.

EAST 18TH ST.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 24x38 ft, in the west side of East 18th st, 34 ft south of Avenue J, for Louis Paulson, 1147 Lincoln pl, owner and builder. Cost, \$10,000.

55TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for four 2-sty brick dwellings, 20x58 ft, on the south side of 55th st, 143 ft west of Ft. Hamilton av, for Simon Agrees, 487 Hendrix st, owner. Total cost, \$40,000.

KENMORE PL.—Samuel L. Malkind, 1270 54th st, has completed plans for four 2½-sty frame dwellings, 22x41 ft, on the west side of Kenmore pl, 100 ft south of Avenue K, for the Mid-Boro Building Corp., Oscar Sherman, president, 1466 49th st, owner and builder. Total cost, \$36,000.

52D ST.—M. A. Cantor, 371 Fulton st, has plans in progress for a 2½-sty frame and stucco dwelling, 26x52 ft, in the south side of 42d st, 160 ft west of 16th av, for the Marne Construction Co., 1334 41st st, owner and builder. Cost, \$15,000.

AVENUE H.—McCarthy & Kelly, 16 Court st, have completed plans for four 2-sty frame dwellings, 17x33 ft, at the northwest corner of Avenue H and East 12th st for Jos. H. Seckler,

1946 Homecrest av, owner and builder. Cost, \$18,000.

MANSFIELD PL.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 25x43 ft, in the east side of Mansfield pl, 400 ft north of Av K, for Edward S. Nelson, 826 Caton av, owner and builder. Cost, \$13,000.

DELAMERE PL.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 20x40 ft, in the east side of Delamere pl, 400 ft north of Avenue K, for Edward S. Neilson, 826 Caton av, owner and builder. Cost, \$9,000.

UNION ST.—J. S. Kennedy, 157 Remsen st, has completed plans for four 2½-sty brick dwellings, 18x42 ft, at the southwest corner of Union st and Brooklyn av for Louis Cohen, 5 East 31st st, owner and builder. Total cost, \$36,000.

63D ST.—John C. Wandell Co., 8525 4th av, has completed plans for six 2-sty frame dwellings, 18x44 ft, in the south side of 83d st, 100 ft east of 10th av, for the B. M. & B. Holding Co., Inc., 5718 7th av, owner and builder. Cost, \$60,000.

EAST 7TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco dwelling, 24x55 ft, in the west side of East 7th st, 220 ft north of Avenue J, for the Kensington Homes Co., Inc., 614 West st, owner and builder. Cost, \$12,000.

18TH AV.—Harry Wolfinger, 4519 13th av, has completed plans for ten 2-sty frame dwellings, 17x35 ft each, at the southwest corner of 18th av and 47th st and the south side of 47th st, 330 ft east of 17th av for S. Goldstein, 1668 47th st, owner and builder. Total cost, \$50,000.

EAST 10TH ST.—B. W. Doriman, 26 Court st, has completed plans for fourteen 2-sty frame dwellings, 18x40 ft, in the west side of East 10th st, 100 ft south of Av L, for the South 5th St. Construction Co., 526 East 8th st, owner and builder. Total cost, \$84,000.

EAST 3D ST.—Shampan & Shampan, 50 Court st, have completed plans for two 2-sty frame dwellings, 16x40 ft, in the east side of East 3d st, 97 ft north of Avenue M, for the Avenue M Development Co., 1469 President st, owner and builder. Cost, \$17,000.

REMSEN ST.—Slee & Bryson, 154 Montague st, have completed plans for interior and exterior alterations to the 4-sty brick and stone residence in the south side of Remsen st, 87 ft east of Furman st, for G. W. Seymore, 20 Vesey st, Manhattan, owner and builder. Cost, about \$15,000.

AVENUE J.—Froling & Holler, Inc., 150 Nassau st, Manhattan, have prepared plans for a 2½-sty frame dwelling, 26x49 ft, at the northwest corner of Avenue J and East 8th st for Julius Morris, 129 West 27th st, Manhattan, owner. Cost, \$14,000.

AVENUE J.—Froling & Holler, Inc., 150 Nassau st, Manhattan, have completed plans for a 2½-sty frame dwelling, 34x61 ft, at the northeast corner of Avenue J and East 9th st for Michael Cohen, 132 West 27th st, Manhattan, owner and builder. Cost, \$12,000.

EAST 43D ST.—Robert T. Schaefer, 1526 Flatbush av, has plans about completed for a 2½-sty frame dwelling, 21x42 ft, in the west side of East 43d st, 277 ft north of Avenue I, for Austin Vanderbeck, 4301 Avenue J, owner and builder. Cost, \$10,000.

78TH ST.—M. A. Cantor, 373 Fulton st, has prepared plans for a 2½-sty frame dwelling, 20x61 ft, at the southwest corner of 10th st and 18th av for the B. A. Realty Co., 1527 43d st, owner and builder. Cost, \$10,000.

EAST 14TH ST.—J. S. Kennedy, 157 Remsen st, has prepared plans for a 2½-sty brick residence, 25x75 ft, and garage in East 14th st, 140 ft north of Albemarle rd, for Frances G. Delbon, owner, care of architect. Cost, \$40,000.

EAST 17TH ST.—Max Hirsch, 215 Montague st, has prepared plans for four 2-sty frame dwellings, 19x40 ft, in the east side of East 17th st, 180 ft north of Avenue O, for the Mandler Corp., 1679 East 21st st, owner and builder. Total cost, \$28,000.

FACTORIES AND WAREHOUSES.

LORIMER ST.—Thomas Kirby, 95 Lorimer st, has completed plans for a 6-sty brick factory, 40x100 ft, in the north side of Lorimer st, east of Marcy av, for E. Greenfield Sons, 95 Lorimer st, owners and builders. Cost, about \$80,000.

PEARL ST.—Helmle & Corbett, 190 Montague st, have prepared plans for a 5-sty brick factory, 33x77 ft, in the east side of Pearl st, 65 ft north of Willoughby st, for J. W. and W. H. Reid, 21 Willoughby st, owners. Cost, \$45,000.

LEXINGTON AV.—W. Parker, 463 Tompkins av, has finished plans for a 2-sty brick factory, 19x61 ft, on the north side of Lexington av, 94 ft west of Bedford av, for C. Mass, 1096 Bedford av, owner. Cost, \$12,000.

FRONT ST.—J. G. White Engineering Corp., 43 Exchange pl, Manhattan, is preparing plans for a 5-sty reinforced concrete candy factory, 100x168 ft, at the southeast corner of Front and Gold sts for the Gardiner-Lucas Co., 160 John st, owner.

HOMES AND ASYLUMS.

LINDEN AV.—Wm. A. Parfitt, 26 Court st, is preparing plans for a 3-sty addition, 38x65 ft, at 123 Linden av for the New York Congregational Home for the Aged, on premises, owner. Cost, \$65,000.

STABLES AND GARAGES.

SNYDER AV.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 50x85 ft, on the south side of Snyder av, 122 ft east of Bedford av, for John J. Snyder, 55 Snyder av, owner and builder. Cost, \$10,000.

PACIFIC ST.—J. Millman, 26 Court st, has prepared plans for a 1-sty brick garage, 95x110 ft, in the south side of Pacific st, 73 ft east of Washington av, for the Weingeld Realty & Construction Co., J. Weintraub, president, 122 Dumont st, owner and builder. Cost, \$25,000.

JAMAICA AV.—E. M. Adelson, 1778 Pitkin av, has prepared plans for a 1-sty brick garage, 57x100 ft, at the northwest corner of Jamaica av and Pellington Park for H. Brown, 115 Glenmore av, owner and builder. Cost, \$15,000.

ROBINSON ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 1-sty brick garage, 125x200 ft, in Robinson st, east of Bedford av, for Schmatz & Long, 743 Flatbush av, owners, who will take estimates on general contract. Cost, \$35,000.

BARBEY ST.—L. Schillenger, 167 Van Siclen av, has finished plans for a 1-sty brick garage, 75x100 ft, in the west side of Barbey st, 150 ft north of Glenmore av, for the estate of John Fensch, 321 Barbey st, owner. Cost, \$15,000.

Queens.

DWELLINGS.

WINFIELD, L. I.—Charles J. Stidolph, 15 Ivy st, Elmhurst, L. I., has completed plans for two 2-sty frame dwellings, 16x38 ft, on the east side of Meyers av, 126 ft north of Queens boulevard, for Wm. Lynch, Woodside av and 20th st, Elmhurst, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x40 ft, on the west side of Grant av, 195 ft south of Sutter av, for Mrs. Wm. A. Dunn, 319 East 69th st, New York City, owner. Cost, \$4,500.

FAR ROCKAWAY, L. I.—Plans have been prepared privately for two 1-sty frame dwellings, 18x36 ft, at the northwest corner of 3d st and Seagirt av for A. H. Scott, 268 Dean st, Brooklyn, owner and builder. Cost, \$3,500.

FLUSHING, L. I.—F. Johnson, 46 Prospect av, has completed plans for a 2½-sty frame dwelling, 32x30 ft, in the south side of State st, 60 ft east of Flushing pl, for the Dual Borough Holding & Improvement Co., 487 Dean st, Brooklyn, owner and builder. Cost, \$6,000.

For Better Lighting

The Union Trust Building, 80 Broadway, and the Electrical Exchange, 136 Liberty Street, have closed down their private electric plants in favor of Central Station Service

These buildings required steam for their hydraulic elevator equipment, and operated their generators from the same steam sources. Now, although high pressure steam is still retained, the generators have been discontinued and lighting installations of 2,000 and 1,000 lights respectively are to be Edison served

For any building, old or new, large or small, that requires dependable and economical lighting supply there is nothing like Edison Service

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STEELBILT Toilet Partitions are made in standard sizes, some of which are carried in stock for quick delivery. Partitions and doors are made in units, of sizes to suit any plan layout.

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JAMAICA SOUTH, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 20x26 ft, in the north side of Edgar st, 80 ft east of Forman av, Jamaica, for Louis H. Wolff, Edgar and New York avs, Jamaica, owner and builder. Cost, \$4,000.

ELMHURST, L. I.—Charles J. Stidolph, 15 Ivy st, has completed plans for two 2-sty frame dwellings, 22x46 ft, at the northeast corner of Koerner st and Wool st, for John H. Zeigler, Laconia st, Elmhurst, owner and builder. Total cost, \$7,000.

JAMAICA, L. I.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for three 2-sty brick residences and stores, 20x53 ft, on the north side of Hempstead av, 60 ft east of Lynn av, for Louis Zimmerman & Rhode Bros., 27 Logan st, Brooklyn, owners and builders.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., has completed plans for five 2½-sty frame dwellings, 16x36 ft, at Springfield, L. I., for Dennis Killane, Springfield, owner and builder. Cost, \$4,000 each.

DUNTON, L. I.—H. Spinken, 1 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 25x32 ft, at the northeast corner of Wicks st and Kimball av, Dunton, for Charles Zirkel, 1225 Spruce st, owner and builder. Cost, \$9,000.

UNION COURSE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, in the north side of 7th st, 625 ft east of Shaw av, for Charles Friedman, 50 5th st, Union Course, owner and builder. Cost, \$7,500.

DUNTON, L. I.—Charles Infanger, 2634 Atlantic av, Brooklyn, has completed plans for two 2-sty frame and stucco dwellings, 16x38 ft, in the east side of Wickes st, 114 ft south of Liberty av, Dunton, for F. H. Eiermann, 1423 Lampert st, Richmond Hill, owner and builder. Cost, \$3,500 each.

FOREST HILLS, L. I.—Wm. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 2-sty frame dwelling, 32x30 ft, in the south side of Ibis st, 100 ft west of Seminole av, for Cord Meyer Co., Forest Hills, owner and builder. Cost, \$6,000.

KEW GARDENS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 2-sty brick dwelling, 32x25 ft, in the south side of Beverly rd, 198 ft west of Lefferts av, for John Zoeller, Setaukett, L. I., owner. Cost, \$8,000.

MALBA, L. I.—Harold E. Paddon, 280 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling, 28x38 ft, in the south side of North drive, 100 ft west of Malba drive, for the Malba Estates Corporation, 217 Broadway, Manhattan, owner and builder. Cost, \$11,000.

MALBA, L. I.—Harold E. Paddon, 280 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling, 36x23 ft, in the north side of North drive, 250 ft east of Malba drive, for the Malba Estates Corporation, 217 Broadway, Manhattan, owner and builder. Cost, \$10,500.

BAYSIDE, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has completed plans for two 2½-sty frame dwellings, 22x33 ft, at the southwest corner of 26th av and 212th st, Bayside, for the Soundview Homes Co., 171 Bell av, Bayside, owner and builder. Total cost, \$12,000.

HOSPITALS AND ASYLUMS.

JAMAICA, L. I.—St. Mary's Hospital, Jamaica, L. I., contemplates the construction of a 5-sty brick and limestone hospital building, approximately 100x200 ft, at the northwest corner of Shelton av and Ray st, to cost about \$250,000. Name of architect and details of construction will be announced later.

STABLES AND GARAGES.

HOLLIS, L. I.—Dunnigan & Crumley, 391 East 149th st, the Bronx, have completed plans for a 1-sty brick garage, 51x90 ft, on the south side of Hempstead turnpike, Hollis, for Robert Miner, 28 Gay st, Brooklyn, owner. Cost, about \$20,000.

Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x25 ft, on the west side of Decker av, 280 ft north of Catherine st, for O. Jensen, 1607 Castleton av, Port Richmond, owner and builder.

PORT RICHMOND, S. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 24x36 ft, on the west side of Harberton av, 45 ft north of Homestead av, for H. S. Larsen, 40 Larsen av, Port Richmond, owner and builder. Cost, \$3,500 each.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 1½-sty frame and stucco dwelling, 37x29 ft, with garage, for A. Davidson, 45 Douglas av, owner and builder. Cost, \$6,500.

YONKERS, N. Y.—Charles F. Peck, 5 East 42d st, has plans in progress for two 2½-sty wood and stucco dwellings, 26x32 ft, at the southeast corner of Fanshaw and Leighton avs, Yonkers, for Max and Henry Deutchman, 15 West 20th st, owners. Architect will take bids on general contract about July 1. Cost, \$12,000 each.

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SCARSDALE, N. Y.—Charles F. Peck, 5 East 42d st, Manhattan, has completed plans for a 2½-sty dwelling, 20x36 ft, in Scarsdale, N. Y., for Wm. C. Monks, 503 5th av, Manhattan, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Westinghouse, Church, Kerr Co., 37 Wall st, Manhattan, are preparing plans for an 8-sty reinforced concrete warehouse at the foot of Varick st, Yonkers, for the Federal Sugar Refining Co., 90 West st, Manhattan, and Yonkers, N. Y.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—Lake & Nisenson, Union Bldg, Newark, have completed plans for the 4-sty brick and limestone apartment, 62x51 ft, in William st near Arlington av, for the Williams Realty Co., Union Bldg., Newark, N. J., owner and builder. Cost, \$100,000.

JERSEY CITY, N. J.—Wm. Neumann, 314 Palisade av, Jersey City, has finished plans for a 4-sty brick and limestone apartment, 102x27 ft, with stores and a 1-sty brick garage, 36x27 ft, at the corner of Central av and Griffith st, for M. S. Florman, 326 Central av, owner. Cost, \$50,000.

NEWARK, N. J.—Lake & Nisenson, Union Bldg., Newark, have prepared plans for a 3-sty frame and stucco flat, 46x50 ft, at 423-425 Jailiff av, for John D. Smyth, care of E. Brown, room 201, Union Bldg., Newark, owner. Cost, \$30,000.

NEWARK, N. J.—The Bigelow Construction Co., Jacob Heinochowitz, pres., 135 Johnson av, Newark, contemplates the construction of a 6-sty brick and limestone apartment at the corner of Johnson av and Bigelow st, to cost approximately \$150,000. Details will be available later.

NEWARK, N. J.—Frank Grad, 245 Springfield av, is preparing plans for a 3-sty brick apartment, 25x80 ft, at 510 Clinton av, for Mrs. Dora Polachek, owner, on premises. Cost, \$15,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has completed plans for a 5-sty brick and limestone apartment, 88x97 ft, at the southwest corner of Sip av and Van Reypen pl, for the National Development Co., 20 Eastern Parkway, owner and builder. Cost, \$125,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Bldg, Newark, has finished plans for a 4-sty brick apartment, 57x121 ft, at 47 Prospect st, for Max Gray, 710 South 10th st, Newark, owner and builder. Cost, \$140,000.

EAST ORANGE, N. J.—Hobart A. Walker, 35 West 39th st, Manhattan, is preparing plans for two 6-sty brick apartments, 32x140 ft, with garages, at 106 North Walnut st, for the Co-Operative Apartments, Inc., Philip Osborne, pres., 160 North Arlington av, East Orange, owner. Total cost, \$325,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 4-sty brick and limestone apartment, 65x88 ft, on the east side of Hillside av, 50 ft south of Alpine st, for Jacob Prager, 464 Hawthorne av, owner and builder. Cost, \$75,000.

DWELLINGS.

MAPLEWOOD, N. J.—Geo. H. Wells, 21 East 40th st, Manhattan, has plans in progress for five 2½-sty frame and stucco dwellings, colonial type, to be erected on Ridgewood rd, Maplewood, N. J., for Washington Park, Inc., Frank J. Parsons, pres., 32 Woodland rd, Maplewood, owners. Cost, \$10,000 each.

EAST ORANGE, N. J.—B. H. Shepard, 564 Main st, has laid the foundation for four 2½-sty frame dwellings, 24x26 ft on Wayne av, East Orange, for the Henton Co., Henry Miller, pres., 564 Main st, East Orange, owner and builder. Cost, \$4,500 each.

NEWARK, N. J.—F. H. Koeningsberger, 665 Broad st, Newark, has plans in progress for a 2½-sty hollow tile & stucco dwelling, 32x30 ft, with a sun parlor ext, 10x17 ft, on Shephard av, near Mapes pl, Newark, for Dr. Joseph P. Knef, owner, care of architect. Cost, \$15,000.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have completed plans for a 2½-sty frame dwelling, 28x27 ft, at 20-22 Keer av, Newark, for Charles Banta, 569 Elizabeth av, owner. Architect will take bids on sub contracts at once. Cost, \$6,000.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has completed plans for five 2-sty brick dwellings, 20x44 ft each, on West Side av near Gautier st, Jersey City, for the West Side Construction Co., 50 Williams av, owner and builder. Cost, \$6,000.

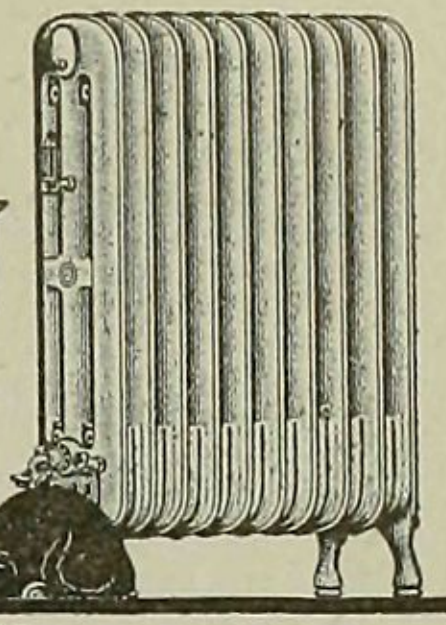
GRANTWOOD, N. J.—Plans have been prepared privately for thirty 2-sty brick and frame dwellings, 23x32 ft on Lawton av, for the Constructive Service Corp. of America, 207 Market st, Newark, owners and builders. Cost, about \$5,000.

MONTCLAIR, N. J.—Charles A. Lupprian, 180 Main st, New Rochelle, has completed plans for a 2½-sty frame dwelling, 60x32 ft, in Upper Montclair for Ernest & Heins, 108 Clarewell av, Montclair, owner. Architect will take bids on general contract. Cost, \$25,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Harby, Abrons & Melius, 15 East 40th st, have the general contract for a 13-sty brick and limestone apartment, 105x90 ft, at 23-27 5th av, northeast corner of 9th st, for the Oak Point Realty Corp., 206 Broadway, owner, from plans by Rouse & Goldstone, 512 5th av, owner and builder.

MANHATTAN.—Reilly Construction Co., 232 East 179th st, has the general contract for alterations to the 4-sty brick apartment and stores, 35x65 ft, at 933 35 Madison av, from plans by C. B. Brun, 216 West 34th st, architect. Cost, about \$35,000.

DWELLINGS.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the residence at 15 East 61st st, for Henry L. Batterman, 50 East 42d st, from plans by Mott B. Schmidt, 14 East 46th st, architect.

MANHATTAN.—E. E. Paul, 101 Park av, has the general contract for alterations to the 5-sty brick and limestone residence, 19x60 ft, including a 5-sty rear extension, 19x25 ft, at 118 East 62d st, for Bernard L. Tim, 524 5th av, owner, from plans by Carere & Hastings, 52 Vanderbilt av, architects.

ST. JAMES, L. I.—Dunn & Sheridan, 168 East 32d st, Manhattan, have the general contract for a 2½-sty brick and stucco residence,

78x55 ft, at St. James, L. I., for Charles S. Butler, 101 Park av, Manhattan, from plans by Ford, Butler & Oliver, 101 Park av, Manhattan, architects.

GARDEN CITY, L. I.—J. C. Lyons Co., 2010 Broadway, Manhattan, has the general contract for a 2-sty hollow tile and stucco residence, 40x60 ft, at Garden City, for E. S. Little, 34 Pine st, Manhattan, owner, from plans by O. Herring and Douglas Fitch, 8 West 33d st, Manhattan, architects.

YONKERS, N. Y.—Lawrence Park Builders Supply Co., Bronxville, N. Y., has the general contract for a 2½-sty stone and frame residence, 24x59 ft, at Lawrence Park, for Dudley B. Lawrence, Valley rd, Bronxville, from plans by Bates & How, 35 West 39th st, Manhattan, architects.

HOLLIS PARK GARDENS.—H. B. Scutt, 336 Fulton st, Jamaica, has the general contract for a 2½-sty frame and stucco residence, 28x40 ft, at Hollis Park Gardens, for A. Hockenstein, owner, from plans by H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., architect. Cost, \$25,000.

ELIZABETH, N. J.—Howard C. Lichtgow & Co., 79 King st, Manhattan, have the general contract for a 2½-sty brick and frame residence, 58x30 ft, at Elizabeth, N. J., for L. H. Alexander, care of Stephenson & Wheeler, 2 West 45th st, Manhattan, architects. Cost, \$20,000.

RIDGEWOOD, L. I.—Peter Guthy, 926 Broadway, Bklyn, has the general contract for a 1-sty brick and stone church, 55x95 ft, seating 1,000, at the corner of Gates and Fairview avs, for the First German Church, owner, from plans by Louis Allmendinger, 20 Palmetto st, Bklyn, architect. Cost, \$30,000.

CUTCHOGUE, L. I.—Warren Reeves, Maine st, Riverhead, L. I., has the general contract for a 1½-sty frame and stucco church, seating 450, at Cutchogue, L. I., for the Church of Our Lady of Catrabama, Rev. Father Craniwski, Depot Lane, Cutchogue, L. I., owner, from plans by Montgomery & Riggs, 105 West 40th st, architects. Cost, \$18,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 4-sty factory, 40x100 ft, in the north side of Lorimer st, 85 ft west of Marcy av, for E. Greenfields Sons, 95 Lorimer st, owners, from privately prepared plans. Cost, \$80,000.

BROOKLYN.—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 4-sty reinforced concrete assembling and distributing building, on plot 75x100 ft, at 372-376 Gold st for the Peerless Towel Supply Co., 29 Lafayette st, Manhattan, owner, from privately prepared plans. Cost, \$120,000.

NEWARK, N. J.—Charles R. Hedden Co., 763 Broad st, has the general contract for extensive alterations to the plant at the foot of Chester av, for the Patton Paint Co., owner, on premises, from plans by John H. and Wilson C. Ely, Firemen's Building, Newark, N. J., architects.

HOTELS.

LAKEWOOD, N. J.—L. Barth & Son, 32 Cooper sq, Manhattan, have the general contract for the 5-sty hollow tile and stucco hotel, 171x117 ft, at Lakewood, N. J., for the Hotel Ellisberg Construction Co., 55 Liberty st, Manhattan, from plans by Shampin & Shampin, 50 Court st, Brooklyn, architects. Cost, about \$500,000.

LAKEWOOD, N. J.—John D. Irons, 507 Monmouth av, Lakewood, has the general contract for a 3-sty frame hotel, 169x38 ft, at 7th st and Monmouth av for Jacob Newman, Lakewood, N. J., owner, from plans by W. C. and A. F. Cottrell, Kinmouth Bldg., Asbury Park, N. J., architects. Cost, \$50,000.

STABLES AND GARAGES.

BROOKLYN.—McGough & Hoey, 16 Court st, have the general contract for a 1-sty brick garage, 100x70 ft, at 138-142 Tillary st, for Charles Broadway Rouss, 545 Broadway, from plans by the Low-Parker Engineering Co., 150 Nassau st, Manhattan, architects and engineers.

BROOKLYN.—F. M. Walsh, 374 Hamilton av, has the general contract for a 1-sty brick garage, 65x107 ft, in the west side of Lawrence st, 100 ft south of Tillary st, for the Realty Associates, 162 Remsen st, owners, from plans by B. Dreisler, 153 Remsen st, architect. Cost, about \$15,000.

MANHATTAN.—Joseph O. Clement, 197 Bleecker st, has the general contract for a 2-sty brick garage, 69x100 ft, at 125-129 West 3d st for Z. T. Piercy, 207 Thompson st, owner, from plans by Frank E. Vitolo, 56 West 45th st, architect. Cost, \$50,000.

LONG ISLAND CITY.—W. J. Bond, 12 Hallet st, has the general contract for a 1-sty brick garage, 75x95 ft, in the west side of 4th av, 67 ft south of Washington av, for David S. Caruth, 1025 Tinton av, Manhattan, from plans by J. C. Cocker, 2017 5th av, Manhattan, architect. Cost, \$15,000.

ELMHURST, L. I.—Jacob Gescheidt, 142 East 42d st, Manhattan, has the general contract for a 1-sty brick garage, 100x100 ft, at the corner of Jackson av and 21st st for Kuergeral & Scheer, owners, care of general contractor. Plans were prepared privately. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Crest Construction Co., 299 Broadway, has the general contract for alterations to the 6-sty brick and stone loft building, 25x100 ft, at 158 Monroe st for the Monroe Wet Wash Laundry Co., 158 Monroe st, owner, from plans by Louis Sheinert, 192 Bowery, architect.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have the general contract for two 9-sty brick and stone warehouse and office buildings at 29-31 South William st for the Terminal Warehouse Co., John H. Lynch, president, 17 William st, from plans by J. W. O'Connor, 3 West 29th st, architect. Total cost, \$180,000.

Appeals Board Takes Recess.

Captain John P. Leo, chairman, announces that the Board of Appeals and the Board of Standards and Appeals will take a recess from July 1 to July 22, with the permission of Mayor Hylan. The office, however, will be open as usual for the receipt of appeals and petitions. Wm. Wirt Mills, secretary, reports that these boards, starting the year with 70 cases pending, have received 489 new appeals and petitions, and have reopened 51 cases, making a total of 610 cases.

The Board of Appeals held thirty-seven meetings in the six months and the Board of Standards and Appeals twelve meetings, and disposed of 522 cases, leaving 88 cases pending, 25 of which were to be disposed of on July 1, so that the boards enter the second half of the year with no unfinished business except cases filed after June 20 and a few cases in which further data is to be secured pending decision. In 334 of the 522 cases relief was granted to property owners.

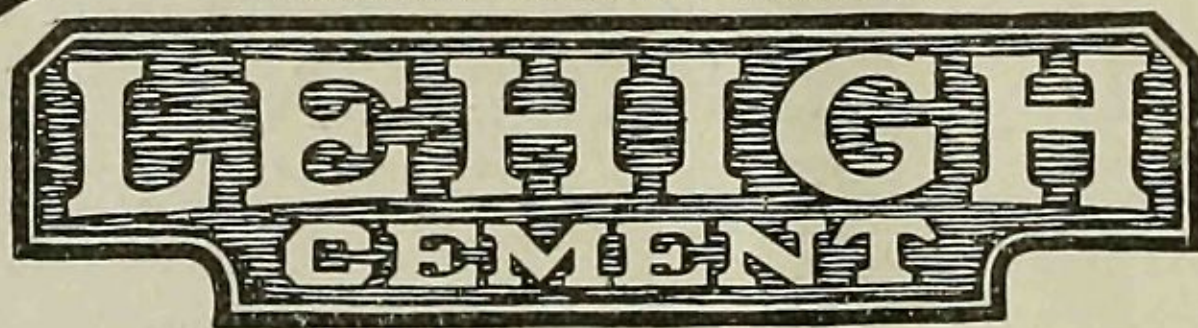
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