

# Real Estate Record and Builders Guide

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# EDITORIAL

## Exceeding the Limit

The taxpayers of the country stood aghast when only a few years ago they were introduced to their first billion dollar budget for running the National government twelve months. After that came the war and our people formed the habit of talking quite naturally in terms of billions. More than a year has elapsed since the war was stopped by an armistice, but the custom at Washington of spending the taxpayers' money by the billions still prevails.

The annual estimates just presented by Secretary Glass propose that the new Congress shall make appropriations of practically five billion dollars for conducting the federal government during the fiscal year 1921. If Congress carries out the suggestions of the Secretary of the Treasury it will cost five times as much to conduct the government in peace times as it did during the year immediately preceding the world war.

In the estimates for 1921 it is proposed to spend nearly a billion dollars on the Army and more than half a billion on the Navy. Another billion dollars is allowed for the annual interest on the war debt, that item alone being greater than all of the appropriations for all purposes of any peace-time Congress.

Bad news for the taxpayers is not confined to Washington, however, for from Albany comes the announcement that the estimated expenses of the State government for the fiscal year beginning next July 1 will be \$138,000,000, which is an increase of \$42,000,000 over the total appropriated by the last Legislature. It is hoped that the state budget will finally be held down to a lower figure, but the indications are that in 1921 the State will experience its first one-hundred-million-dollar budget. The largest amount sought in the new budget is \$32,000,000 for construction and permanent betterments, a gain of 185 per cent. over last year, but to this item no serious objection can be raised. In fact, it is good policy for the State to proceed promptly with the construction work which was stopped by the war. The Legislature and the Governor may well devote their attention to the estimates for salaries and other operating expenses, which total \$65,000,000 and have increased thirty-eight per cent.

The calls from Washington and Albany for enormous expenditures during 1921 are especially disquieting to the taxpayers of the metropolis, who have not yet recovered from the shock of the largest city budget on record.

Spending money right and left without any regard to the interests of the property-owners who have to pay the billions seems to be the prevailing fad in Washington and Albany and at the City Hall here. Officials, National, State and City, seem to think that there is no limit to the millions and billions which can be produced for them to spend. They should be made to realize that there is a limit and that that limit has been reached and passed.

Premier Lloyd George, in a recent letter to his Ministers, calling for a drastic reduction in the expenses of the British Government, summarized the situation admirably.

"The time has come," the British Premier wrote, "when each Minister ought to make clear to those under his control that if they cannot reduce expenditures they must make room for somebody who can. That is the public temper and it is right."

Lloyd George's sound declaration as to Great Britain is just as sound for the United States and the State of New York and the City of New York. If present officials in Washington, Albany and this city cannot run the public business without incurring such enormous expenditures they should get ready to make way for other officials who can, because the taxpayers are ripe for revolt.

## A Great Blunder Rectified

The abandonment of the circular plan and the substitution of a new hexagonal scheme, less elaborate and less expensive, is expected to effectually solve the unfortunate court-house situation in New York County. Taxpayers have watched with ever-growing apprehension the staggering cost of this ill-conceived municipal enterprise, launched with such glowing prospects a decade ago and kept alive through three administrations.

The new plan, as finally adopted, calls for a modern structure to cost between six and seven millions of dollars as against the conservatively estimated cost of \$20,000,000 under the discarded plan. This saving is the outstanding feature of the new arrangement, although it is announced that the great saving in floor area and layout will not impair the architectural beauty of the building and will in no way detract from its simple grandeur.

Real estate owners who have been shouldering the bulk of the financial burden involved in the project since its inception may note with relief that definite action has at last been taken towards correcting this huge municipal blunder; that the City Treasury, and incidentally the taxpayers, will be materially relieved of the heavy carrying charges of this vast unproductive site; that the big tract of waste land a stone's throw from City Hall Park will cease to be an eyesore and a reproach to every passerby; that the development of all the surrounding neighborhoods will cease to be impeded; that the actual beginning of construction work on the court house will materially increase the value of the land in the immediate vicinity and interest speculative building capital in its possibilities; that the long-suffering judges, jurors, court attendants and litigants in the old Tweed court-house will be able eventually to transact their affairs in a modern, cheerful and sanitary structure, and lastly, that the large saving in ground area

will enable both the Federal Government and the State of New York to undertake their long-contemplated office building projects.

The memory of New Yorkers is short lived and there is little doubt but that the actual undertaking of construction work on the new court-house will soon obliterate whatever painful recollections taxpayers may have regarding the original unfortunate court-house plan. It will not be long before they forget the ill-advised selection of the old Collect Pond as the site; the destruction of 110 individual income-producing holdings; the substantial awards which the city paid for the cancellation of leases so that the work of demolition could proceed rapidly; the thousands of dollars a year lost in the removal of taxable properties; the depressing effect of

the entire proceeding on the surrounding blocks; and the great costs, traceable to the condemnation proceedings, the maintenance of the Court House Board and other sources.

Taxpayers, however, should not be unmindful of the attitude of the Real Estate Board of New York toward the entire court-house and civic centre plan. Since March, 1913, the Board has consistently expressed to the Board of Estimate its conviction that both the court-house and the civic centre plans had been undertaken on too large and too elaborate a scale. On occasions innumerable this body has reiterated its warnings that the city proceed with caution lest in its zeal it sacrifice the sound business principle of economy essential to the successful completion of any enterprise.

### Brooklyn Chapter, A. I. A., Holds Monthly Meeting

**M**ATTERS pertinent to the general building situation and the progress of the architectural profession were discussed at the regular monthly meeting of the Brooklyn Chapter, American Institute of Architects, held at the Crescent Club, last week. The chapter voiced its approval of the plan to beautify the Albany Capitol grounds in conjunction with the idea of the Albany Chamber of Commerce. The present plan calls for the extension of the present park area and the construction of a large building to correspond architecturally with the new Educational Building on the opposite side of the park. This plan would give a magnificent approach to the Capitol Building and would greatly enhance the beauty of its setting. Members of this chapter believe that wherever it can be done that all public buildings be reinforced with other monumental structures of a similar nature adjacent thereto and thereby beautifying the entire group into one harmonious composition.

William J. Dilthey was appointed chairman of a committee to report details at the next regular meeting on the certificate of merit which is to be awarded to every architect and owner who are responsible for a meritorious design whether it be a new building or only a store front. He reported at the meeting last week on the advisability of the plan. His report was unanimously accepted by the chapter and it will probably be the first architectural society taking such action.

Highbridge, a monumental landmark spanning the Harlem River also came up for discussion at the meeting. Dock Commissioner Hulburt has under consideration a plan calling for the removal of two central piers and making one large arch in place of the present series of arches. The matter was finally left to the judgment of the delegates of the chapter consisting of Messrs. Snook, Hewlett, Dilthey, Dodge and Parfitt, for action at the next meeting of the American Federation of Fine Arts, when this subject will be considered.

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# REAL ESTATE SECTION

## New Court House Plan Will Make Large Saving

Proposed Federal and State Office Structures May Be Built on Available Areas Created Under Revised Scheme

FINAL action has been taken, after years of effort, upon the plan for a new County court house in Manhattan. Radical changes, however, will be made in the structure in size, layout, and in cost. This was decided at a meeting last week attended by the Justices of the Supreme Court, Comptroller Charles Craig, representing the Board of Estimate; Guy Lowell, architect; Lewis F. Pilcher, State Architect, and others. The new building will be located on the land just north of the Municipal building, which was acquired as a court house site during the administration of the late Mayor Mitchel.

Plans for a huge classic structure to cost between \$15,000,000 and \$20,000,000 were drawn originally by Mr. Lowell and accepted during the Mitchel administration but later discarded as altogether too expensive. The new court house is expected to cost about \$6,000,000 and its completion is looked for in about two years. It will be hexagonal in shape. The plans for the new structure, as presented by Mr. Lowell at the meeting were approved by the Justices.

Justice Robert F. Wagner is chairman of the Justices' Committee which considered the plans. He declared that the detailed plans would be made public later. In general it was learned that they contain many features of the old plans, but on a less elaborate scale. They provide for plenty of room for all the trial and special term parts of the Supreme Court, and of the City Court, as well; twelve elevators, instead of nineteen, as planned for the circular building which was rejected; ample provision as to room and "good daylight" for the necessary library and filing rooms. Jurymen will be looked after, too, in better manner than they are in the old "Tweed" building in City Hall Park, their rooms being comfortable, well heated and ventilated. Proper provision will be made for stenographers, interpreters and other attaches of the courts.

Members of the Court House Committee of the Board of Estimate will report favorably on the plans at the meeting of the board next month. If the contracts are let by March, 1920, the architects figure that the building could be completed by October, 1921.

The adoption of this project which will result in the saving of large ground areas is expected to directly affect the plans of the State regarding the proposed erection of an office building in this city to accommodate the many bureaus required to administrate New York State affairs. For some years there has been talk of State and Federal office buildings in Manhattan; recently the existing shortage of office space and the troubles of the State Comptroller in finding office room for their newly created State Income Tax Bureau has brought the matter to a head. It is expected that a bill appropriating \$5,000,000 will be introduced in the 1920 Legislature. So far, discussion of the subject has contemplated two appropriations of \$5,000,000, one during the next session and one in 1921 to cover the purchase and building costs.

State Comptroller Travis, recently charged with the duty of collecting the State income tax, said: "I have inspected innumerable buildings and climbed stairs and ridden in half the elevators in lower Manhattan, and I cannot find quarters suitable for the State Income Tax Bureau, which must be organized and put into operation immediately if the great and intricate task of collecting the State tax on 1919 incomes is to be efficiently accomplished.

"Several thousand square feet of office room are needed for an adequate bureau. I cannot find that area south of Fifty-fourth street. It may be that the bureau will have to be divided up among several units in various parts of the borough, with consequent loss of efficiency and increase in operating costs. The large area of office room desired in Manhattan is in addition to smaller offices desired in each of the boroughs."

Lewis F. Pilcher, State Architect, said that in his opinion the State, sooner or later, would own its own building in New York City.

"I have examined the problem superficially and have reached the conclusion that the efficient conduct of the State's business will be advanced with all State administrative offices in this city grouped together," he said. "An economically designed State office building would provide for a combination of telephone service, possibly a common stenographic service available for all officials rather than separately maintained service, a common hearing room rather than many hearing rooms, most of them so often idle, and other utility services shared in common. Then, of course, there would be opportunities for specialists, such as engineers, to join in conference on interdepartmental problems.

"The State has found that centralization in Albany bureaus and offices adds to efficiency, and efficiency and reduction of overhead costs will be advanced when the State office building at Albany is completed."

There are nearly fifty State commissions or State officials with offices in Manhattan. The city of New York having some office room to spare and conscious of the fact that it has to contribute so much to the State revenues, has sought to recover some of this money by renting offices to the State. There are approximately twenty-five State officials and commissions who rent offices in this city. Except where long leases were taken the owners of buildings are putting up rents so that the 1920 appropriation bill will have to carry increased appropriations for office space.

The report of the Operating Experience Committee of the National Association of Building Owners and Managers presented at the Philadelphia Convention, June 12, 1919, gives the following information:

Complete records of sixty-nine office buildings located in thirty-eight cities reporting show that the average size office building contains 94,620 square feet of rental area. On the basis of pre-war prices the average cost of each building was \$719,112.00.

Six per cent. interest plus 2 per cent. for depreciation and obsolescence on original building cost amounts to .....	\$57,528.96
Six per cent. interest on \$500,000, average land value, amounts to .....	30,000.00
Income necessary to yield 6% to owners in 1918.....	87,528.96
Average income actually realized in 1918.....	56,393.52
Deficit experienced by the average size office building in 1918.....	31,135.44

In other words, the sixty-nine buildings reporting should have received an average of 33 cents per square foot more income in 1918 than was realized.

# Real Estate Review for the Current Week

## Buying Activity Maintains Its Steadiness, With Business Well Distributed, Despite the Thanksgiving Day Holiday

**I**N spite of the holiday there was no diminution in the volume of business. The buying continued to be general, with the demand about evenly distributed between apartment house and commercial properties. The professional element maintained its interest in income producing properties of practically every description, providing further evidence of the ever-growing conviction that rents have not yet reached their high mark and that there are a great many opportunities existing in the present day market at high prices.

Notable among the deals of the week was the sale whereby Max N. Natanson acquired the Columbia Trust Company building at Fifth avenue and 34th street. This deal will result in the addition of nine stories to the present height of the building and will mark probably the largest transaction that this enterprising operator has ever undertaken. Speculative capital also acquired the Vanderbilt property on Nassau, South and Front streets, the United Cigar Stores building on West 18th street, and the Anderson building at 12 John street.

There were a number of transactions closed of a purely investment nature, however. The company of which General George W. Goethals is president acquired for its own occupancy a valuable Pine street building; the International Mercantile Marine took over for a similar purpose the tall office building at 1 Broadway and the syndicate of western bankers which purchased 152 and 158 Broadway, acquired under a long term lease the adjoining Wendel estate property which will be incorporated in the large site which has now been accumulated for a large office building operation.

The rapidly diminishing supply of available space for rental in the city has not been conducive to any particular activity in this branch of the market, the general trend being un-

mistakably towards the renewal of existing leases. It is interesting to note, however, the lease of 475,000 square feet in one building, the former Siegel-Cooper building to the Inter-Church World Movement of America. The lessees will pay a rental of nearly \$3,500,000 for a ten year term. Coincident with this lease which reflects the prevailing scarcity of space and the corresponding increase in rents in the section which has so long been dormant come announcements of the invasion of new classes of tenants. The report that a number of prominent down-town insurance and financial concerns contemplate the removal of part of their offices from the expensive financial district into points further north may bring about another shift in business districts. If this situation is brought about it is believed that manufacturers will once more retire to the section south of 14th street, from which they originally came and which is still available as a logical location for this kind of occupancy.

Business men have for some months been actively interested in the acquisition of downtown holdings for their own occupancy, largely by reason of the fact that there was so little space available for rent. This trend toward purchasing, rather than leasing, is also strengthening values in the quieter trade sections, which felt little or no real estate activity until the shortage of space really became acute.

There have been other interesting developments in this market of unprecedented activity and breadth; one of the most notable being the unusual interest of apartment house dwellers in one, two and three-family houses in Brooklyn, Queens and the Bronx. The greatest business in years is being reported affecting properties of this type, a situation easily explained by the prevailing scarcity of apartments.

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### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 120 as against 150 last week and 23 a year ago.

The number of sales south of 59th street was 40 as compared with 48 last week and 11 a year ago.

The number of sales north of 59th street was 80 as compared with 102 last week and 12 a year ago.

From the Bronx 58 sales at private contract were reported as against 53 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 544 of this issue.

#### Columbia Trust Building Sold.

The Columbia Trust Co. has sold its building at the northwest corner of 5th avenue and 34th street to Max N. Natanson, who will increase the height of the building by nine stories. The trust company has taken back a lease of the banking floor, which it will continue to occupy as its Fifth Avenue Branch. The property, which was the one-time site of the residence of the late A. T. Stewart, occupies a plot 61.9 feet in the avenue and 100 feet in the street. The present building was designed by the late Stanford White and is one of the architectural landmarks of the city. George P. Walker, of Ewing, Bacon & Henry, was the broker. The trust company has agreed to make Mr. Natanson a building and permanent loan of \$2,000,000, which is to run for twenty years, with proper amortization. The property was purchased by the late Charles T. Barney, in 1902, for the Knickerbocker Trust Company. The property then included an additional forty feet in the avenue; also an additional 50 feet in 34th street, through to 35th street. During the alteration an ornamental bridge will be constructed around the building and it is proposed that the work will be carried on with the minimum of inconvenience not only to the customers of the trust company, but also to the general public.

#### New Building for Goethals.

George W. Goethals & Co., General George W. Goethals president, bought from the New Pine Street Real Estate Corporation, a holding company for Redmond & Co., bankers, through Brown, Wheelock Company, Inc., the four story marble front building, 56.2x94.8, at 31 and 33 Pine street, occupied by Redmond & Co. for the last fourteen years. Plans have been filed through Gross & Gross, architects, for alterations to cost \$200,000, which will consist of adding five stories to the present building, the existing foundations being of sufficient strength to sustain the additional weight. The asking price was \$1,000,000. It is estimated the addition, when completed, will cost nearly \$500,000. The present occupants will continue to occupy the lower floors. The late Henry S. Redmond bought the property in 1905 from the Downtown Realty Company, which paid \$607,500 for it in 1901 and erected the building just sold at a cost of \$150,000. In 1912, when the property was assessed at \$800,000, a formal transfer was made from the estate to Redmond & Co., which formed the holding company, the present seller, in 1916.

#### Operators Buy Vanderbilt Realty.

The Vanderbilt building on Nassau street and five parcels in the old shipping district on South and Front streets have been sold by the estate of Alfred Gwynne Vanderbilt to Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine. With resale the transaction, arranged by Charles E. Williams, amounts to about \$2,500,000. The Vanderbilt building fronts on Nassau street and the annex is at 15 and 17 Beekman street. The Nassau street building is eight stories and has a frontage of 100 feet on Nassau street and 57 feet on Beekman street. The annex is fourteen stories, being 48.9 feet on Beekman street and 100 feet deep. A. G. Spalding & Bros., dealers in athletic goods, have had their headquarters in the building for many years. The other Vanderbilt properties are at 153, 154 and 155 South street and 245-7 Front street. The Mandelbaum & Lewine Syndicate resold the South street holdings. Grinnell Brothers, who have occupied 154 and 155 South street for fourteen years, bought those buildings, which are five stories, 48.10x80.10. Thomas A. McMillan, dealer in ship supplies, bought the five-story building at 153 South street.

#### "United" Building Sold.

Frederick Brown bought from the Henry Phipps estate the twelve-story United Cigar Stores Building at 44 to 48 West 18th street, through to 47 to 51 West 17th street, and the adjoining six-story structure at 42 West 18th street through to 45 West 17th street. Together the properties have a frontage of 103.9 feet on each street and a depth of 184 feet. The taller structure is a fireproof loft and office property in which are located the executive offices and the main premium station of the United Cigar Stores Company. Possession of the entire property is to be had in 1922. The buildings contain approximately 200,000 square feet. The transaction was negotiated by Harvey B. Newins.

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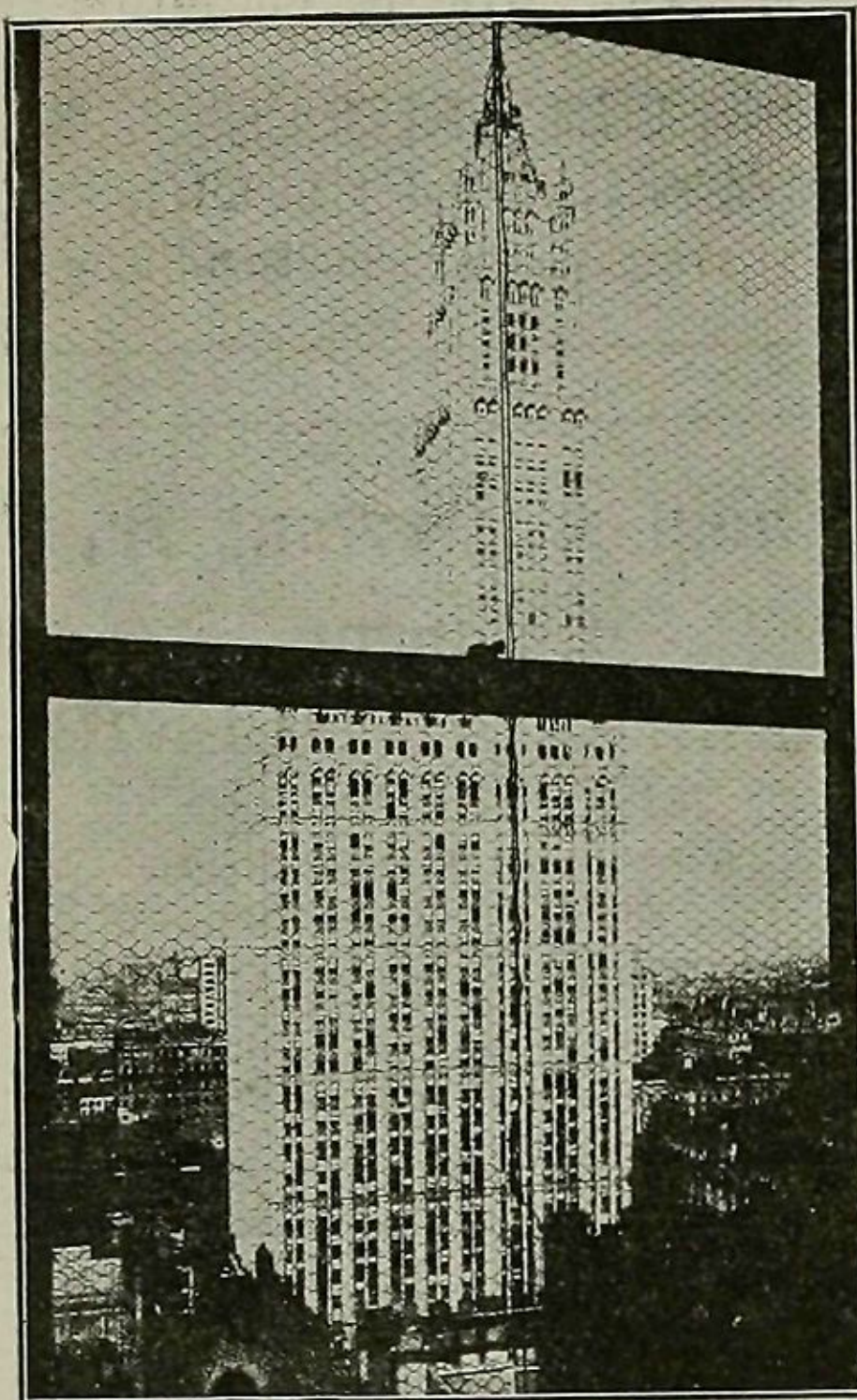
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### Buys 1 Broadway.

The International Mercantile Marine has purchased from Edward F. Searles, the Washington Building, at 1 Broadway, a twelve-story structure covering the block front of Battery Park from Broadway to Greenwich street. The Washington Building abuts the seventeen-story Bowling Green Building, where the International Mercantile Marine now has its office. The property has a frontage of 171.4 feet on Battery Park, 96.4 feet on Broadway and 103.11 feet on Greenwich street. The price paid is said to have been about \$3,000,000.

### Addition to Altman Holdings.

B. Altman & Co. have bought the property of the estate of Sarah C. Goodhue on the east side of Madison avenue, between 34th and 35th streets, with an outlet on each of these streets. The plot adjoins the former Jesup property on the south east corner of Madison avenue and 35th street, which was acquired recently by the Altman interests. This gives them the entire frontage on the east side of Madison avenue, between 34th and 35th streets, excepting the Cameron Building, at the northeast corner of Madison avenue and 34th street. A further report indicates that the Altman interests have secured, under a long-term lease, the property at 5 East 35th street, adjoining their other holdings at 1 and 3 East 35th street, which only recently came into their possession. The Goodhue property fronts 98.9 feet on Madison avenue, 25 feet on 34th street and 21 feet on 35th street. The Madison avenue frontage is directly across from the Madison avenue entrance to B. Altman & Co.'s store. Geo. R. Read & Co. negotiated the transaction.

### \$250,000 Dwelling Purchase.

Pease & Elliman sold for Mrs. George Bruce-Brown, represented by Wilson, Barker & Wager, the six-story fireproof English basement, 13 East 70th street, on lot 25xhalf the block. This house lies between the residences of Mrs. John C. Moore and Walter Jennings, and was occupied by Mrs. Bruce-Brown until she recently rented an apartment at 998 Fifth avenue. This house was sold by Pease & Elliman for Cornelius W. Luyster to Mrs. Bruce-Brown about ten years ago, and is the only house on the former Lenox Library property which was erected by a speculative builder. It was held at \$250,000. The buyer is reported to be Grayson M. P. Murphy, vice-president of the Guaranty Trust Company.

### Bedford Street Improvement.

L. Tanenbaum, Strauss & Co. sold for the Greenwich Savings Bank, 80 Bedford street, for the Title Guarantee & Trust Company, executors for the estate of Charlotte Stillman, 78 Bedford street, and for the Duane Methodist Episcopal Church sustentation fund, 76 Bedford street. This plot covers the entire frontage in the east side of Bedford street, from Commerce to Barrow street. The purchaser is a client of G. A. & H. Boehm, architects, who are preparing plans for improving this plot.

### Dwellings Sold From Plans.

The garden dwellings which Edward Shepard Hewitt and friends will create out of the twelve old-fashioned houses at 157 to 167 East 65th street and 156 to 164 East 66th street, have practically all been sold. Two of the 66th street houses were purchased by Archibald M. Brown and Franklin Abbott, and Arthur Page and Carl S. Petrasch bought two of the 65th street houses. The remaining ones, it is understood, have been reserved with one or two exceptions by members of the purchasing syndicate which bought the old houses in October from the Gerry estate through the Cruikshank company and Douglas L. Elliman & Co. Some of Mr. Hewitt's associates who will occupy houses are Herbert and George Bodman and James Burlingham.

### Deal for 38 Bronx Houses.

Alexander Selkin and Harry Katz sold for the Wicke Estates (Inc.), the thirty-eight dwellings, on plots of about 50x100 each, including corners with garages, in the Fordham section. The property is known as 2633 to 2641 Creston avenue, 60 to 69 East Kingsbridge road, 2677 to 2711 Creston avenue, 66 East 196th street, 105 East Kingsbridge road, 2676 to 2680 Creston avenue, 2758 to 2774 Briggs avenue, 2755 to 2771 Bainbridge avenue, 2705 to 2709 Bainbridge avenue, 2575 to 2591 Bainbridge avenue; also the taxpayer 307 to 313 Kingsbridge road, 82x100, at the junction of Fordham road, and two vacant plots on 196th street, 40x100 and 50x74. The entire property was held at \$600,000. The purchasers are a syndicate headed by Alexander Selkin and David Mintz, who will offer the houses for resale.

### N. Y. U. Buys Parish House.

For the purpose of housing its commercial courses in one building, New York University has purchased from the Hamilton Press, Henry Meyers president, the former Trinity parish house at 88-90 Trinity place, southwest corner of Thames street, a four-story building, on a plot 78.11x76.2. Charles E. Cathie was the broker in the deal. The property was held at \$250,000. The university plans to occupy the entire building for its extra mural courses, which are now scattered over downtown, some of its departments being housed in the Broad Exchange building

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and the Produce and Cotton Exchange buildings. This is the third sale of the property within a couple of months. Trinity first sold it to William D. Kilpatrick, and he made a quick resale of it through Mr. Cathie to the Hamilton Press, which took it under the name of the 90 Trinity Place Corporation.

#### \$1,500,000 Apartment Deal.

Bernard London sold for the Benwood Realty Company, Benjamin Benenson, president, two ten-story apartments, 200x150, at 3641 to 3655 Broadway, comprising the block front in the west side, between 150th and 151st streets, and known as the Southold and Northold. They contain twelve stores and 161 apartments, which rent for about \$200,000. The price paid is said to be close to \$1,500,000. In part payment was given an apartment in the Bronx.

#### Golden Hill Landmark Sold.

Ogden & Clarkson Corporation sold for Virginia H. Field, Catherine H. Hinckley and Louis Gordon Hamersley, 107 and 109 William street, southwest corner of John street, a five-story building, 27.2x75.6, to Robert E. Lane, for improvement. The lower part is occupied by Farish's chop house. The property is located on the crown of Golden Hill, where one of the battles of the Revolutionary War was fought.

#### Adds to Broadway Holdings.

The Whitman estate sold to Katz & Auerbach, tenants, through L. Tannenbaum-Strauss Company, 657 Broadway, a six-story loft, 45x200, through to 226 Mercer street. The sellers bought the property at auction in 1900 for \$311,000. The same buyers recently purchased 652 Broadway, a twelve-story loft and the southeast corner of St. Nicholas avenue and 157th street, a six-story apartment.

#### University Buys Another House.

Columbia University has bought the Campus, an eleven-story apartment, on a plot 100x100 feet, at 39 to 41 Claremont avenue, adjoining the Eton and the Rugby, both purchased by the university last week for dormitory purposes. The Campus was built in 1911 by the V. Cerabane Construction Company, who are the sellers. The holding price was \$650,000.

#### Carlton Terrace Sold and Leased.

Mount Brothers sold the one-story Carlton Terrace restaurant building at the southwest corner of Broadway and 100th street, 40x200, to Joseph S. Pike, proprietor of the restaurant, for about \$350,000. Immediately after the sale Mr. Pike leased the building to the Carlton Terrace, Inc., for fourteen years at an aggregate rental of \$278,000, bringing the total amount involved in the deal to about \$628,000.

#### 85th Street Apartment Deal.

J. C. & M. G. Mayer purchased from the Woolsey Realty Corporation the nine-story fireproof apartment house at 252 West 85th street on a lot 80x100, between Broadway and West End avenue, valued at \$600,000 and returning an annual rental of about \$60,000. The structure was erected four years ago by the Johnson-Kahn interests for the present sellers.

#### Re-Sell Anderson Building.

Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine have resold to S. Berman, old-time builder, the twelve-story Anderson building at 12 to 16 John street, between Broadway and Nassau street, which they purchased last week from the Ketcham estate of Philadelphia. It is on a plot 53.9x60 and is located 220 feet from Broadway. It was held at \$550,000 and the deal was arranged by M. I. Strunsky as broker. Mr. Berman is said to have been offered a large profit for his contract. About two-thirds of the leases in the building expire next year and the remainder the following year.

#### Langham Apartment Resold.

Abraham Crosney and Joseph Freedman operators, bought from Max N. Natanson through Jacob Rosenthal the twelve-story Langham apartments, in Central Park West, between 73d and 74th streets, which the seller purchased last week from B. J. Greenhut.

#### Syndicate Buys Two Properties.

Rockton Construction Company sold to Morgenstern Brothers Syndicate the twelve-story fireproof loft at 122 to 130 West 27th street, 100x100. The building has 100 per cent. sprinkler system and four elevators. The syndicate also bought from the same company the northwest corner of St. Nicholas avenue and 163d street, a six-story apartment, 120x112. Heil & Stern were the brokers.

#### Pennsy Building Resold.

The Pennsy Building, a seventeen-story structure at 6 and 8 West 32d street, 50x98.9, has been resold by Frederick Brown, through A. N. Gitterman. The buyer purchased the structure about two weeks ago. The building was erected in 1912 by the Braadkim Realty Company (Brody, Adler & Koch), replacing two four-story dwellings then owned and occupied by Charles E. Rhineland and Mrs. Alice M. Cravath.

#### Brooklyn Industrial Activity.

A number of important industrial transactions have been closed by Walter S. Beaver who sold the Streeter & Dennison plant on Metropolitan avenue, Wythe avenue and North 1st street to a client who plans extensive alterations and will occupy for the manufacture of food products. The property was held at \$75,000. Mr. Beaver also rented the Clifford-Miller Cement plant on Newtown Creek near Meeker avenue to the Acme Food Products Corporation and sold for the Conselyea estates to Alexander & Abeles, the plot 288x100 at the northwest corner of Morgan avenue and Devoe street on which the purchasers will build a modern factory. The same broker also announced a number of other sales and leases affecting industrial, residential and vacant property in various parts of the borough and in Richmond Hill.

#### Big Brooklyn Transaction.

In one of the largest transactions closed on Brooklyn Heights for some time, Arthur Waterman bought the United States apartments, occupying the block front on Clinton street, between Atlantic avenue and State street, held at \$300,-

000, from the Nelson estate. The building, which was built some forty years ago, will be thoroughly modernized by the new owners.

#### Active Buying in Bronx.

Crausman & Posner bought through Meehan & Steinman, five six-story apartments on the block in the west side of Prospect avenue, between 166th and 167th streets, 200x100; also through D. Farber, 375 East 199th street, a five-story apartment, 62x100; 685 to 693 Beck street, three four-story flats, 100x125, and resold them to investors; also bought and resold 904 and 906 Eagle avenue, two five-story houses, 100x130; also resold through Selkin & Mintz six five-story apartments 1164 to 1174 West Farms road and 1157 to 1165 Longfellow avenue, 270x100; to David Silverman, 922 Barretto street, corner of Southern Boulevard, a five-story apartment; to A. Bloom, 856 East 178th street, a six-story apartment, 36x174; through J. Stislbaum, 845 to 853 East 176th street, two five-story apartments, 50x100.

#### More Bungalows for Arverne.

Lewis H. May Company resold at Arverne, L. I., for S. Horowitz, the block front in the

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east side of Remington avenue, from Story place to the Atlantic Ocean, and fronting on the ocean 125 feet, consisting of 100 lots with stores, apartments, bathing pavilion, to A. L. Braus, who will improve the vacant plot with 120 bungalows. The property was held at \$150,000.

## RECENT LEASES.

### Wendel Corner for Bankers.

The syndicate said to comprise Western bankers represented by Alger & Coughlan, of this city, which last week secured contracts to buy the Haight and Huyler buildings at 152 and 158 Broadway, extending to 69 Liberty street, in a resale deal with Norman S. Reisenfeld and Elias A. Cohen, has obtained the adjoining eight-story structure, the former home of the Williamsburg City Fire Insurance Company at the northeast corner of Liberty street and Broadway. The latter property, which the late John G. Wendel purchased about ten years ago for the account of his sisters, one of whom, Ella V. Von E. Wendel, now holds title, for \$700,000 cash, has been leased by the syndicate for a long period with several renewal privileges. The Wendel property is largely occupied by S. W. Straus & Co., whose lease has several years to run, and by the United Cigar Stores Company, which has the corner store. With this lease, the syndicate, the Reliance Improvement Company, has accumulated a plottage of about 12,900 square feet fronting 96 feet on Broadway and 135 feet on Liberty street, which will be developed as soon as details can be arranged with a large office building.

### Times Square Rents Advancing.

Richard L. Lee rented to Philip Hilton, clothier, the store at the northeast corner of Broadway and 43d street, in the Wallick Hotel Building, for the Schulte Realty Company, which recently leased the entire property from the Goelet estate. The store leased measures 28x75, with an "L" in the rear. The lease is for twenty years and the total rental is \$1,000,000, or \$2,000 a front foot. Five years ago Mr. Lee carried on negotiations for the same space for the Hilton company, and at that time, the story goes, it could have been obtained for half the present rental.

### Plans West Side Alteration.

The Robert Leaycraft Estate represented by former Commissioner of Parks, Robert F. Valentine, leased 254-258 West 22d street, two five-story and basement apartments, on plot 75x100, for twenty-one years to a client of A. N. Gitterman. The recently organized 256 West 22d Street Company as lessees are making extensive alterations to the premises by the addition of electric light, steam heat, hardwood floors, etc. The entire operation, it is understood, will involve about \$30,000, and is expected to be completed early in 1920.

### Space for Church Movement.

For a rental aggregating \$3,500,000 the Big Store Realty Company, B. J. Greenhut, president, has leased to the Interchurch World Movement of America the third, fourth, fifth, sixth, and seventh floors and the annex of the Greenhut Building, on the east side of Sixth avenue, between 18th and 19th streets. The lease is for ten years and involves a total floor space of 475,000 square feet. It was negotiated by the Cross & Brown Company and Leitner, Brenner & Starr. The premises are to be used entirely for executive offices for the Interchurch Movement, which is a consolidation of the activities of the various denominations in their propaganda work. The main building was used during the war as a debarkation hospital.

### Realty Firm Buys Home.

Being unable to obtain additional office space in the silk district to take care of its increased business, the Lloyd Winthrop Company has purchased 40 East 48th street, a four-story business building. When present leases expire, the company expects to use the three upper floors for its management and leasing departments.

### Makes 23 Mortgage Loans.

New York Title & Mortgage Company has just made 23 loans of \$4,800 each to the Mace Estates Building Company on the new houses they are erecting on the east side of Holland avenue, 100 feet north of Allerton avenue, with a few hundred feet from the Allerton avenue station of the White Plains avenue division of the subway. The loans are made as building and permanent loans and bear 5½ per cent. interest both during construction as well as after completion. These loans are made in conjunction with the Bowery Savings Bank and are made at the low rate of interest, in order to assist in relieving the housing situation. These houses are the first of more than 500 houses that are to be built in this section.

J. ARTHUR FISCHER leased to Anna Saslow the store in 257 6th av for the jewelry business; the store 100 West 42d st, southwest corner of 6th av, to W. E. Shettlemore; the store at 683 6th av to M. Abolofin for a moving picture theatre; and to Milton Adelson a studio apartment in 104 West 40th st.

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A. N. GITTERMAN leased for Harry Jonas the last of the studios in the altered buildings at 154-156 West 55th st to Corporal Arthur S. Roos, the illustrator. The "Enlist to Serve" poster used by the Realty War Savings Division was designed by Mr. Roos.

HAGGSTROM & CALLEN leased the 4-sty dwelling 327 West 70th st for Frederick Hoffmann to Louis and Louise Gassler.

LEIL & STERN leased in 145 Madison av the store and basement for a long term of years at a total rental of \$100,000. The lessee is D. Fried, silk merchant.

THE HOUGHTON CO. has leased for David J. Newland the 4-sty and basement dwelling 550 West 113th st to a client for a term of years.

H. L. MOXLEY & CO. leased to Burnstine & Nachman the ground floor and basement of the building at 408 Broadway.

PEASE & ELLIMAN leased for L. J. Phillips & Co. to M. A. Mansbach the 4-sty dwelling at 321 Riverside dr; an apartment in 940 Park av for Mrs. Emily Scott to G. J. Stockly; in 885 Park av for Charles Mayer to Miss Janet Adamson; in 115 East 82d st for G. J. Stockly to John H. Klein; in 520 Madison av for V. T. Jeffrey to Seymour Soule; in 119 West 75th st to Mrs. F. T. Coit; and in 247 West 72d st for Louis Dowdney to S. D. Hollis; also furnished apartments in 875 Park av for Sigmund Klee to Mrs. H. A. Snell, of London; in 101 East 74th st for Mrs. Charles Thieriot to Mrs. John A. Morris; in 144 East 36th st for Mrs. G. Arkenbergh to Caswell Borrie; and in 1 West 64th st for Miss Florence Hughes to Ernest M. Bull.

HENRY SHAPIRO & CO. leased for the Schulte Realty Co. to the Par-Amount Shirt Shops, Inc., the store in the building at the northwest corner of 42d st and 3d av, which the same brokers recently leased to the Schulte Realty Co. The same brokers have also leased to the Par-Amount Shirt Shops a store for F. I. Fredericks Co. in Getty sq, Yonkers. Both leases are for a term of years at an aggregate rental of \$100,000.

J. CLARENCE DAVIES leased to C. H. Lyon an office in the Carlton Chambers, 402 Madison av.

# 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

### NOTICE TO CONTRACTORS.

STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Tuesday, the 9th day of December, 1919, for the improvement of the following highways:

- Jefferson.....(one highway: 4.78)
- Rensselaer....(two highways: 1.44 & 1.27)
- St Lawrence.....(one highway: 3.64)
- Saratoga.....(one highway: 4.17)
- Steuben.....(one highway: 2.00)
- Broome.....(two highways: 5.35 & 6.36)
- Oswego.....(one highway: 6.36)
- Saratoga.....(one highway: 6.10)
- Ulster.....(one highway: 3.17)
- Wyoming.....(one highway: 6.99)
- Yates.....(one highway: 9.63)

AND FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS: Maps, plans, specifications, estimates and proposal forms may be obtained at the office of the Commission in Albany, N. Y., and at the office of the division engineers in whose division the roads to be improved 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, specification and contract agreement.

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

## SITUATION WANTED

AN estate, financial institution, large operating corporation or brokerage firm can secure thoroughly competent, experienced realty man with an exceptional knowledge of values, initiative, energy and tact. INTEGRITY, BOX 580 Record and Guide.

## SITUATIONS OPEN

A high class Fifth Avenue real estate firm would like to have associated with them a gentleman to make a specialty of country estates on the North Shore of Long Island. Address Box 616, Record & Guide.

OFFICE MANAGER—A reputable building firm wants man to take charge of office correspondence, figure estimates, etc. Only those with best of references need apply. Write, stating full particulars, Room 1141, 101 Park Avenue, N. Y. C.

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ROMAN-CALLMAN COMPANY  
BRIDGE PLAZA BUILDING  
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LONG ISLAND CITY

**Moses & Moses**  
HARLEM AND COLORED TENEMENT PROPERTIES  
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CITY AND SUBURBAN REAL ESTATE  
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**FREDERICK BROWN**  
Real Estate Operator

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Will erect buildings containing anywhere from 10,000 to 100,000 square feet of manufacturing space for any responsible prospective lessee.

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Will build and sell the structure for a small cash consideration, taking a mortgage, to be amortized over an agreed period, for the balance. The plan will make it possible for the client to reduce rental overhead to approximately one-half present cost.

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and  
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Anywhere in  
**GREATER NEW YORK**  
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- 188 Montague St., Brooklyn
- 44 Court St., Brooklyn
- 383 E. 149th St., New York
- 1354 Broadway, Brooklyn
- 367 Fulton St., Jamaica, N. Y.
- 160 Main St., White Plains, N. Y.

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Phone: Prospect 2978

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831 Flatbush Avenue

Corner Linden Avenue

Phone: Flatbush 207

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 Nov. 18 to 24	1918 Nov. 23 to 27
Total No.....	252	103
Assessed Value.....	\$14,398,800	\$11,950,300
No. with consideration	29	13
Consideration.....	\$1,751,921	\$321,050
Assessed Value.....	\$1,750,600	\$361,300
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	9,159	5,378
Assessed Value.....	\$589,380,400	\$315,476,680
No. with consideration	1,393	822
Consideration.....	\$51,879,032	\$33,593,465
Assessed Value.....	\$50,923,250	\$37,102,400

#### Mortgages.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
Total No.....	125	47
Amount.....	\$2,964,290	\$938,683
To Banks & Ins. Cos..	27	12
Amount.....	\$1,598,000	\$580,333
No. at 6%.....	69	19
Amount.....	\$540,450	\$561,983
No. at 5½%.....	24	3
Amount.....	\$1,111,500	\$8,800
No. at 5%.....	15	12
Amount.....	\$929,000	\$160,000
No. at 4½%.....	.....	1
Amount.....	.....	\$100,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given....	17	12
Amount.....	\$383,340	\$107,900
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	5,215	2,171
Amount.....	\$148,447,472	\$48,798,144
To Banks & Ins. Cos..	874	368
Amount.....	\$50,604,225	\$22,885,980

#### Mortgage Extensions.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
Total No.....	15	17
Amount.....	\$199,500	\$666,100
To Banks & Ins. Cos..	8	6
Amount.....	\$135,000	\$431,000
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	1,230	1,109
Amount.....	\$85,148,663	\$70,199,697
To Banks & Ins. Cos..	679	489
Amount.....	\$68,066,943	\$43,303,457

#### Building Permits.

	1919 Nov. 18 to 24	1918 Nov. 23 to 29
New Buildings.....	13	3
Cost.....	\$1,485,000	\$12,500
Alterations.....	\$859,950	\$59,025
Jan. 1 to Nov. 24 Jan. 1 to Nov. 29		
New Buildings.....	342	162
Cost.....	\$62,467,411	\$8,116,800
Alterations.....	\$26,269,570	\$8,863,844

#### BRONX. Conveyances.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
Total No.....	392	46
No. with consideration.	12	8
Consideration.....	\$101,700	\$103,302
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	8,746	4,038
No. with consideration.	717	466
Consideration.....	\$7,889,434	\$4,425,976

#### Mortgages.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
Total No.....	178	20
Amount.....	\$809,701	\$261,800
To Bank & Ins. Cos..	3	3
Amount.....	\$2,700	\$50,000
No. at 6%.....	90	10
Amount.....	\$327,733	\$156,500
No. at 5½%.....	26	4
Amount.....	\$274,840	\$21,750
No. at 5%.....	18	3
Amount.....	\$129,924	\$47,500
No. at 4½%.....	1	.....
Amount.....	\$1,500	.....
Unusual Rates.....	6	.....
Amount.....	\$6,162	.....
Interest not given....	28	3
Amount.....	\$69,542	\$36,050
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	5,159	1,586
Amount.....	\$33,657,856	\$10,414,603
To Banks & Ins. Cos..	205	95
Amount.....	\$2,641,842	\$1,375,042

#### Mortgage Extensions.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
Total No.....	10	3
Amount.....	\$157,800	\$71,450
To Banks & Ins. Cos..	4	1
Amount.....	\$47,500	\$65,000
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
Total No.....	740	328
Amount.....	\$11,887,552	\$6,034,957
To Banks & Ins. Cos..	210	78
Amount.....	\$6,151,100	\$2,089,700

#### Building Permits.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
New Buildings.....	18	3
Cost.....	\$339,850	\$18,000
Alterations.....	\$14,400	\$1,800
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
New Building.....	836	182
Cost.....	\$18,970,090	\$3,946,400
Alterations.....	\$1,693,421	\$847,618

#### BROOKLYN. Conveyances.

	1919 Nov. 18 to 24	1918 Nov. 21 to 26
Total No.....	1,552	320
No. with consideration	53	20
Consideration.....	\$623,835	\$111,108
Jan. 1 to Nov. 24 Jan. 1 to Nov. 26		
Total No.....	50,639	21,585
No. with consideration	2,763	1,480
Consideration.....	\$28,922,299	\$12,400,837

#### Mortgages.

	1919 Nov. 18 to 24	1918 Nov. 21 to 26
Total No.....	1,226	208
Amount.....	\$4,733,901	\$1,025,826
To Banks & Ins. Cos..	93	25
Amount.....	\$580,350	\$515,782
No. at 6%.....	1,013	142
Amount.....	\$3,696,134	\$363,987
No. at 5½%.....	161	30
Amount.....	\$834,632	\$535,800
No. at 5%.....	31	12
Amount.....	\$87,435	\$48,700
Unusual rates.....	.....	6
Amount.....	.....	\$13,900
Interest not given....	21	18
Amount.....	\$115,700	\$63,439
Jan. 1 to Nov. 24 Jan. 1 to Nov. 26		
Total No.....	37,746	12,525
Amount.....	\$139,682,873	\$40,937,513
To Banks & Ins. Cos..	3,172	1,187
Amount.....	\$20,791,678	\$6,847,622

#### Building Permits.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
New Buildings.....	130	29
Cost.....	\$1,519,000	\$72,465
Alterations.....	\$67,700	\$69,000
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
New Buildings.....	8,767	2,684
Cost.....	\$74,848,369	\$16,270,646
Alterations.....	\$8,227,041	\$3,657,553

#### QUEENS. Building Permits.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
New Buildings.....	180	21
Cost.....	\$1,268,499	\$11,055
Alterations.....	\$53,560	\$28,285
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
New Buildings.....	7,731	2,025
Cost.....	\$39,199,288	\$6,963,029
Alterations.....	\$3,061,116	\$1,398,655

#### RICHMOND. Building Permits.

	1919 Nov. 18 to 24	1918 Nov. 22 to 27
New Buildings.....	31	10
Cost.....	\$68,145	\$12,350
Alterations.....	\$12,006	\$2,450
Jan. 1 to Nov. 24 Jan. 1 to Nov. 27		
New Buildings.....	1,765	675
Cost.....	\$3,749,094	\$1,746,512
Alterations.....	\$285,278	\$364,676

# BUILDING SECTION

## East Brooklyn Savings Bank to Have New Headquarters

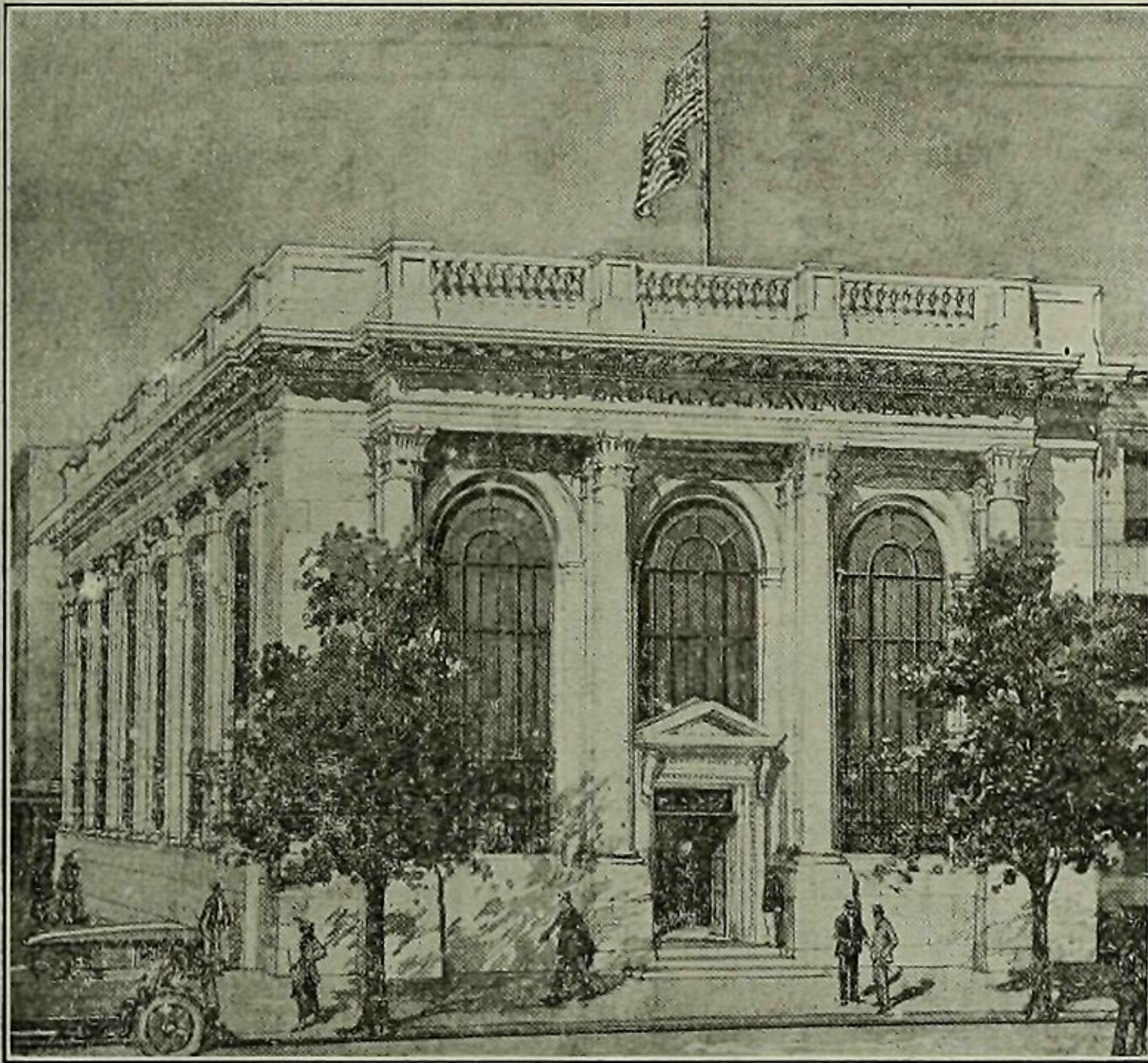
Structure at Bedford and De Kalb Avenues Will Be Model of Banking Efficiency and Safety

**W**ORKING plans are being prepared by Koch & Wagner, 32 Court street, prominent Brooklyn architects, for a handsome banking building soon to be started in Brooklyn that is destined to be a noteworthy addition to that group of beautiful banks already located in this borough. The proposed building will become the new headquarters of the

treasurer and assistant treasurer, with room for trustees and a ladies' retiring room will extend across the rear of the building and will adjoin the security vault. This vault will be superimposed upon by the large storage vault in the basement. A mezzanine gallery will roof the foregoing offices.

Bedford avenue is today one of the main arteries of the Borough of Brooklyn and is rapidly developing into a business thoroughfare of first importance. The East Brooklyn Savings Bank in locating its new home on this avenue, established itself on the southern edge of a factory district from whose workers the bank now draws a large percentage of its depositors.

New York factory workers' earnings averaged two per cent. lower in October than in September. In general, the decrease may be attributed to time lost during the period covered by the October reports. Several factors appear in the reports of 1,648 manufacturers to the Bureau of Statistics of the State Industrial Commission of New York State. Observance of Columbus Day in many industries, especially in New York City; time lost through strikes, and seasonal reductions in several industries are the chief reasons for the slight decline in the average weekly earnings of workers. The October average earning was \$24.41, as compared with \$24.83 in September and \$23.85 in August. The New York City average dropped from \$26.17 in September to \$24.68 in October, or approximately the same as in August.



Koch & Wagner, Architects.  
PROPOSED NEW BANK BUILDING

East Brooklyn Savings Bank and was urgently required by the rapid expansion of the business of this institution.

The East Brooklyn Savings Bank has experienced a steady growth since its incorporation in 1860. The first president of this bank was Stephen Crowell and since that time the activity of this institution has been guided by a number of men prominent both in business and social circles of the borough. The present president is Eugene F. Barnes.

The new structure will be located at the southeast corner of Bedford and DeKalb avenues on a plot 54x100 feet. The building will be for the exclusive use of this bank and will be a model of banking convenience with every possible device for efficiency and the requirements of depositors.

Designed in the Classic style of architecture, this building will have facades of Indiana limestone. Construction throughout will be absolutely fireproof. The ceiling of the main banking room will be thirty-five feet in height thus assuring adequate light and ventilation. Provision has been made in the plans for this building for a Safe Deposit Company to later rent from the bank, a vault especially designed with the best approved methods of safeguarding valuable papers, securities, etc. Provision will also be made in this department for the storage of trunks.

The main floor will contain the public lobby, with the tellers' counters and windows treated in the island fashion. These counters will be of marble surmounted by screens of wrought bronze and plate glass. The offices of the president,

**THE ONLY  
SCREW HOLES  
IN THE WORLD**

**You drive the screw holes with a hammer in any material.**  
The screw holes are made for wood screws or machine screws to fit all sizes of screws. The head is removed and you leave a permanent screw hole.

**The Stine Screw Holes Co.**  
Manufacturers  
WATERBURY, CONN., U. S. A.  
DEPARTMENT 44

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*The Biggest Little Thing in the World*

Some of the Reasons Why Screw Holes Will Be Bought and Used and Not Become Dead Stock for Anyone

- 1—They can be used without damage to receiving material.
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- 3—They are made of brass and will not rust under atmospheric or moisture conditions.
- 4—ECONOMY—They save more time value than the holes cost.
- 5—You get them for nothing and are paid for using them when you count time saved.
- 6—Screw holes have been needed ever since the first screw was used.
- 7—Special tools are NOT needed in using them in any material.
- 8—They can be used in any place a screw can be used.
- 9—By using screw holes, screws can be used in many places, and in many materials where it is impossible to use screws without them.
- 10—These are the only ready-made screw holes in the world.
- 11—No special screws are needed. These screw holes fit any wood screw or machine screw now in stock.
- 12—They make the neatest possible job in any material.
- 13—Every store where screws are sold must carry them in stock, because the line of screws is not complete without screw holes for them.
- 14—Every shop and factory where screws are used must also have these screw holes to fit the screws.
- 15—They are endorsed by all dealers in screws and by all users of screws.
- 16—Screw holes are entirely new and the world supply is yet to be furnished.
- 17—This is a progressive Old World of ours, and every active person in it must adopt all improved methods, and all new articles that will help him keep in the front line of progress.
- 18—Be among the first to stock up in screw holes if you are a dealer in screws.
- 19—Be among the first to install screw holes in your shop or factory, as you begin to save money soon as you use them.
- 20—In spite of the high cost of brass, screw holes are yet cheap.
- 21—We are letting the world know that screw holes can now be secured, by means of extensive advertising in all the principal Trade Journals that have the largest circulation among dealers in screws as well as users of screws.
- 22—Do not let your customer ask you for screw holes before you have them in stock. BE A LIVE WIRE.
- 23—They make everlasting holes in any material.
- 24—They mean "Plug-No-More" screw holes.
- 25—They are the result of Necessity being The Mother of Invention.
- 26—Anyone who can drive a nail can use screw holes.
- 27—Send for a sample and convince yourself.
- 28—Mechanics who see them say, "What do you think of that?"
- 29—In fact there are NO REASONS why screw holes should NOT be used.

Each of these reasons are enough to sell Screw Holes. There are many other reasons.

Write at once for our handsome Color Card showing screw holes in various materials which will be sent on request, together with samples and price list.

# Permanent Home For Street Cleaning Department

## Dock Commissioner Hulbert Plans Removal of Old Buildings Near Brooklyn Bridge to Meet City's Requirements

**R**ADICAL changes are planned by Dock Commissioner Murray Hulbert for the East River waterfront of Manhattan, including the sites of the old Roosevelt street ferry slips of the New York and Brooklyn ferry and of the James Slip ferry of the Long Island Railroad. The plan involves the tearing away of the old wooden structures under the Manhattan roadway section of the bridge between the bulkhead line and the bridge and the transfer of the Street Cleaning Department's dump at the foot of Canal street on the North River. An official of the Dock Department, discussing the plan, said: "The distance between the bulkhead and the pierhead line in the Canal street section used for the dumps is 1,025 feet and is a potential site for the largest pier in Manhattan. The dump is on a pier 40 feet in width with a slip on its northerly side and its southerly side 102 feet in width. Even if the pier were removed, the slip between Piers 32 and 34 would be only 244 feet in itself, not any too large for the steamship business of today.

"It had been proposed three years ago to reconstruct this dock along its present lines, involving the expenditure of a tremendous sum which, if spent by the city, would have placed the municipality in a position where on account of this expenditure it would not have been likely that the city could devote this part of the waterfront to bigger and better purposes.

"When the Brooklyn and New York Ferry Company gave up the operation of the ferry at Roosevelt street it left on the hands of the city a piece of waterfront 285 linear feet, measured along the bulkhead line. Immediately west of this ferry is another stretch of city-owned waterfront, 226 feet in length, under the Brooklyn Bridge, and Commissioner Hulbert's study of the best uses to which this waterfront could be devoted indicated that the demolition of the antiquated

wooden structures around the Brooklyn Bridge pier, very old and out of harmony with modern artistic sense, together with the ferry structure, would be advisable."

"In the stretch of waterfront between Pier 21, East River, occupied by the B. and O. Railroad, and Pier 22, East River, occupied by the Long Island Railroad, 511 feet, Commissioner Hulbert proposes building a modern covered disposal plant for the Street Cleaning Department around the base of the bridge pier connected with South street by a wide, substantial concrete ramp with easy gradients.

"This dump would be free from all the objections of the open type of dump so familiar and so obnoxious to New Yorkers. To the north of this ramp and disposal plant he would build a modern steamship pier 500 feet in length and the rest of the waterfront to the east and the west would be devoted to open wharfage, giving an improvement in a stretch where the city owns all the property and affording a permanent home for the Street Cleaning Department in the lower part of Manhattan. It would also provide open wharfage in a district where it is imperatively needed, and at the same time release the valuable North River waterfront for commercial purposes.

"It is estimated that it would require less money to build at the Brooklyn Bridge site than it would cost to reconstruct the present dilapidated Canal street dump. The removal of the dump from Canal street will be followed by the building of a modern up-to-date pier 1,000 feet in length and 150 feet in width, which will not only provide greatly needed wharfage for the Transatlantic steamships but will offer protection and adequate ventilation for the vehicular tunnel now under construction from Canal street to Jersey City. This pier will be the first of a system of modern 1,000 foot to 1,200 foot piers, 150 feet in width, to be built in the bend along the North River front from Vesey street north to Perry street."

**NIEWENHOUS BROTHERS, Inc.**  
**BUILDING CONSTRUCTION**  
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 M. NIEWENHOUS, Treasurer  
 163RD STREET, Northwest Corner Park Avenue  
 H. S. NIEWENHOUS, Secretary  
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**NATIONAL CEMENT**  
**LEHIGH PORTLAND CEMENT COMPANY**  
 OFFICES  
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 NEW YORK, N.Y. KANSAS CITY, MO. OMAHA, NEB.  
 BOSTON, MASS. MINNEAPOLIS, MINN. PITTSBURGH, PA.  
 PHILADELPHIA, PA. NEW CASTLE, PA. MASON CITY, IOWA.




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 We CAN furnish our patented folding door booth hardware to contractors for hotels and other jobs where telephone booths are required.  
*Estimates given.*  
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 Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
 Office and Depot, 420 EAST 23RD STREET  
 Works: Maurer, N. J. NEW YORK

# Marked Increase In Industrial and Commercial Building

## Weekly Figures of F. W. Dodge Company Indicate Rapid Progress in Construction Throughout Local Territory

**I**NCREASED activity among both architects and builders was noticed during the week of November 15 to 21 inclusive throughout New York State and New Jersey, north of Trenton. According to statistics prepared by the F. W. Dodge Company it is shown that during this period a total of 464 new projects, representing an approximate outlay of \$21,090,000 were being planned by architects and engineers in the territory. During the same time there were announcements of the award of 301 contracts for building and engineering operations that will be responsible for an additional outlay of about \$12,535,800.

For the past five or six weeks there has been a steady and consistent increase in the volume of new construction undertaken in this territory and according to the best informed in the industry the present growth of activity is but a relatively insignificant percentage of the development that will come with the opening of the 1920 building season. All current signs point to a building future of exceptional prosperity.

The 464 projects for which plans were reported as in progress during the week of November 15 to 21 inclusive were grouped as follows: 91 business buildings, including stores, offices, lofts, storehouses, commercial garages, etc., \$8,289,500; 11 educational projects, \$1,725,800; 1 hospital, \$25,000; 55 indus-

trial operations such as factories, warehouses, shops, etc., \$2,445,000; 24 public works and public improvements, \$576,400; 4 religious and memorial buildings, \$119,000; 260 residential projects including apartments, flats and tenements and one and two-family dwellings, \$6,679,800, and 18 social and recreational buildings, \$1,229,500.

Among the 301 operations for which contracts were awarded during the week of November 15 to 21 inclusive were 53 business buildings, \$4,062,000; 3 educational operations, \$224,300; 1 hospital, \$10,000; 36 factory and industrial projects, \$2,200,500; 1 military structure, \$1,500,000; 11 public works and public utilities, \$992,200; 4 religious and memorial buildings, \$57,500; 183 residential projects of various types, \$3,164,800 and 9 social and recreational projects, \$324,500.

One of the interesting facts in connection with these statistics is the evident increase in the number and value of business building projects throughout the territory. For some time past the greatest volume of construction was along residential lines, with factory and industrial construction in second place, but according to the figures for the week of November 15 to 21 business building construction has assumed the lead in both projected activity and also in contracts actually awarded.

### PERSONAL AND TRADE NOTES.

**Country-Home Construction Company, Inc.**, Woodmere, L. I., announces that it will immediately commence the construction of twenty-five residences at Woodmere, L. I., costing between \$15,000 and \$25,000 each. It is planned to have these dwellings ready for occupancy next April.

**Louis Gold**, general contractor, 44 Court street, Brooklyn, is estimating upon a number of important building projects in Greater New York. In addition to estimates on sub-contracts he desires samples, catalogues and price lists of all building materials and supplies.

**Concrete Pile & Foundation Co.**, E. G. Gardner, general manager, and Maurice Blumenthal, engineering director, announces the opening of offices at 16 Court street, Brooklyn, where they will carry on an engineering and contracting business, specializing in concrete piling for foundations, dams, docks, retaining walls, piers and sea walls.

**Michael Cohen & Co.**, 8 West 40th street, are handling several different kinds of stone at the present time that are meeting with great favor among the prominent architects and engineers. They are furnishing Kingwood sandstone for the magnificent J. F. Dodge residence, Detroit, Mich., and also for the elaborately carved entrance at the cemetery, Gate of Heaven, at Pleasantville, N. Y. The Tracon Travertine is being furnished for the interior of the Harkness Memorial, New Haven, Conn. Kato Stone is being supplied for the exterior of the Phoenix Insurance Building, Hartford, Conn. All of these stones give a novel effect in color and texture.

**Westinghouse, Church, Kerr & Company, Inc.**, announce the appointment of Russell W. Stovel, recently Lieutenant-Colonel, Engineers, U. S. Army, as a consulting engineer. Mr. Stovel has had an unusually comprehensive experience in the mechanical and electrical problems connected with central power station and steam railroad electrification work, as well as a valuable experience in the mechanical handling of freight at water terminals.

As a member of our organization, Mr. Stovel will devote his entire time to the electrical and mechanical features of our work.

### Contract for Large Hotel.

Fred. F. French Company has been selected as architects and builders of the new fourteen-story, 500 room hotel to be erected on the southwest corner of 73d street and Broadway. Sheriff David H. Knott heads the company which will own and operate the hotel. The investment is approximately \$4,000,000. Associated with Sheriff Knott is Henry J. Veitch, manager of the Hotel St. Andrew which abuts, on the south, the proposed hotel.

The hotel property, purchased last week from the Rutgers Presbyterian Church, fronts 106.10 feet on Broadway, 137 feet in 73d street, 169 feet abutting the St. Andrew Hotel, with a rear line of 102 feet.

It was stated at the office of the Fred F. French Company that plans for a 500 room hotel are already under way and contracts will be given out soon.

The architects promise to make this the finest hotel of its class in the city. There will be a bath with every room and the refinements and furnishings will be consistent with its ideal location.

Sheriff Knott is interested in fifteen high class hotels in this city at the present time and the Fred F. French Company is building for him a 200 room house at Kew Gardens for completion next spring.

The Fred F. French Company is acting as architects and builders for nearly \$6,000,000 worth of construction work now under way, including the apartment house De Luxe at 5th avenue and 72d street; the fashionable Pickwick Arms at Greenwich, Connecticut; a large suburban apartment house at Mt. Vernon and several industrial villages in Connecticut and Massachusetts.

### Architects for Victory Hall.

The Victory Hall Association, General George W. Wingate, president, announces the appointment of Herts & Robinson as the architects for the coliseum that is to be erected in Pershing Square. The coliseum will be the largest building of its kind in the world and will cost between \$8,000,000 and \$10,000,000. General Wingate says that construction work will be pushed, and the building, which will be a memorial to soldiers, sailors and marines in the great war, will be ready next year. The plans, as approved, provide for a convention hall, a great arena, fifty shooting ranges, gymnasium, swimming pool, forty large meeting rooms and a music hall. The memorial will be known as Victory Hall.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**General Society of Mechanics and Tradesmen** announce a lecture at Mechanics Institute, Wednesday evening, December 3, at 8:30 p.m. The lecture will be by W. H. Palmer, and his subject, "Rubber from Forest to Foot," will be illustrated by lantern slides.

**General Contractors Association of New York City** will hold its annual banquet at the Hotel Biltmore, Saturday evening, December 13. The program and arrangements for this dinner are in the hands of the following committee: Walter J. Drummond, Arthur Nosworthy and Allen N. Spooner.

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

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

### Tests on Heartwood and Sapwood.

No effect upon the mechanical properties of wood due to its change from sapwood into heartwood was noticed as a result of 300,000 tests which have been made at the Forest Products Laboratory, Madison, Wis. What difference there are in the strength between heartwood and sapwood can usually be explained by the growth and density of the wood. Differences between heartwood and sapwood, other than mechanical properties, are due chiefly to the fact that the sapwood of most American species is considerably less resistant to decay than heartwood, and, used without preservative treatment in situations favoring decay sapwood is likely to deteriorate.

# CURRENT BUILDING OPERATIONS

**L**OCAL building interests report steadily increasing activity in the industry with a large number of new contracts awarded during the past week or so and architects exceptionally busy on new plans. The work now under way is well diversified in character but there is an increasing volume of speculative building being undertaken in all boroughs of the city and it is predicted that this form of activity will continue to grow during the winter months. Prospects for the coming spring are excellent. Architects and engineers have numerous large operations on their boards that will not be either figured or started for some months to come.

There has recently been a decided increase of activity in the local building material markets with practically all commodities in great demand notwithstanding the steadily advancing price trend. Dealers in brick, lime, cement, lumber and other structural essentials have been kept busy to capacity with orders for immediate delivery and the inquiries for future deliveries indicate extremely busy building times ahead. The price of Hudson River common brick is steadily advancing but there has been no decrease in the demand. Buyers of brick are taking all that is brought down river and are not hesitating on account of price. The current market price of this material is \$20 a thousand, wholesale, alongside dock, which brings the cost delivered at job site in Manhattan up to \$24.70 a thousand. In Brooklyn the delivered price of common brick will average \$25 a thousand. Other building materials are also in heavy demand and dealers have been somewhat pushed to promptly supply the wants of their customers owing to existing scarcity in some of the most popular material lines. There is no anticipation of early relief from the advancing price tendency but according to the best informed in the industry increased costs will be no bar to structural activity as the demand for new structures of almost every description is almost as insistent as it was one year ago.

**Common Brick**—The New York wholesale market for Hudson River common brick experienced an unusually active week with arrivals from up-river points somewhat heavier than they have been recently and sales equal to the average of the past five or six weeks. A total of thirty-eight barge loads of brick arrived at the port during the week and twenty-seven were disposed of for delivery at various points in the Metropolitan district. At the present writing there are approxi-

mately fourteen barges still unsold but these have practically all been spoken for and will shortly be taken from the list. A further increase in price was announced last week making the current market price \$20 a thousand. It is stated that the producers will make every effort to hold the market at this level and will not call for further advances unless production costs make another increase imperative. The season is rapidly drawing near its close along the river and some of the upper Hudson yards have loaded their brick for the last trip of the year. This brick will be brought down to be covered and no price is likely to be named for

some time to come. Producers are now getting their much needed coal for burning and with the fuel situation relieved there will be an adequate supply of common brick for all requirements during the winter months.

**Summary**—Transactions in the North River common brick market for the week ending Friday, November 28, 1919. Condition of market: Demand increasing; prices advanced and firm at the new level. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 38; sales, 27. Distribution: Manhattan, 8; Brooklyn, 9; New Jersey points, 8; Astoria, 2.

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, \$1.50, handling, plus 15 per cent.

Hudson River, best grades **\$20.00** to ———  
Hudson River, "off loads" .. ——— to ———  
Raritan .. ——— No quotation

Second-hand brick, per load of 1,500 delivered .. **17.00** 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. **\$3.40**  
Rebate for bags, **15c.** each.

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

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

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

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

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

**Hollow Tile**—

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

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

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

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

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens **10.50** 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) .....	3.50 per bbl.
Hydrate Finishing, in cloth bags .....	<b>26.50</b> per ton
Rebate for bags 20c per bag.	

**Plaster**—

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

Neat Wall Cement, in cloth bags .....	\$22.30 per ton
Lath Mortar, in cloth bags..	<b>16.00</b> per ton
Brown Mortar, in cloth bags.	<b>16.00</b> per ton
Finishing Plaster, in cloth bags .....	<b>25.00</b> per ton
Rebate for returned bags, 15c. per bag.	
Finishing Plaster (250-lb. barrel) .....	3.50 per bbl.
Finishing Plaster (320-lb. barrel) .....	<b>4.35</b> per bbl.

**Plaster Blocks**—

2-in. (solid), per sq. ft.....	<b>\$0.11</b>
3-in. (hollow), per sq. ft.....	<b>0.11</b>

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Brooklyn, New York



# MATERIALS AND SUPPLIES

**Sand and Gravel**—There has recently been a marked advance in sand, gravel and crushed stone prices in the New York market. These materials are growing very scarce in the Metropolitan district and the shortage is due largely to the lack of cars for transportation and the curtailed fuel supply.

**Face Brick**—Demand for this material is steadily increasing in volume and both manufacturers and dealers are confident that they will experience a continuation of this condition for a long time to come. Plans are now under way for a large number of important structural operations both within the boundaries of Greater New York and in the immediate vicinity

that will utilize face brick in great number. There has also lately been a large amount of face brick in great number. There has also lately been a large amount of face brick called for to be used in the construction of large country residences, and as this type of building activity is on the increase the dealers have a good foundation for their optimism. Prices are firm but with a slightly advancing trend.

**Portland Cement**—It is said that the manufacturers are likely to experience some difficulty in supplying the demand for this material that will mark the coming year. At the present writing no producing district has a surplus of this ma-

terial and current orders are taking the output as it is made. Although the production of cement for the first ten months of 1919 was considerably greater than that of the same period of last year, the stocks now on hand are lower than they were one year ago at this time. Cement manufacturers are experiencing increasing difficulty on account of labor and fuel conditions. Prices are steady.

**Lumber**—The demand for lumber products of practically every description continues to grow and at this writing there seems to be no prospect of a decrease in the consumption for some time to come. Both manufacturing consumers and building trades are increasing the volume of their business and there is a serious shortage developing. Demand for building construction is likely to continue strong throughout the winter months and there will undoubtedly be a decided increase just as soon as the spring season opens. Retail lumbermen throughout the country are making arrangements to take care of an enormous demand for lumber during the 1920 season, and their anxiety to secure adequate stocks is already reflected in the call on the sawmills. Last week orders received by Southern Pine Association mills increased 26 per cent. above the week previous. One hundred and fifty-seven mills reported that for the week ending November 21, they had received orders totalling 107,396,324 feet of lumber, or 4,844 carloads. Orders were 11½ per cent. in excess of normal production, and 31 1/3 per cent. above actual production. The balance of unfilled orders on hand at these mills on November 21 aggregated 21,750 carloads, or nearly half a billion board feet.

**Nails**—No price changes have been reported this week and the market is exceedingly firm with local stocks becoming badly depleted and additional supplies difficult to obtain in large shipments. Wire nails in store are being quoted at \$4.25 to \$4.70 base per keg, and carted by the jobber, \$4.40 to \$4.90 base per keg. Cut nails are being quoted at \$5.75 to \$6.75 base per keg, in or out of store.

**Building Stone**—Local dealers have experienced better business conditions during the past few weeks than have maintained for a year or more, and according to the preparations for early 1920 building activity stone producers and dealers will have a large volume of work to provide material for the important structural operations now being planned and that will be started early next spring. Building stone prices are fairly steady, but with upward trend resulting from increased labor costs.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x28x1 in.	\$0.35	each
17x48x 1/4 in.	0.32	each
42x36x 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	\$1.85 to \$2.25	per cu. yd.
Delivered at job in		
Bronx	1.85 to 2.25	per cu. yd.

### White Sand—

Delivered in Manhattan..\$4.50 per cu. yd.

### 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 and channels up to 14 in.	\$2.72 to
Beams and channels over 14 in.	2.72 to
Angles, 3x2 up to 6x8.	2.72 to
Zees and tees.	2.72 to
Steel bars	2.62 to

### Lumber—

Wholesale prices, New York:  
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$47.00 to \$65.00

Hemlock, Pa., f. o. b., N. Y., base price, per M..... — to —

Hemlock, W. Va., base price, per M ..... — to —

(To mixed cargo price add freight, \$1.50.)

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

Wide cargoes ..... 50.00 to 60.00

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.. \$68.75 to —

Cypress shingles, 6x18, No. 1 Hearts ..... 17.00 to —

Cypress shingles, 6x18, No. 1 Prime ..... 15.00 to —

Quartered oak .....210.00 to —

Plain oak ..... 95.00 to 100.00

Flooring:

White oak, quart'd, select. 190.00 to —

Red oak, quart'd, select.. 150.00 to —

Maple No. 1..... 80.00 to —

Yellow pine, No. 1, common flat ..... 70.00 to —

N. C. pine, flooring, Norfolk ..... 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets .....79%

B grade, single strength, first three brackets .....79%

Grades A and B, larger than the first three brackets, single thick..... 78%

Double strength, A quality.....80%

Double strength, B quality.....82%

Linseed Oil—

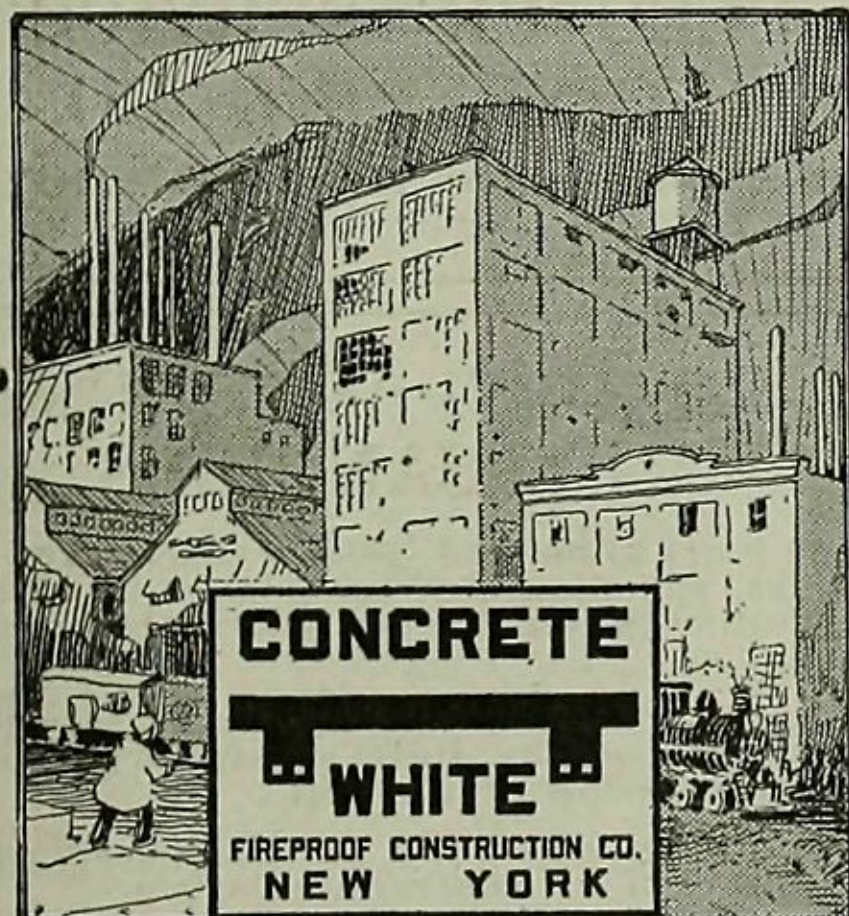
City brands, oiled, 5-bbl. lots.\$2.12 to —

Less than 5 bbls..... 2.15 to —

Turpentine—

Spot in yard, N. Y., per gal.. 1.68 to \$1.75

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### CONTEMPLATED CONSTRUCTION.

#### Manhattan. DWELLINGS.

22D ST.—E. Bruno Bergholtz, 344 West 28th st, has prepared plans for a 3-sty brick residence, 15x75 ft, at 313 West 22d st, for Mrs Joseph E. Burchill, 31 West 92d st, owner and builder. Cost about \$15,000.

57TH ST.—J. E. R. Carpenter, 681 Fifth av, has completed plans for alterations to the 4-sty brick and stone residence, 18x65 ft, at 33 East 57th st, for Arthur Brisbane, 238 William st, owner. Cost about \$20,000. Architect will take estimates on separate contracts.

#### STABLES AND GARAGES.

LENOX AV.—Sidney Daub, 217 Broadway, has completed plans for a 1-sty brick garage, 99x100 ft, at 685-691 Lenox av, for Paul Ziane, 505 Water st, owner. Cost about \$25,000. Architect will take estimates on general contract about January 1, 1920.

#### Bronx. DWELLINGS.

LIGHT ST.—Plans have been prepared privately for a 2½-sty hollow tile dwelling, 22x30 ft, in the north side of Light st, 562 ft west of Harper av, for Otto Johnson, 2141 Prospect av, owner and builder. Cost \$6,000.

SEDGWICK AV.—Charles F. Peck, 7 East 42d st, has completed plans for a 2-sty brick and terra cotta residence, 34x44 ft, on the east side of Sedgwick av, 394 ft north of Tremont av, for Harry Schlachter, 1109 Franklin av, owner and builder. Cost \$16,000.

245TH ST.—Mann & MacNeill, 70 East 45th st, have completed plans for a 1-sty frame extension to present 2-sty hollow tile residence in the south side of 245th st, 345 ft east of Fieldstone rd, for Russell E. Briggs, 1790 Broadway, owner and builder. Cost, \$4,000.

AMUNDSON AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2½-sty frame dwelling, 22x50 ft, on the east side of Amundson av, for Edwin Johnson, 440 East 163d st, owner and builder. Cost, \$7,000.

GRAND AV.—Plans have been prepared privately for a 2-sty hollow tile dwelling, 26x53 ft, on the west side of Grand av, 150 ft south of 164th st, for Ehrich Peterson, 2247 Valentine av, owner and builder. Cost, \$8,000.

#### THEATRES.

TREMONT AV.—Carlson & Wiseman, 226 Henry st, Brooklyn, have plans under way for a 2-sty brick, limestone and terra cotta theatre, 117x229 ft, seating 3,000 on the south side of Tremont av, 117 ft west of Washington av, for the Trepark Realty Co., Carl J. Anstrain, president, 45 Cedar st, owner. Cost approximately, \$300,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

WEST 30TH ST.—Cohn Brothers, 316 Stone av, have plans under way for two 3-sty brick flats, 20x60 ft, in the west side of West 30th st, 280 ft north of Mermaid av, for Julius Friedman, 655 Saratoga av, owner and builder. Total cost, \$24,000.

WEST 36TH ST.—Cohn Brothers, 361 Stone av, have plans in progress for four 3-sty brick flats, 20x65 ft, in the east side of West 36th st, 80 ft north of Mermaid av, for Louis Sorkin, 2870 West 35th st, owner and builder. Total cost, \$80,000.

#### CHURCHES.

GROVE ST.—Helmle & Corbett, 190 Montague st, have finished plans for a 3-sty brick and stone convent, 19x80 ft, with chapel, in Grove st, 181 ft from St. Nicholas av, for the Roman Catholic Church of St. Brigid, 409 Linden st, owner and builder. Cost, \$25,000.

#### DWELLINGS.

AV I.—F. A. Morris, 584 E. 14th st, Brooklyn, has completed plans for two 2½-sty frame dwellings, 22x43 ft, at the northeast and southeast corners of Ave I and East 22d st, for the Metropolitan Home Builders, 44 Court st, Brooklyn, owner and builder. Total cost, \$20,000.

AV J.—F. A. Norris, 584 East 14th st, Brooklyn, has completed plans for three 2½-sty frame dwellings, 22x43 ft, at the south and north sides of Av J, 50 ft west of East 21st st and 50 ft east of E 23d st, for the Metropolitan Home Builders, 44 Court st, Brooklyn, owner and builder. Total cost, \$30,000.

BRIER PL.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for forty-two 1-sty frame dwellings, 21x29 ft each, at the northwest corner Brier pl and East 3d st, etc, for the Realty Associates, 162 Remsen st, owners and builders. Total cost, \$126,000.

WEST 3D ST.—Morris Perlstein, 49 Fulton av, has completed plans for two 2½-sty brick stores and residences, 20x62 ft, in the west side of West 3d st, 161 ft south of Roberge pl, for F. Millman, 631 E 6th st, Manhattan, owner and builder. Cost, \$20,000.

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EAST 42D ST.—A. Farber, 1746 Pitkin av, has completed plans for two 2½-sty frame dwellings, 20x60 ft, in the west side of East 42d st, 170 ft south Lenox rd, for Cook Construction Co, Inc, 292 Ryerson st, owner and builder. Cost, \$17,000.

WEST 5TH ST.—W. A. Parfitt, 26 Court st, has completed plans for a 1½-sty frame residence, 25x59 ft, in the west side of West 5th st, 220 ft north of Av O, for T Seckel, 2271 82d st, owner and builder. Cost, \$5,000.

EAST 34TH ST.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for three 2-sty frame dwellings, 19x56 ft, in the east side of East 34th st, 116 ft south of Lenox rd, for the Mattel Realty Co, Inc, 533 Thatford av, owner and builder. Cost, \$30,000.

88TH ST.—H. Rocker, 371 Fulton st, has completed plans for thirteen 2-sty frame dwellings, 20x60 ft, in the north side of 88th st, 100 ft east of 3d av, for H. H. Lucke, 412 58th st, owner and builder. Cost, \$117,000.

BAY PARKWAY.—Lubroth & Lubroth, 44 Court st, have completed plans for seven 2-sty frame dwellings, 20x44 ft, in the west side of Bay Parkway, 35 ft south and north of 69th st, for the Mediator Construction Co, 121 Bay 26th st, owner and builder. Total cost, \$70,000.

48TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2½-sty frame dwellings, 24x54 ft, in the north side of 48th st, 100 ft east of 17th av, for I. & A. Kishmer, 214 39th st, owners and builders. Cost, \$30,000.

AV I.—F. A. Norris, 584 East 14th st, Manhattan, has completed plans for six 2½-sty frame dwellings, 22x43 ft, on the north side of Av I, 50 ft west of East 25th st, the south side of Av I, 50 ft west of East 25th st, 50 ft west of East 24th st and 50 ft west of East 23d st, and the northwest corner of Av I and East 25th st, for the Metropolitan Home Builders, 44 Court st, Brooklyn, owner and builder. Total cost, \$60,000.

SCHENECTADY AV.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x40 ft on the west side of Schenectady av, 180 ft south of Av M, for J. J. Butler, 2161 Flatbush av, Brooklyn, owner and builder. Cost, \$6,500.

EAST 10TH ST.—F. J. Dassau, 26 Court st, Brooklyn, has plans in progress for ten 2½-sty frame dwellings, 22x44 ft, in the west side of East 10th st, 80 ft north of Av N, for the Cozey Homes Co, 1409 Av J, Brooklyn, owner and builder. Total cost, \$56,000.

#### FACTORIES AND WAREHOUSES.

EAST 7TH ST.—C. M. Spindler, 215 Montague st, has plans started for a 1-sty brick shop, 250x120 and 100x120 ft, at the southeast corner of East 7th st and Foster av, for the Ascutney Realty Co, 1721 Av J, owner and builder. Cost, \$50,000.

#### STABLES AND GARAGES.

38TH ST.—B. W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 120x95 ft, in the south side of 38th st, 80 ft east of 13th av, for the H. B. & M. L. Building Co., 735 Greene av, owner and builder. Cost, \$45,000.

42D ST.—J. S. Kennedy, 157 Remsen st, has prepared plans for a 1-sty brick garage, 32x50 ft, in the north side of 42d st, 160 ft west of 3d av, for the Federal Composition & Paint Co, 17 Battery pl, Manhattan, owner and builder. Cost, \$4,000.

ATLANTIC AV.—Plans have been prepared privately for a 1-sty brick garage, 70x100 ft, on the south side of Atlantic av, 19 ft. west of Eastern Parkway, for C. P. Cannella, 1163 Herkimer st, owner and builder. Cost, \$20,000.

McDOUGALL ST.—Samuel Millman, 26 Court st, has completed plans for a 1-sty brick garage, 75x100 ft, in the south side of McDougall st, 88 ft west of Broadway, for the Verdine Improvement Co, 133 Dumont av, owner and builder. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

ATLANTIC AV.—W. Werner & Son, 194 Ridgewood av, have completed plans for a 2-sty brick office building, 24x149 ft, on the north side of Atlantic av, 300 ft east of New York av, for the Putnam Coal & Ice Co, Buffalo av and Herkimer st, owner and builder. Cost about \$8,000.

#### THEATRES.

FULTON ST.—R. Thomas Short, 370 Macon st, has plans in progress for a 2-sty brick, limestone and terra cotta theatre, seating approximately 3,500, on Fulton st, between Pine and Crescent sts, for Chauncey G. Cozine, 662 Putnam av, owner and builder. Cost about \$400,000.

#### Queens.

##### DWELLINGS.

FAR ROCKAWAY, L. I.—Plans have been prepared privately for six 2-sty frame dwellings, 22x31 ft, at the southeast corner of Broadway and Lockwood av, for Max Merlis, 12 Mott av, Far Rockaway, owner and builder. Cost, \$45,000.

EDGEMERE, L. I.—A. H. Knoll, Hollands, L. I., has completed plans for three 2-sty frame dwellings, 16x31 ft, at the northwest corner of Columbus av and Edgemere av, for Morris Rich, Clarence av, Arverne, owner and builder. Cost, \$6,000.

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RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2-sty frame dwellings, 24x25 ft, at the northwest corner of Cedar av and Myrtle av, for the Classic Construction Co, Myrtle av, Richmond Hill, owner and builder. Cost, \$10,000.

RICHMOND HILL, L. I.—G. E. Crane, Richmond Hill, has completed plans for three 2-sty frame dwellings, 16x40 ft, on the east side of Greenwood av, 325 ft north of Fulton st, for Lydia Leishman, 4479 Chichester av, Richmond Hill, owner and builder. Cost, \$15,000.

OZONE PARK, L. I.—D. Stage, 1015 Walnut st, Glen Morris, has completed plans for a 2½-sty frame dwelling, 20x55 ft, on the north side of Kimball av, 100 ft east of Oxford av, for W. Genite, Lawn av, Ozone Park, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Edw. Schneider, 29 Alburdis av, Corona, has completed plans for a 2-sty frame dwelling, 28x36 ft, in the west side of Forley st, 150 ft north of Warner av, for Geo. C. Johnston, Kingsland av, Elmhurst, owner and builder. Cost, \$4,500.

ELMHURST, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, in the east side of 22d st, 175 ft north of Laurel Hill Blvd, for Frederick Seigfreid, 160 Nott av, L. I. City, owner and builder.

ELMHURST, L. I.—R. W. Johnson, 60 Hunt st, Corona, has completed plans for two 2½-sty frame dwellings, 20x48 ft, at the northeast corner of Van Dine st and Bode st, for Thomas Daly, Junction av, Corona, owner and builder. Cost, \$11,000.

CORONA, L. I.—C. L. Varrene, 166 Corona av, Corona, has completed plans for a 2-sty frame dwelling, 20x45 ft, in the south side of Ferguson st, 300 ft east 51st st, for V. Fobloom, Ferguson st, Corona, owner and builder.

QUEENS, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 20x38 ft, in the south side of Poplar st, 220 ft east Jackson av, for Henry Mornstein, Dean st, Rosedale, L. I., owner and builder. Cost, \$15,000.

QUEENS, L. I.—Plans have been prepared privately for six 2-sty frame dwellings, 16x32 ft, at the southwest corner of 219th st and Freed pl, for A. Abrahamson, Hendrickson st, Queens, owner and builder. Cost, \$27,000.

EDGEMERE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 14x35 ft, in the west side of Beach 43d st, 2,720 ft north of Boulevard, for John Cambwell, 434 West 35th st, Manhattan, owner and builder. Cost, \$4,500.

WOODMERE, L. I.—Howard & Howard, O'Kane Building, Rockaway, L. I., have plans

in progress for eight 2-sty frame and stucco dwellings, 35x30 ft at Pine and Maple sts, for the McDonald Realty Co., owner and builder, care of architects. Total cost, \$64,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x48 ft, in the east side of 19th st, 143 ft north of Woodside av, for Samuel Feinberg, 2 19th st, Elmhurst, L. I., owner and builder.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has completed plans for seven 1-sty frame dwellings, 16x42 ft, at the southwest corner of Edgemere av, and Beach 37th st, for the Mere Corporation, owner and builder, on premises. Total cost, \$14,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has completed plans for two 2½-sty frame dwellings, 16x35 ft, in the west side of Lafayette st, 200 ft north of King st, for S. Ostmann, owner and builder, care of architect.

FOREST HILLS, L. I.—George Keister, 56 West 45th st, Manhattan, has finished plans for a 2½-sty brick residence, 24x48 ft, at the northeast corner of Greenwood road and Short Hill road for John J. Kenny, 236 West 20th st, Manhattan, owner and builder. Cost, \$6,500.

QUEENS, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 24x25 ft, in the west side of Queens road, 140 ft north of Douglas pl and Hollis Court Boulevard, 510 ft north of Jamaica av, for the Land Estates Co., 203 Montague st, Brooklyn, owner and builder. Total cost \$15,000.

## STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.  
Tuesday, December 2, 1919.

NO MEETING.  
(Meeting of N. Y. State Safety Congress at Syracuse.)

### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, December 2, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The next subsequent call of the Calendar will be on Tuesday, December 9, 1919, at 3 o'clock. The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

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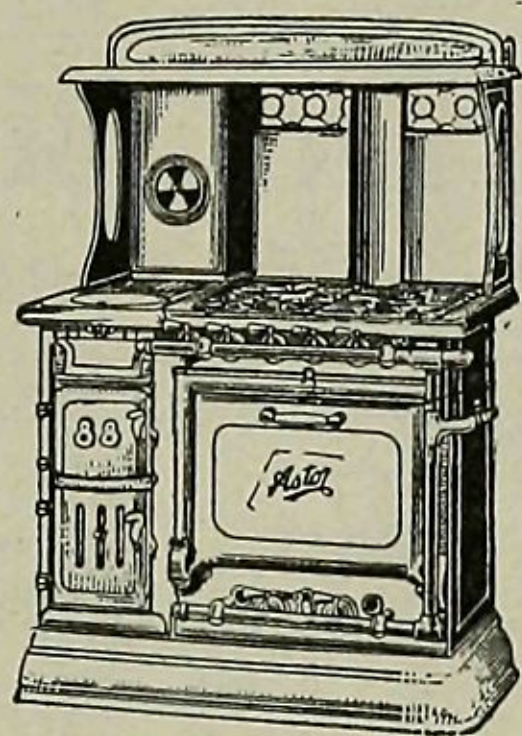


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