RELIEF OF REALTY MUST COME SOON

President Cantor of Tax Board Sounds Warning—Will Force Personal Property to Pay More.

Reiterating his determination to reduce the tax rate and get a larger return from personal property Jacob A. Cantor, president of the Department of Taxes and Assessments, took a large gathering of uptown property owners into his confidence recently and without mincing words told them that serious losses would fall upon them and other owners of realty and perhaps upon the city itself unless something was done to relieve part of the tax now paid by realty. "No man can anticipate the result of such losses," declared Mr. Cantor in a warning voice.

The declaration had a perceivable effect on those present, who displayed uneasiness as to the meaning of the warning sounded by the head of the tax board, who by association with the finances of the State and the city as a public official for many years is well fitted to weigh the outcome of the ever increasing burden on real property. The tax on personal property has been steadily decreasing since 1903 under exemptions.

"While realty valuations have not steadily increased," said Mr. Cantor, "yet the aggregate valuations are extremely large; almost stupendous. This condition is largely due to the natural growth and development of the city through the construction of subways, bridges and other transit facilities, the cost of which improvements have been unusually heavy, and it has left a bonded indebtedness to the city which must be provided for every year.

"Notwithstanding the serious opposition to the establishment of Greater New York the outlying boroughs by their development and general improvement have raised valuations almost commensurate with the expense involved in their taking over and forming one municipality. In addition to this there has been in this borough and The Bronx a steady addition to valuations by the construction of new buildings and especially in the large number of apartment houses that have been erected.

"I find that the increase in valuations of realty for 1918 are largely due to new buildings and to the changes in values of some of the more valuable sections, and the tax board will endeavor for the year 1919 to protect as far as the law will allow it the small holdings, the little homes and those who are forced to live in the congested districts. We hope to so adjust values that these classes of property will get the benefit of any reduction, if reductions are made, but I do not believe that the question of value for the purpose of assessment is of as much importance as the tax imposed.

"I think that the real relief to real estate must come from revenues derived from other sources. In fact the personal tax is the only one now in sight without legislation through which considerable moneys may come if more strictly enforced, and perhaps by a new system which we shall put in operation will produce beneficial results. If that fails recourse must be had to Albany by amending the personal tax law by conferring more power upon the tax board and wiping out certain exemptions which have deprived us of hundreds of thousands of dollars by allowing deductions of various kinds.

"There is no deduction permitted to property owners no matter how much is owing upon their holdings. Personal property, now exempt, upon which dividends are collected the same as rents are collected on realty should not be permitted to escape taxation except that part of personal holdings invested in city, State or national bonds or other obligations.

"Our board is extremely anxious to have the cooperation of associations largely composed of men having small holdings upon which the returns are not what they should be.

"The record shows that personal property bears for 1918 about 3¼ per cent. of the general property tax, and in fact from 1903 down to now the percentage of personal property has kept decreasing from 12½ per cent. in 1903, 6.8 per cent. in 1908, 4.35 per cent. in 1911 to 3.25 per cent. in 1918. This shows what legislation principally has done to favor the owners of personal property and how heavily this legislation has borne against real estate. The injustice of this condition of affairs can be easily recognized. This board has determined to use all the means within its power to remedy this condition and in this the Mayor cordially agrees with us, and as evidence of this he has appointed the Hirsch commission, with full authority to consider all the sources of revenue that can be exhausted to accomplish this result.

"It is unfortunate that the State steps in and takes from us a large proportion of the taxes imposed by law upon special franchises in this city, but as a necessary part of the State the State Treasury is entitled under existing conditions to a proportion of the taxes from the city to aid in the support of the State and its normal development.

"We shall ask for the cooperation of all good citizens belonging to all trades, professions and representing all interests in the city to actively aid in the efforts of the tax board to distribute the burdens of taxation equally.

"One thing can be relied upon, this administration is determined to pull down the tax rate, either by amending the existing laws or by strictly enforcing the personal tax law."

GOOD TEST FOR AUCTIONS.

Jarmulowsky Sale Should Reflect Market's Sentiment.

How deeply investors are interested in realty is expected to be shown by the result of the sale of some twenty-five parcels, located principally in the East Side sections of the city, next Thursday, March 21, when Joseph P. Day will offer at public auction the realty holdings of the Loretta Corporation, a bankrupt, formerly the M. & L. Jarmulowsky Bank. In view of the great falling off in the production of new buildings in the past few years and the unusual renting conditions now existing as the result of the excess of demand over the supply of accommodations, many of these parcels are considered attractive investments, and this is expected to create spirited bidding. Mr. Day has arranged with mortgagees, where mortgages are due or about to come due, for a reasonable extension on nearly all the properties.

The sale, which is to take place in the Vesey Street Exchange Salesroom, 14 Vesey street, has been ordered by the United States District Court in order to secure funds to pay something on the Jarmulowsky debts. The proceeds thus obtained will consequently go toward alleviating to an extent the anxiety and distress among the 5,000 or more depositors who were affected by the closing of the Jarmulowsky bank.

Owing to unfortunate circumstances following the breaking of friendly relations among the European Powers in August, 1914, the Jarmulowsky bank was forced to close its doors by the State Banking Department. Principally responsible for this action probably was the condition of the real estate market, in which the bank was heavily interested because of its extensive dealings in real estate. Since the closing of the bank at that time, its career has more or less been continually in the courts. However, every effort was made by Meyer Jarmulowsky, who was solely interested in the bank at the outbreak of its financial difficulties, to revive it. In these efforts he had the hearty cooperation and assistance of his brothers, who were in control of the original bank of this family, known as the Sender Jarmulowsky Bank. In addition to securing this assistance, a corporation was formed known as the Loretta Corporation, to hold all the assets of the M. & L. Jarmulowsky Bank. In spite of every effort to recover funds for the unfortunate depositors, negotiations came to naught and the auction sale next week will mark the beginning of the final ceremonies in cleaning up the bank's affairs.

Mr. Day in discussing the sale said that it will afford real estate investors an exceptional opportunity to secure at ridiculously low prices investment properties carrying high rates of income, which, when real estate conditions improve, will probably double in value. To let this opportunity pass without examining and inspecting the properties included in this sale is mere folly.

QUEENS PLOT BUYERS.

The John Donaldson Roman Stone Company has sold to the Kelnor-Williams Stamping Company plot 50x103 at Jamaica avenue and 123d street, Richmond Hill.

The Cord Meyer Development Company has sold to the Rev. J. R. McLaughlin 25x130 on the southeast side of Portsmouth place, 89 feet northeast of Austin street, Forest Hills.

WOMAN BUYS AT BAYSIDE.

J. Wilson Dayton has sold the southwest corner of Warburton avenue and Second street, Bayside, L. I., to Mrs. K. M. Howell. The house contains ten rooms and two baths and stands on a plot 50x125.

WAR ADDS VALUE TO OLDER SECTIONS

Space in Shunned Buildings Rented at Increased Rates as Demand Grows Urgent.

War conditions have had a striking effect on the leasing demand for the older buildings of lower Manhattan. In the district bounded by Chambers, Canal, Hudson streets and the North River, particularly, new life has been noted. In consequence owners have been induced by attractive offers to remodel and improve old structures, and long leases have been made which will insure the owner full compensation for his outlays. The revival has been given a permanent effect as an influence on real estate values.

Typical of this development is the fact that since January 1 William A. White & Sons have made a series of eight or ten leases in this section at an average increase of 32.5 per cent. in rents over those formerly received. The rents in question amount to some $500,000. Since property is considered to be worth what it earns, the eventual outcome under these new conditions of rental increases is bound to be shown in higher values.

The leases consummated by William A. White & Sons include: For Hazel, Elizabeth and Frank Depew to the Bordens Condensed Milk Company, the six story and basement fireproof building at 515 to 521 Canal street, at an increase of $3,200 per annum; for Sarah Pyle McAlpin to Bennett Day & Co. the building at 165 and 167 Hudson street at an increase of $4,000; for the estate of J. H. Bearns to Simon W. Greenbaum 151 Hudson street; for Samuel Weil to Adolph Goldmark & Sons the building at 174 to 178 Hudson street at an increase of $7,000; for Anna Hanker to Hamilton Hansell the building at 101 North Moore street at an increase of $600; for Admiral & Co. to Arthur W. Hahn floor at 171 Dominick street, and for Corning & Co. to the Van Camp Products Company the building at 11 Vesey street at an increase of $1,800.

"A predicted higher tax rate and the noticeable increase of operating expenses and fuel," said a representative of William A. White & Sons, in commenting on these conditions, "might ordinarily tend to offset the income from the higher rentals. The fortunate feature, however, of buildings of this type is that the burden of operating expenses is not a charge against the owners, but is borne by the tenant. In the older districts of New York, no matter how large or small the tenant, the tendency is to obtain an individual building so as to limit the occupancy to its own affairs and have no competition with others for elevator service or loading facilities.

"Conditions limiting building construction, traceable to the war, have brought about a situation where owners of buildings have perhaps never before suffered less from a lack of applicants for their property than at present. Yet probably no merchant in New York city could honestly say that he has been forced to discontinue his business for lack of space to accommodate him.

"From a real estate standpoint the world conflict, so far, has done nothing more than to tend to equalize the proportions of supply and demand for space. It has brought about a consolidation which necessitates the use of all structures that can be used, and this seems nothing less than the ideal condition. Never before have healthier conditions prevailed to make the older type of building a contending factor in the real estate world. For years they have stood idle as strange buildings rose on the horizon and gradually sapped them of their tenants. It might be said that their owners were at fault unknowingly. Inducements were given in the new structures which were not present in the old, but might have been there had the owners of the buildings been properly advised or had they of their own initiative been alert enough to meet the conditions. The foundations, the structures, the possibilities, were present, but, as is so often the case, the owner did not care to spend, as he thought, unnecessarily.

"A few years ago, as the tenants began their pilgrimage to the newly constructed buildings in the upper and midtown districts of the city, these older sections were deserted. The buildings were left without tenants, and the lack of returns to meet interest payments resulted in a long series of foreclosures which for a time looked disastrous. It appeared that there would be little left but the land value, and this at a low ebb because of the general inactivity which resulted when the tenants moved. To these properties the high costs in materials and labor, resulting in a lull of building construction, came as a God-send."

TO AUCTION HOUSES AT NIGHT.

Novel Plan Made for Benefit of Homeseekers.

The first night auction sale of houses ever held in Brooklyn will be conducted by the Jere Johnson Jr. Company, auctioneers, on Tuesday night, April 2, at 8 o'clock, in the Real Estate Exchange on Montague street. As these houses will no doubt appeal to the homeseeker, it was thought advisable to hold the sale in the evening in order that it would not interfere with business and that the average person would find it more convenient to attend.

The houses are two, two and a half and three story and basement brick and stone dwellings and are located in the Stuyvesant section of Brooklyn, as follows: Nos. 186, 306, 312, 314 and 375 Decatur street; 484, 484A and 486 McDonough street, 284A Stuyvesant avenue, 450 Macon street and 900 Jefferson avenue.

An auction sale of twelve Coney Island lots will be held by the Jere Johnson Jr. Company in the Brooklyn Real Estate Exchange on Thursday. The lots are on the east side of West Fifth street, 100 feet south of Neptune avenue, and close to the Van Sicklen station of the subway extension, Seaside Park and Surf avenue.

BETTER CANTONMENT BUILDINGS URGED

Architects Suggest That Government Use Weather, Fire and Vermin Proof Materials

Now that the Government is about to add very materially to the number of buildings at the cantonments, supply bases and base hospitals it is the time to consider the desirable changes in the typical construction of these buildings. The present type of all wood buildings has been in use long enough to indicate their faults in plan and structural detail. During severe winter weather the making of buildings of wood and non-plastic materials may be justified on the basis of expeditious erection. With the advent of the favorable building season plastic materials can be used with no loss of time or material.

The design of these groups of buildings should be considered from several aspects and each measured in relation to the ultimate objective. Each unit has its specific purpose and all of them, except the storehouses, are used for human habitation.

The new hospitals naturally demand a greater degree of security and comfort than buildings occupied by the physically fit, yet these men are entitled to such protection as can be reasonably provided, although they are amply able to care for themselves in emergencies. An all wood building is more sensitive to the changes of temperature than other types, owing to the rapid infiltration of air through the walls. These walls also provide harbors for various kinds of vermin, and both of these conditions are objectionable to the occupants.

The safety of the person and protection against monetary loss from fire are features that should be considered together. No one questions the absolute necessity of the first, especially in hospitals, and the vital importance of the latter is very evident. The type of buildings now in use possesses no inherent resistance to fire and their preservation depends entirely on a fire fighting service.

These conditions should be materially improved and it can be done without any radical changes in the general design as now followed, says the *American Architect*. The use of brick, tile or concrete walls, tile or concrete floors and roofs is impracticable. The availability of the materials, slowness of construction and costs are prohibitive. As a very large proportion of the buildings are intended for a temporary use this feature must also be considered as a factor in the element of economy.

In making the present type of buildings more comfortable, secure and fire resisting the wood frame in the items of sills, studs, joists and rafters can be retained, but their retention made with an absolutely complete and carefully installed system of fire stops within the walls, floors and roofs. In this regard this is no addition to what the buildings should possess as now built. The change that appears as the most important is in the exterior and interior wall coverings and partitions.

By covering the outside walls with cement mortar, stucco and metal lath, the inside surfaces and the partitions with plaster and metal lath there is a decided gain in the insulating value of the walls, protection from vermin and a vastly increased resistance to fire. There is also the element of durability and cost of maintenance which has its place in the final analysis.

The resistance to fire is important. These buildings are not insured and if burned there is an absolute loss of material and the loss of their use may far outweigh the material loss. In the case of a hospital the loss of life would be a calamity.

The cost of this type of construction is not excessive in comparison with the standard design now used. It is a small percentage, possibly ranging from 2 to 5 per cent., according to location, and this increased cost applicable to the materials and labor displaced. In the matter of durability, maintenance and real intrinsic value of the whole combination there is no real added cost. The materials, such as cement, stucco, metal lath and plaster, are abundant in quantity and as easily procurable as those now used. The plasterers and lathers are available in adequate numbers. In fact these trades are not now at all well employed owing to the depression in the general building industry, and their extensive employment would release carpenters for use in shipbuilding and other activities where they are really essential to much needed production.

The same things that have been stated are applicable to the erection of houses for employees in our new industrial centres. Unless prohibited by local municipal regulations this type of construction is desirable. It is true the house is built for permanent use, but these houses are as desirable and kept in repair as cheaply as other kinds of buildings of that class. It should be remembered that labor will flow to the good and desirable houses. This fact will compel corporations and individual builders of such buildings to consider with extreme care the type of buildings to be used. Usable and unoccupied houses are a poor investment, and American labor will, within reasonable limit, select its habitation. This is especially true of the skilled and well paid craftsman. These homes will be insurable at reasonable rates also.

The fire losses in 1915 were $172,000,000; in 1916 $214,000,000, and the best authorities state that the final and valid figures for 1917 will exceed those of 1916. There is nothing in this country that we can afford to waste, especially by fire. It is imperative that the risk of loss by conflagration be reduced to a minimum. The deplorable and inevitable loss of life that confronts the nation should not be increased through faulty building construction.

Is it not the duty of the architect, who is so intimately related to these matters, to take a decided stand and in no uncertain voice express the necessity of the better construction of these buildings? To do so as individuals and as organizations, presenting a united front, will have its effect and instill into the public mind the power of the profession when it is asserted. Immediate action is imperative, for the work will soon be under way and now is the time to act.

Called to War, Physician Sells Brand New Home

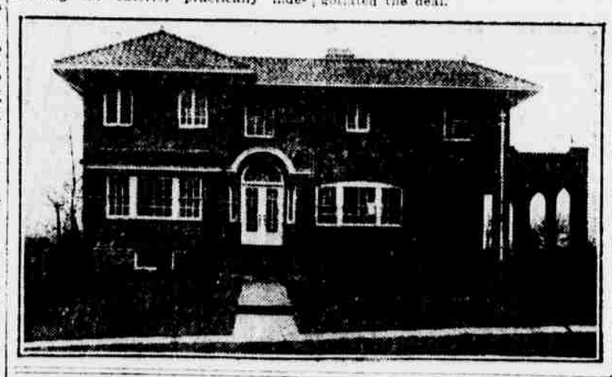
Dr. F. C. Ligouri has sold his residence, valued at $22,000, in the Broadview section of New Rochelle, one of the most restricted locations in the attractive suburban town, has been purchased by Rex W. Wadman, advertising man, at 501 Fifth avenue. The house was built last fall for Dr. Ligouri of New Rochelle, but before the house was completed he was called for foreign medical service. So he decided to sell the house without even having an opportunity of moving into it. It is a semi-fireproof house built on a rock that penetrates the ground for six feet under the basement floor level. Simplex fireproof hollow tile brick was used throughout for wall construction, thus making the exterior practically indestructible. Every brick was laid in special waterproof cement. The porch has a reinforced concrete floor finished in imitation red tile, which obviates the cracking of cement so often found on porches built in connection with a house of this type.

The roof is of Spanish tile. The house and porch is 57.2 feet wide and 36 feet in depth. The lot is 100x170 feet in size.

Windows and trim throughout the house were built especially for the house.

The finish throughout the house follows the white and mahogany plan. Upstairs five bedrooms and two baths are provided.

T. J. Sullivan of New Rochelle negotiated the deal.



LONG ISLAND REALTY IN GOOD CONDITION

Booms Have Given Place to Steady Financial and Physical Development.

The extensive urban growth in the central part of Queens borough and the steady suburban growth in the southern half of Nassau county, or the township of Hempstead, afford interesting contrasts with the past. Extension of a municipal rapid transit route into the heart of Jamaica is wiping out all ancient lines of demarcation between Brooklyn and Queens. Jamaica avenue, once known as the Jamaica plank road, is now built solid with brick flats and stores. Where stood the historic Union Course racetrack is a thriving residential and retail shopping centre.

Five and six story apartment houses are rapidly supplanting old detached frame dwellings on ample lawns in the streets of what was the 250 year old village of Jamaica. Values on Fulton street, the main business thoroughfare, average $1,000 a front foot from the entrance to the new Long Island Railroad station east to Grand street.

This street presents an anomaly in the fact that few if any modern business buildings are being built in the face of influx of population. The reason is, according to real estate professionals, that the old buildings are producing store rentals equal to the earning capacity of newer structures. And the view is: Why disturb a good thing? There is no necessity for large modern buildings, but there is a necessity for more fireproof structures. Of course if an old building should burn down a modern one would take its place.

Brooklyn has now a population of nearly 2,000,000, while during the eighteenth century it was a mere hamlet on the main road between Fulton Ferry and Jamaica and Hempstead; in other words a stage route terminal. Hempstead and Jamaica were both of greater financial and residential importance.

Real estate developers, brokers and property owners in the township of Hempstead and in the Jamaica section of Queens borough are asking themselves whether new rapid transit and trolley routes will restore much of the ancient prestige of those territories. They are now along the lines of least traffic resistance. If there is growth anywhere it is there, and they promise to give Brooklyn a good natured run for her prestige. The prospects of the Jamaica Bay frontage of Queens are unlimited.

The township of Hempstead is gridironed with trolley roads and express train service. Hempstead village, Floral Park, Baldwin Harbor, Rockville Centre and Freeport abound in real estate demand.

Baldwin Harbor has been "laying pipes" all winter preliminary to a better spring demand for home sites; that is, gas pipe and water pipe extensions and new sidewalks and curbs in new streets that have been opened. This community in earlier days was a port of entry for the entire south side of Nassau county, and indications are now that it is a port of entry from the land side for new population.

Real estate men east of Brooklyn promise that Queens and Nassau counties will yet wring the withers of the old borough to the west.

RENTING SUBURBAN HOMES.

Fish & Marvin have rented for Bradford Rhodes his property known as The Cottage on Weaver street, Scarsdale, to Mrs. Stephen R. Lesher; also rented for Dr. Thomas J. Harris his residence in the Heathcote section at Scarsdale, furnished, for the summer to David B. Dearborn of this city.

URGES U. S. TO BUILD GOOD HOMES

England's Solution Shows Workers Demand Proper Living Conditions.

The manner in which England took hold of and solved its housing problem in commercial centres should prove instructive to this country, which is confronted with similar difficulties. Finding that private enterprise and capital were inadequate to meet the demand for homes from labor, suddenly drawn to localities around war industries, the Government took over the problem of housing its industrial warriors, and the stories which have come out of England would indicate that it was done well and with expedition when finally launched.

Not rushing into the construction of any or all types of homes—metal, brick, frame or stucco—the commission in charge of this undertaking gave more than a little time to the subject of how best to approach and solve the housing problem of the war industrial workers of England with expedition and satisfaction. The result was that they decided on a type of house which will prove a national investment after the close of the war.

The houses have been produced with remarkable speed which, considering the character and architectural treatment of the buildings and the harmony of one to the other, resulted in an attractive colony of homes in which the workers and their families have displayed considerable pride.

This satisfaction has been reflected in the munition workshops in the shape of greater output, better product and a general increase in efficiency. The Government views the time given to architecture and the money expended as a very good investment.

The tenement house committee of the Charity Organization Society has interested itself in the problem in this country. In a statement issued by the committee, following a recent meeting on the housing problem, it said:

"Great Britain faced the same problem and had to build permanent, sanitary and attractive homes, and in addition, to provide stores, churches and educational and recreational facilities necessary to the community well being. The workers were willing to work hard, but demanded proper living conditions. All who know Great Britain's experience know that the United States cannot do less and should do more.

"Efficient labor must be secured and kept at work to win the war. This emergency affords the opportunity to establish new standards conducive to an efficient, contented and educated community. To avoid delay, graft and exploitation of workers the United States must supply the money, build the community and control it until after the war.

"For the encouragement of those engaged in this work and with special reference to conditions in New York, the tenement house committee adopted the following resolution:

"*Resolved*, That the authorities of the United States charged with the duty of constructing houses should apply the following principles:

"'1. To construct houses for munition shipbuilding and other war workers of the United States Government in all parts of the country; taking, by condemnation or otherwise, the necessary land for the purpose.

"'2. Where the United States Government purchases the land and erects the buildings, to lease (but not to sell) the same to such workmen; to retain the title to the same, in the United States or in a non-dividend paying corporation formed for the purpose, during the war and for a limited period of years thereafter, and then transfer the title to the same to municipal authorities, limited dividend corporations, or make such other disposition of them as may at that time seem wise.

"'3. To provide schools, markets, hospitals, recreation facilities and such other appurtenances of a normal community as it may find necessary or expedient in order to secure stability of the labor supply.

"'4. Whatever land can be obtained at reasonable cost preference should always be given to single family houses, and if multi-family houses shall be built such houses shall comply with all requirements of the local law and be better than required by such local law, and a liberal allowance of light and air shall be provided.'"

DOUGLASTON PARK RENTAL.

F. H. Reeve has leased for a long term to Frederick Putnam Platt, architect, the Johann house at Douglaston Park.

TAILORS RENT IN NEWARK.

Feist & Feist have rented for Heyman Hurvis the two story brick building at 19 South Orange avenue, Newark, to Kromberg Bros., manufacturers of army coats and uniforms.

LEASES SANDS POINT HOUSE.

Pell & Tibbits have leased for Capt. Frederick S. Green his country residence at Sands Point, L. I., to Walter E. Sacks of Goldman & Sacks.

REALTY MARKET, NEWS AND COMMENT

Investors Chief Buyers of Flats and Dwellings—Many Sales in Outlying Sections.

Frederick Brown bought yesterday two Bronx apartment houses having accommodations for seventy-two families, from the Antremont Realty Corporation, which had held the properties at $210,000. The houses are 273 East 176th street, five stories, on plot 98x70x81, at the northwest corner of Anthony avenue, containing thirty-two apartments, and 214 East Tremont avenue, near Anthony avenue, five stories, containing forty apartments and two stores. The latter house is one of the few in The Bronx having eight apartments on a floor. It occupies a plot 68x87x80x100. The buildings have a complete tenantry and yield $25,000 in rentals. They were built about a year ago by Henry Cleland. Julius H. Zieser and Arthur Knox were the attorneys in the transaction.

DWELLING AND FLAT DEALS.

WEST 183D STREET—McLernon Bros. have sold for Mrs. Elizabeth Campbell her residence at 102 West 183d street, southwest corner of Loring place, a three story frame house, on plot 50x100. The new owner is P. J. Durkin, who will occupy. In part payment he gave 10 North Terrace avenue, Mount Vernon, a private house, on a site 40x100. The latter property has been resold by McLernon Bros. in conjunction with A. Wuestenhoefer of Mount Vernon.

AVENUE A—The six story tenement house, on plot 40x100, at 1239 Avenue A, between Sixty-sixth and Sixty-seventh streets, has been sold. The owner of record is the 357 West Twenty-third Street Corporation.

EAST 87TH STREET—Mrs. Ada Hawkins has sold 514 East Eighty-seventh street, a three story and basement brown stone dwelling, on a lot 18x62, to George Blumler. Louis Jacobs was the broker.

WEST 137TH STREET—B. W. Smith has sold for Edward Brown to H. Craig the three story dwelling, on lot 18x99.1, at 244 West 137th street.

BUYS HOME IN FIELDSTON.

Joseph E. Bush bought the residence at the southwest corner of Goodridge avenue and 250th street, in the Fieldston section of Riverdale, from the Delafield estate. The property fronts 107 feet on the avenue and 77 feet on the street. It was transferred subject to a mortgage of $12,000.

COLUMBIA HEIGHTS SALE.

The Norwegian American Realty Company, incorporated recently at Albany with a captial of $100,000 and with Trygve Barth, Louis E. Johnson and T. Langland Thompson as directors, was formed for the purpose of taking over the six story apartment house at 104 Hicks street, Columbia Heights, Brooklyn, from L. H. Strom. The new corporation is to be a subsidiary of the Norwegian American Securities Company and will act as a holding company for any realty which the latter may buy.

BUYING BROOKLYN HOMES.

The Meister Builders have sold 8413 Seventeenth avenue, a two and a half story frame cottage, on lot 20x80.

Harry Silverman has bought from the K. & O. Realty Company the new dwelling 1948 Eighty-first street. The adjoining house at 1952 was sold to his brother, Isidor Silverman.

Frank H. Malone has sold the dwelling 453 Seventy-fifth street for Anna MacNiff to Capt. Andrew Bull for occupancy.

PHYSICIAN IS 80TH ST. BUYER.

Dr. George P. Biggs is the buyer of the dwelling at 70 West Eighty-ninth street, recently sold by the Houghton Company.

CHURCH AND HOSPITAL PLANS.

Allen & Collens, architects, of Boston, Mass., have been retained to prepare plans for a new office to be built for the Clinton Avenue Congregational Church, the Rev. Dr. Nehemiah Boynton minister, at the corner of Clinton and Lafayette avenues, Brooklyn. The present edifice will be razed to make way for the improvement. The new building will measure 100 by 170 feet and will cost about $200,000.

Plans have been completed by Henry J. Nurick for the Beth Moses Hospital, to be erected on the corner of Stuyvesant avenue and Hart street, Brooklyn, at a cost of about $300,000. The building will be five stories in height, fireproof throughout and will provide accommodations for approximately 250 patients and about fifty nurses.

MORE NEWARK APARTMENTS

Louis Schlesinger has sold to the Kravant-Mayzel Company 297 to 301 Mount Prospect avenue, a plot 75x150, south of Second avenue. The new owners will erect a six story elevator apartment house. This property adjoins the Forest Court apartment, recently erected by the same builders. This is the second time this plot has changed hands within two weeks. The development of high-class apartments in the Forest Hill section is rapidly progressing and it is reported that several other plots have been acquired by builders who anticipate erecting apartment houses.

SELLS NEW ROCHELLE HOUSE.

Jules E. Bernard has bought from Mary E. Lynn her residence on Ellk avenue, Forest Heights, New Rochelle. The property was held at $22,000. James D. McCann negotiated the sale.

TO DEVELOP RYE ESTATE.

Charles Field Griffen & Co. have sold for the estate of George C. Park a tract of seventeen acres of vacant land on Park avenue, Rye, N. Y., to Samuel McClelland of New York city, who will develop the property.

QUICK ACTION TO FOLLOW MEETING

Service Board and William St. Owners Get Together on Subway Entrance Problem.

Representatives of the William Street Subway Committee, Rudolph Wirth chairman, Henry A. Mark of Stoddard & Mark counsel and Charles F. Noyes secretary, conferred recently with Public Service Commissioners Kracke, Hubbell and Whitney, D. L. Turner, chief engineer of the Commission; Mr. Vickers of the engineering staff, and Mr. Schermerhorn of the real estate division regarding matters affecting the entrance and exit facilities of the William street subway at the John-Fulton street station.

Commissioners Kracke and Hubbell, who have charge of the recently created division of complaint, assured Mr. Wirth and the others that everything would be done that properly could to improve conditions at this point.

Commenting on the conference Mr. Wirth stated: "I was favorably impressed by the fact that the Public Service Commission is willing to take this matter up at this time in an active way and do what they can to solve the situation. It is only the aim of our committee to secure adequate entrance and exit facilities for the public without delay and prolonged negotiations.

"Our committee is pleased to deal direct with the Public Service Commission if results can be accomplished, and we shall continue to do so as long as it seems probable that this can be done. Mr. Turner, chief engineer of the Public Service Commission, explained in detail the fact that station facilities are such that entrances and exits can be added at any point and through any building along William street from John to Ann street as future developments may require. The three Commissioners at the conference clearly indicated a willingness to cooperate, and I believe the matter can be successfully concluded at this time."

TENANTS FOR APARTMENTS

Pease & Elliman have leased apartments at 21 East Fifty-seventh street to Mrs. M. E. Bacon and Hannah Bourum; at 56 West Eleventh street to Mrs. Florence E. Palmataire; at 21 West Fifty-eighth street to Albert J. Bodker; at 100 West Fifty-ninth street to Mrs. Harriet I. Price and Joseph Eddleman; at 22 West Forty-seventh street to Mrs. Alice Clayton; at 144 East Thirty-sixth street to Mrs. Laura A. Hills; at 144 West Fifty-seventh street to Renee Clements; at 30 East Sixtieth street to Miss A. Pollack; at 138 East Thirty-sixth street to Lieut. W. P. Frost; at 178 East Seventieth street to Miss Rachel H. Powell, and at 1000 Park avenue to Paul T. Bock.

Alfred E. Schermerhorn, with Douglas L. Elliman & Co., has leased a duplex apartment at 270 Park avenue to Mrs. James C. O'Connor.

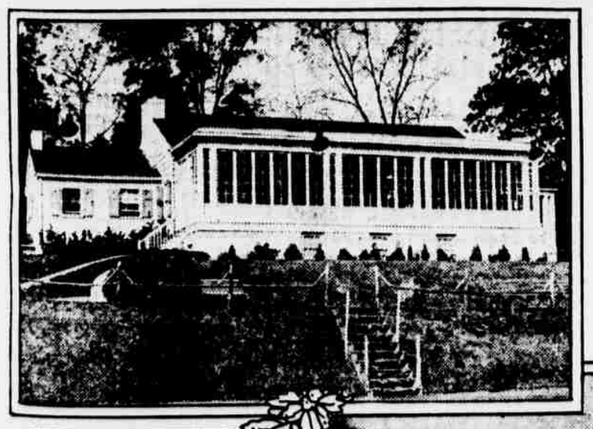
Pope & Bro. have leased furnished for J. N. Cummings two apartments at 128 Washington place to A. Carrington.

Malcolm E. Smith and Rudolph C. Culver have rented an apartment at 50 West Sixty-seventh street to Mrs. Marjorie Gallant.

FLORIDA MAN SELLS REALTY.

J. Sterling Drake has sold for Isaac Winterman of St. Cloud, Fla., to James Whitford of New York city a corner plot in Westerleigh, 80 feet on Kingsley avenue and 90 feet on New York place. The buyer will improve the property with a modern house to cost in the neighborhood of $15,000.

New Club Building for Maplewood Dwellers



MAPLEWOOD COUNTRY CLUB.

CLUB'S RECEPTION ROOM

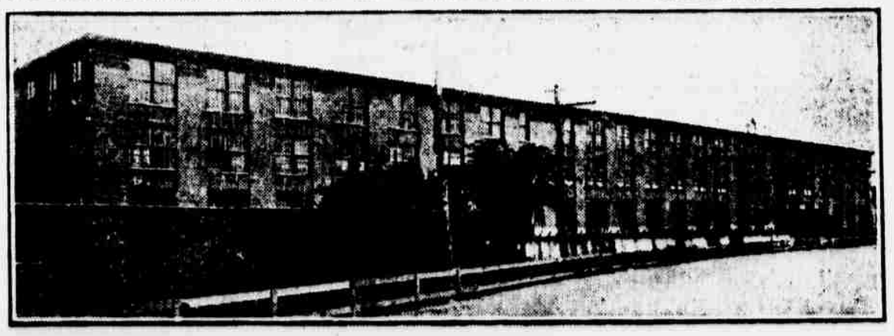
One of the most pleasing attractions of Maplewood, South Orange, N. J., is the fine new home of the Maplewood Club, which was designed by Kenneth W. Dalzell, architect. It has a large colonial clubroom where dances, receptions and card parties are held; a well equipped kitchen and steward's room, bowling alleys and billiard room. A delightful sun porch 12x60 feet is complete in every respect with its wicker furnishings. Another feature of the club is that it has several fine tennis courts, which can be brightly lighted to permit playing at night.

Maplewood is practically a home community of New York business men, and is considered one of the prettiest residential sections of the Oranges. Dalzell, Brown & Co., who recently took over the brokerage department of the Udal Realty Company, developers of the property, report that during the year ending October 1 sales aggregating more than $300,000 were made in Maplewood.

U. S. Rubber Co. Buys $500,000 Motor Plant From American Locomotive Co.

The extent of the facilities of a modern industrial department in the real estate broker's office is not fully comprehended until the fact is impressed upon the mind by continual accomplishments. Such a department was organized in Joseph P. Day's office some time ago for the express purpose of marketing desirable factory sites and in doing so supplying the needs of manufacturers. The facilities offered were quickly recognized by big business concerns who were used to doing business in a big way. The record since the beginning of the war established by Joseph P. Day's industrial department has been conspicuous through the many great wants it has filled. The United States Steel Corporation bought a huge site for a shipbuilding plant at Newark through Mr. Day. Henry Ford also secured a site for a plant through him, a big firm of Chicago packers sought his department and secured a big tract in Edgewater. He closed a big deal for a factory property in Troy and immediately after was asked to dispose of a mammoth steel plant in South Troy. The American Chicle Company heard of his accomplishments and placed their New Orleans plant in his hands for disposal. No distance is too great and no plant too big for this industrial department apparently.

The latest accomplishment of the industrial department is the sale of the American Locomotive Company's plant, consisting of a series of two and three story buildings, containing 230,000 square feet of floor space, at Providence, R. I. The United States Rubber Company, the buyer, already has a plant adjoining the newly acquired property. The deal, because of its great size and many details, required several weeks of negotiations, and Mr. Day said yesterday that it gave him great satisfaction to know he had "done his bit" by providing greater facilities for one of the most active war industries.

The American Locomotive plant is on a tract of ten acres, situated on Valley and Hemlock streets, with a frontage on the Woohasquatucket River. It is served with a siding from the main line of the New York, New Haven and Hartford Railroad. It is equipped with a large power plant and a modern sprinkler system; has an up to date humidifying plant and is generally considered one of the finest manufacturing units in the New England States. It is in the heart of Providence's industrial centre, having as neighbors the Nicholson File Company's factories and Browne & Sharpe. The buildings are in excellent condition and ready for immediate use. The main building is nearly 500 feet long. The property was held at $500,000. Joseph P. Day represented the American Locomotive Company in the transaction and Col. Harry J. Gross of G. L. & H. J. Gross of Providence looked after the United States Rubber Company's interests.

The American Locomotive Company decided to sell this plant when they discontinued the manufacture of the Alco Motor Trucks and pleasure cars, which were manufactured there. They retained a portion of the plant, however, for a few years to enable them to continue supplying Alco parts.