

# Real Estate Record and Builders Guide

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

## The Dawn of Peace

On May 11 six months will have passed since the signing of the armistice which brought about a cessation of hostilities in the great World War. These have been months of great anxiety everywhere, not only because of the military problems which have had to be solved, but also because of the financial, industrial and living problems following in the wake of the great conflict.

It would be idle to deny that a feeling of keen disappointment prevails over the fact that the actual making of peace with the Central Powers has been so long delayed. When the armistice came the feeling was quite general that real peace might reasonably be expected within a few months. Those of an optimistic turn of mind were hoping that by the first of March at the latest the definite terms of the victorious Allies would be framed and promptly accepted by the defeated powers. Many plans were made on this supposition, and many captains of finance and captains of industry were preparing for prompt action in ushering in the new era of peace and prosperity which it was felt was near at hand. Not unnaturally, a feeling of disappointment began to develop when one week's delay followed another at the Paris conference, and the passing of so many months without the establishment of final peace has given cheer to the pessimists and to that part of our population whose favorite expression is: "I told you so." The optimists have become perturbed and the pessimists have become more pessimistic over each complication which has arisen in Paris and delayed the work of the Peace Conference.

Even at this writing clouds still hover over the Paris Conference, but the arrival at Versailles of the German peace delegates gives concrete evidence that the end of the negotiations is near at hand. It has taken a long time to accomplish the result, but one after another of the serious complications confronting the peace delegates has been ironed out. There is no good reason to assume but that such difficulties as still remain will be worked out with little further delay. Nor is there any good reason to assume that the representatives of the defeated Central Powers will do other than accept the terms of the victorious Allies after formal and half-hearted protest.

It thus begins to appear that the civilized world soon will attain that peace of which the November armistice was the forerunner. Significant as is the meaning of this development to the people of the entire world, it carries especial significance to the people of the United States. It means that those giant strides which this nation is sure to take in the new era of peace and prosperity are not far off now. The American people always go ahead when an opportunity to do so presents itself and the greatest opportunity they had had in many, many years seems now near at hand.

Forward-looking men, leaders of courage and good judgment, have sized up the situation and its opportunities. They are ready to move ahead just as soon as the peace of Versailles becomes an accomplished fact. The pessi-

mists, the pullers-back, may continue their lamentations, but it won't be long before the great prosperity parade will pass them by.

## Hysteria Won't Help

It is to be doubted if Governor Smith will adopt the suggestion that he call a special session of the Legislature to consider the question of rents. That the Governor should take such action seemed to be the view of the "mass meeting" which Mayor Hylan called at the City Hall on Wednesday.

There was a good deal of acrimonious discussion at the mayor's meeting, and it soon became evident that nothing helpful could result from the gathering. The same hysteria which has been displayed by agitators on other occasions was shown at this meeting. Those present for the most part indicated a greater desire to prod "rent profiteers" than they did to get at the facts about the rent situation itself.

The question of increasing rents, not only in this city, but in other parts of the state, came before the Legislature at its regular session. An investigation of the subject was proposed, and several measures which it was claimed would adjust the situation were introduced. Finally a committee to investigate the subject was provided, and it will report at the next regular session of the Legislature.

Such instances of actual rent profiteering as can be found should be exposed, and those responsible for such action should be punished. But an indiscriminate attack on landlords, such as was made at the mayor's "mass meeting," gives little promise of improving conditions.

The trouble is that there is nothing constructive in the campaign of the complainants. It is well known that there is a genuine shortage in housing facilities in the metropolis and its suburbs. If complaining tenants would devote to helpful suggestion one-half the energy they now expend in attacking the landlords some plan advantageous to all concerned might result.

## Rentals and Cost of Building

Attention has recently been called by Mr. Justus Slater, Jr., to a matter affecting the cost of buildings that should not be lost sight of in figuring probable returns from operations during the reconstruction period. Every builder is aware that properly-located projects of almost every character can now be sold or leased from the plans before the work of construction has actually been started. This, Mr. Slater points out, eliminates from the initial cost of such building the carrying charges for the time between its completion and its complete occupancy.

Before the war it was not unusual for large office buildings and apartments to stand virtually empty for a year or more, while overhead charges were piling up at practically the figures they would be if the building

was fully occupied. This expense had to be met in the original estimates for the building and so formed part of its real cost.

With the rental situation in its present condition this item of cost, which, in some of the largest and best known buildings on Manhattan Island, as well as in many of the suburban home developments, has been very large, is eliminated and this offsets to a certain degree the higher cost of labor and materials which enter into the question of capital requirements today.

Another interesting factor in the situation is that the completion of new lines of transportation on which

work was prosecuted during the war while building operations were suspended has brought into the field of real estate and building operation a large amount of low-priced land upon which can be erected housing accommodations for thousands of people at a cost, inclusive of that for land and buildings, that will compare very favorably with those put up on high-priced lands in the older portions of the city.

These aspects of the real estate and building markets should give additional inspiration to those who have the vision to comprehend opportunities at hand and the courage to back up their convictions.

## Bill to Fix Realty Tax Rate Before Mayor Hylan

UP to the hour of going to press on this issue of the Record and Guide Mayor Hylan had taken no action on the bill limiting the realty tax rate in 1922 and thereafter to 2.25. He has several days yet in which to reach a decision. It is understood that since the hearing on Tuesday considerable pressure has been exerted to get him to veto the bill, but he has not indicated what action he will take.

The Mayor has vetoed the Abeles bill advocated by the real estate interests providing for a majority vote instead of unanimous action in the Board of Appeals on questions arising under the Zoning Law.

At the hearing before Mayor Hylan on Tuesday, opposition to the bill, which provides that beginning in 1922, real estate cannot be taxed more than 2.25 per cent., was negligible. Mayor Hylan remarked that the demand for the law was almost unanimous, there being but few dissenting voices heard in the big room, when he called for a show of hands from those in favor of the bill. Laurence McGuire, president of the United States Realty and Improvement Company, read the names of sixty-one taxpayers and civic organizations that were in favor of the bill, and urged the Mayor to put his signature approving the measure. Mr. McGuire asked

for the names of organizations other than those which he had mentioned, which favored the bill, and from all around the room came voices announcing the names of local property interests which wanted the bill passed.

Robert E. Dowling, president of the City Investing Company, told the Mayor that the Boylan bill would stimulate building in this city and the housing situation would be speedily improved under it. It will induce capital to invest in the New York realty market. Although rents have gone up there is less income from property, Mr. Dowling said. If the tax on real property is permitted to go higher there will be no building at all, and tenants will be at the mercy of landlords. Mr. Dowling called attention to the fact that the measure will bring no benefit to real estate next year or the year after, but the fact that there will be a limitation on the rate of levy on real property will produce a wonderfully active real estate market. He said that lending institutions would be encouraged to support real estate and building, and that it was his belief that if the Boylan bill was signed there would be plenty of houses erected in this city.

Benjamin W. Burger, a single taxpayer, and William MacInnes, of the Comptroller's office, but who acted unofficially, were the only opponents of the bill.

## Building Owners' and Managers' Convention

THE twelfth annual convention of the National Association of Building Owners and Managers will be held at the Bellevue-Stratford Hotel, Philadelphia, Pa., June 10 to 12, inclusive. The meeting is scheduled to be one of the most important gatherings in the history of the organization. Speakers of national prominence, reports of committees and the fraternization with the big men of the profession who have made the National Association the recognized authority upon building management, will make the forthcoming convention an occasion long to be remembered and of material value to all who attend.

William Marshall Ellis, president of the National Association, recently visited New York, Boston and Philadelphia and interviewed prominent men in the profession who will have a part in the program. Arrangements have already been made with several well-known men to deliver addresses upon subjects of prime importance to the men in charge of the management and maintenance of large structures.

President Ellis reports that the Philadelphia Committees in charge of the convention are thoroughly organized and that the plans for the reception and entertainment of the visiting managers are well advanced.

After the close of the convention in Philadelphia the New York Building Managers' Association has arranged a program for the delegates who will visit this city before their return to their homes. This program consists of visits to the important office buildings of the Metropolis and to other points of interest.

The Membership Committee of the National Association of

Building Owners and Managers, under the Chairmanship of C. A. Campbell, has started a campaign for new members. The goal is one hundred new members before May 1. Every building owner and manager is eligible to membership.

The fact that plans for dwellings, prepared by the United States Housing Corporation during war time for various Government projects, are to be made available for general public use by the Own Your Own Home Section, Information and Education Service, United States Department of Labor, will serve to stimulate the interest of women in all parts of the country in this movement.

Several types of houses have been selected, and the plans for these will be given to Own Your Own Home committees which are now carrying on campaigns in more than 40 cities. These plans are for dwellings that will best serve the needs of average families. Beauty and utility have been combined in the most practical manner and the plans are capable of many variations. It is explained that the purpose is not to interfere in any way with the work of local architects by thus providing Government plans, free of cost, but it is expected that when the estimates in widely separated States are compiled the information will be of value to prospective home owners, while it will afford comparisons of the varying cost of construction in many parts of the United States. The employment of local architects is advocated.

Requests that local Own Your Own Home campaigns be started without delay were sent out by the United States Department of Labor April 1 to 400 cities. Letters were addressed to mayors, labor organizations, and the clergy, as well as to clubs and other associations

# REAL ESTATE SECTION

## New State Income Tax Laws Will Yield City \$18,000,000

Revenue from Persons and Corporations Estimated by State Tax Department for This Municipality at \$13,500,000 and \$4,500,000, Respectively

[Special to the Record and Guide.]

Albany, May 2.

**N**EW YORK CITY will receive approximately \$13,500,000 as its share of the receipts from the State Income Tax Law recently passed by the Legislature. The city will receive about \$4,500,000 as its share from the revenue obtained under the so-called Corporation Income Tax.

These estimates are based upon computations of experts in the State Tax Department who declare that the income tax revenues will aggregate about \$40,000,000 instead of \$50,000,000, as the framers of the bill predicted when it was pending before the Legislature. The amendment of the so-called Emerson law imposing a tax of 4½ per cent. upon the net income of corporations is expected to produce in revenue about \$22,000,000, of which New York City will receive 62 per cent. of the allotment returned by the State to the municipalities. This is another of the acts designed to simplify the levy of corporation taxes and to aid the localities.

Tax experts here figure that about 80 per cent. of the taxpayers affected by the new income tax will be in the one per cent. class, or in other words taxable for less than \$10,000; 15 per cent. in the two per cent. class, or taxable for less than \$50,000, and five per cent. in the three per cent. class, or taxable for more than \$50,000. It was originally intended to levy a straight tax of two per cent. upon all incomes, but in the last days of the Legislature the variant tax was substituted. The experts calculate it will work out as far as revenue is concerned about the same as the proposed tax of two per cent. straight.

Hundreds of inquiries have been received at the Capitol about the possibility of Governor Smith signing the income tax law, many of these from big business corporations in New York City. There is hardly any answer to these inquiries except affirmative, very affirmative. Without the income tax the State and municipalities would face a deficit estimated by the Davenport Taxation Committee of something like \$50,000,000, due to the extinguishment of escheat and other revenues. The Governor has before him the direct State tax law which is designed to raise sufficient to cover interest on State bonds and provide for the usual allotment to the sinking funds, the income tax and the corporation income tax. The two latter are the only really indirect revenue measures he has. Without them it would be impossible to cover State and municipal expenditures for the next fiscal year.

New York City realty has reason to rejoice that the conservative element in the Legislature was able to overcome the proposal of rural legislators to impose a direct State tax of .00256 instead of .00106. It is not generally known, but the fact is that on the last day of the session the Senate passed a direct State tax bill carrying the higher rate and the Assembly stood ready, in case the Governor would not accede to the proposal to place the administration of the income tax in the hands of the State Comptroller, to also pass this bill, which would raise about \$32,000,000 by a direct tax on realty. The information that the Governor would sign the income tax bill in the form in which it was finally amended prevented the enactment of the higher rated direct State tax bill. Of course, the burden of this levy would

have been imposed upon New York City which generally pays between 68 and 70 per cent. of the direct State tax.

Mayor Hylan has given his approval to two more important bills. One of these was the McElligott measure providing that when a petition for a local improvement within the jurisdiction of a local board has been received by the president of a borough, the latter must appoint a time of meeting of the proper local board not more than 30 days thereafter instead of 15 days as at present. The other bill was introduced by Mr. Curley and provides that the comptroller upon the written advice of the corporation counsel may compromise claims for assessments for local improvements thereafter or heretofore confirmed.

One of the most important legislative measures sent the mayor for his approval, next to the Boylan tax limitation bill, is the Walker bill authorizing the board of estimate and apportionment to allow as claims against the city such an amount as may be just and reasonable to cover the cost and expense of performance of work subsequent to the declaration of war by the United States upon Germany under any contracts for construction of public works or utilities, if the performance proceeded and was completed during the period of the war. This bill is designed, as was a measure affecting State contracts, to save contractors who were injured by increasing prices consequent to the war, from becoming bankrupt. It merely allows for the payment of just the amounts the contractor was forced to pay out in carrying out his contracts.

The Mayor is expected to approve the Walker bill providing for the appointment of a Municipal Purchase Commission made up of not less than three members to be selected from the commissioners of boards or heads of departments or boards named by the mayor. The commission is to serve without pay.

Under a decision of the Court of Appeals handed down this week New York City is restrained from transferring to the general city fund the balances of estates administered by the city in the last 75 years. This fund is made up of something like 33,000 small estates, and at the present time totals about \$600,000. Some time ago the city announced its intention of applying this sum to general city purposes by transferring it to the general fund, but the State applied for an order restraining such action upon the ground that the State Finance Law requires the transfer of escheated estate moneys to the State Treasury after 20 years. This contention was upheld in all the courts.

Governor Smith has appointed hearings for May 8 upon the Donohue and Abeles real estate bills. The Donohue measure, which is designed to end the land shark evil, provides for the collection of funds in New York City in amounts of \$100 or less on sales of land divided into lots, the funds to be held in trust until the delivery of the deed or title. Failure to make delivery of deed or title is presumptive evidence of misappropriation.

The Abeles bill is an amendment to the Code of Civil Procedure which facilitates the settlement of controversies over dispossession. It provides for oral presentation of claims to a court.

# Say Building is Only Way To Ease Renting Situation

## Only Practical Suggestions at Mayor's Hearing on "Profiteering" Point to Necessity for Aid to, and Removal of Restrictions on, Construction

THE outstanding development of the week in connection with the rent situation was the mass meeting held at City Hall on Wednesday afternoon by the Mayor's Committee on Rent Profiteering, at which Mayor Hylan presided. At the close of a rather stormy session in which varied suggestions were offered to relieve the existing housing shortage, Edward I. Hannah, president of the Central Federated Union, who is a member of the committee, introduced a resolution calling for the appointment of a committee to request Governor Smith to call a special session of the Legislature for the purpose of considering remedial legislation. The resolution also urged that, if necessary, the city charter be amended to permit the issuance of corporate stock enabling the city to finance apartment house projects. The Mayor appointed the following members of the new committee: Edward I. Hannah; Mary E. Lilly, who is a member of the Assembly; William Collins, chairman of the Committee on General Welfare of the Board of Aldermen; Nathan Hirsch, who is chairman of the Mayor's Sub-Committee on rent profiteering, and Robert L. Luce, former judge.

The meeting, which was well attended, attracted both landlords and tenants, and nearly everyone who wishes to speak had an opportunity to be heard. The result was an amazing number of suggestions ranging all the way from building on city cemeteries to the construction of municipal apartment houses. Property interests were well represented at the meeting as were the various city departments. A number of members of the State Legislature were interested listeners.

Albert H. Atterbury, who declared that he owned or controlled 500 apartments bringing in rentals ranging from \$20 to \$50 a month, made a strong address explaining the upward trend of rents within the last year. He took the committee to task for listening to advice from amateurs, politicians and newspaper reporters, while it was neglecting to obtain information regarding existing conditions from the people who actually knew what was going on, namely the owners and managers of real estate. "The rise in rents," he said, "is common with the rise in everything else which has to do with the increased cost of living. Every item which enters into building operation and maintenance has gone up and landlords have only been insisting upon increases in order to offset losses on their investment. The only way to solve the problem is to interest private capital in building operations. That is the way New York City has been developing since the beginning and that is the way it must continue to develop in the future. There are some elements in the present situation that the city cannot control, but there is one thing which this administration can do which will be of great benefit to the landlords and that is, keep the property owner from being hounded by department orders, which sap income and place burdens on landlords which eventually must be met by tenants."

Bernard Goodman, president of the Greater New York Taxpayers Association said that there were thousands of vacant apartments on the east side, but that tenants were unwilling to take them.

Tenement House Commissioner Frank Mann pointed out how the Dodge bill permitting alteration of three-family houses, if it had been passed by the last session of the legislature, would have added 50,000 apartments to the city supply. He called attention to his article in the Record and Guide last week in which he emphasized the need for the reconsideration of this bill if a special session of the legislature were called. He urged that public opinion be brought to bear upon Congress for the extension of the Federal Farm loan to permit Government loans on residential property. Commissioner Mann made it plain, however, that he did not advocate Government loans on factory or business buildings,

but that they be restricted to structures used for homes.

State Senator William Copeland Dodge declared that Lawson Purdy, president of the Charity Organization Society, and John J. Murphy, former Commissioner of the Tenement House Department, are largely responsible for the lack of housing in this city on account of their opposition to his bill which recently failed of passage.

Mr. Dodge said the bill he introduced into the legislature would have provided homes for at least 20,000 families. This measure, known as the Dodge bill, provided that three and four-story private residences could by slight alteration be made into comfortable tenements.

Dr. Royal S. Copeland, Health Commissioner, declared that renting conditions are a menace of health. Heads of families are unable to pay the increased rents demanded, and some are forced to move into unsanitary houses. He favored the Dodge Bill as did John P. Leo, chairman of Board of Standard and Appeals.

Alexander Law, president of the Tenants' Union, advocated taking all of Long Island into Greater New York, and proposed that the city should build millions of houses, so every family might have one. Catherine Simms, of the Franklin Union, urged using cemeteries on which to erect dwellings. Bruce Bliven, of the "New York Globe," said there was a shortage of 75,000 homes and urged the city to build, issuing bonds or corporate stock to secure the necessary funds. William Dalton, deputy commissioner of corrections, advocated application of the Golden Rule, and the giving of apartment rent free to tenants in need. He said he followed that system. Mrs. George Samuels suggested that rent profiteers be fined as are food profiteers, and the proceeds be given to the Red Cross. W. J. Morgan, representing the Mayor of Newark, told of measures taken there. He said 400 tents would be opened for occupancy there next week.

Several tenants told their troubles, and, at Mayor Hylan's suggestion, the committee of lawyers aiding the Mayor's committee arranged to have an attorney at each municipal court in the future to assist and defend tenants in dispossess cases.

Among the other developments affecting the New York rent situation this week was the announcement that the Legislative Committee would begin an investigation of rent profiteering and housing commissions in New York City in a short time. Thaddeus C. Sweet, speaker of the Assembly, declared that he had already designated two members of the committee from the lower House and would shortly announce other members. He declared that the committee would organize and begin hearings immediately.

Assemblyman Thomas A. McWhinney, Republican, of Lawrence, Nassau County, will head the representatives of the majority in the Assembly on the committee, and Assemblyman Fertig, of the Bronx, will represent the minority. Four members of the committee are to be appointed from the Senate and five from the Assembly. Senator Alvah W. Burlingame, Jr., of Brooklyn, probably will be made chairman of the committee. The committee intends to call any and all witnesses who may be able to furnish reliable information on the subjects under investigation, and later recommend such legislation as may seem necessary to relieve the situation.

The Housing Committee of the State Reconstruction Commission sent to the Mayor's Committee the complaints which it has received to date with regard to increased rents in this city for their investigation and will continue to forward them after making such notations from them as will contribute information to the housing survey of the commission. Representatives of the commission said that body had not

(Continued on page 581)

# Realty Division Passes Half Way Mark in Victory Drive

## Total Raised by Committees Under Chairman Alfred E. Marling Now Well Over Three Million Dollars

PASSING the three million dollar mark yesterday, which meant that they had obtained one half of their quota in Victory Loan subscriptions, the Real Estate division is ready to swing into the last week of the campaign with a high degree of optimism and with the confidence that the quota would be reached and passed. The total raised up to noon yesterday was \$3,100,000. There has been no diminution in the enthusiasm and activity of the various teams which are carefully canvassing the trade and while the daily quota of \$300,000 has not been reached each day, the ardor of the real estate men is not waning.

Chairman Alfred E. Marling of the division, declared that although the drive was behind the record for the early days of the previous bond campaign, he has no fear that the brokers will not equal their work of last fall.

Many of the subscriptions received are from property owners who are subscribing amounts equalling one-half of one per cent. of the assessed valuation of their real estate. Honor flags are being issued by the real estate division for each property owner who subscribes such an amount and this plan which worked so successfully during the last loan drive is working equally well this year.

Among the subscriptions obtained late last week were \$10,000 from Charles S. Brown, \$15,000 from the Greenhut Building Company, \$7,000 from the Robert Hoe Estate Company, \$7,000 from the 135 Central Park West Company, owner of the Langham apartment, and \$5,000 from Arthur Zinn. The Excelsior Savings Bank was a big contributor. Through H. L. C. Roome the bank subscribing for \$200,000 worth of the Victory issue. William H. Wheelock, president of the Douglas Robinson, Charles S. Brown Company, subscribed for \$10,000; Joseph P. Day, for an estate, \$2,575, and Speyer & Co., bankers, \$3,500.

Employes of the Hudson and Manhattan Company, better known as the McAdoo Company, which operates the terminal buildings in Church Street and the tube to New Jersey, subscribed \$2,000.

This week started auspiciously with a subscription of \$100,000 from John D. Rockefeller, Jr., which was obtained through Frederick M. Hilton of Wm. A. White & Sons. Mr. Hilton also subscribed \$20,000 for an estate which his firm represents, and \$5,000 for himself. Joseph P. Day secured the subscription of the Metropolitan Life Insurance Company for \$100,000. E. P. Blake, manager of the teams, got a \$50,000 subscription from Constant M. Bird, as president of the Manhattan Savings Institution. Stephen H. Tyng boosted the total by \$25,000, subscribing for the estate of Samuel Sachs \$20,000 and for himself \$5,000.

Clarence H. Kelsey was a large contributor on Monday. His personal subscription and those of his companies totalled \$405,000. For the Title Guarantee and Trust Company he subscribed \$200,000, and for the Bond and Mortgage Guarantee Company a similar amount. His personal subscription was \$5,000. The Lawyers Title and Trust Company gave \$10,000 and Mrs. Eliza Stevens \$30,000. Cartier, the jeweller, contributed \$5,000 to the real estate drive, the amount representing one-half of 1 per cent. of the assessed value of his property, the old Kingsland dwelling at 653 Fifth Avenue.

A number of large subscriptions were received on Tuesday in addition to many small ones. Brooklyn helped materially with total subscriptions of \$268,050, which makes its grand total \$373,450. The Empire Savings Bank contributed \$100,000 to the realty drive; Jeremiah Milbank, \$20,000; Oceanic Investing Company, \$15,000; National Bank of Commerce, \$23,250; Hanover National Bank, \$20,000; Kuhn, Loeb & Co., \$13,000; Valentine Building Company, owner of 68 Broad Street, \$5,000; Fannie R. G. Ely, \$5,000, and Mr. Wetmore, owner of 56 Wall Street, \$4,000.

J. P. Morgan & Co. supported the drive Wednesday with a contribution of \$25,500 on their building at the southeast corner of Wall and Broad streets. The Broadway Realty Company contributed \$50,000, based on the assessed value of their Broadway property. E. T. Gerry, of Newport, \$10,000; Dimick estate, \$10,000; "New York Times" on its realty, \$12,000; Bronx Borough Bank, \$15,000, and Cammann, Voorhees & Floyd, \$12,000.

## Build to Ease Renting Situation

(Continued from page 580)

yet entirely formulated the solution of the situation which the commission will propose, but that the details were being developed.

A statement issued by the commission said:

"The Housing Committee has reached the conclusion that an immediate resumption of building is the only solution that holds out promise of permanent relief, and is taking steps to stimulate resumption of such activity. The commission is convinced that whatever temporary expedients might be utilized for the summer—such as tents and portable houses—the situation next winter will be the acute crisis, and as building cannot be accomplished over night, preparations must be made at a very early date to meet the handicaps and obstacles in a way of creating sufficient housing facilities."

Ex-Judge Robert L. Luce, after a conference with Chairman Hirsch of the Mayor's Committee early in the week, announced that lawyer volunteers would be asked to aid tenants in deserving cases. These lawyers will be expected to act as intermediaries between tenants and landlords in cases where increases are alleged to be unduly severe.

"We propose to have at least one legal representative in every Assembly district of the greater city," Mr. Luce said after the conference. "In Washington Heights, the Bronx, and Harlem, from which a majority of the complaints emanate, it probably will be necessary to have more than one lawyer per district. Complaints from each district will be referred to the lawyer of the district, who will make an investigation and attempt a fair adjustment."

Following is a list of some of the lawyers who have been appointed to the law committee of the committee on rent profiteering: Robert L. Luce, Earl A. Smith, Charles A. Strauss, M. J. Ready, George Keiser, B. Elliot Burston, Karl S. Deitz, Charles A. Winter, Maurice Bloch, Mark Goldberg, Philip A. Walter, Mary M. Lilly, Charles D. Donahue, Samuel Dickstein, Peter P. McElligot, Leslie J. Tompkins, Harold E. Lippincott, Roger B. Wood, Henry Hofheimer, Louis E. Felix, Mark Eisner, Israel J. P. Alderman, John V. Sheridan, Henry L. Sherman, Curtis A. Peters, Caesar B. F. Barra, James J. Walker, Abraham Kaplan, James A. Foley, Salvatore Cotillo, Edward J. Dowling, W. C. Dodge, Henry T. Schackno, John D. Mason, Edward J. Flynn, Robert S. Mullen, William S. Evans, Joseph D. McKee, J. Fairfax McLaughlin, Jr., Philip J. Sinnott, David L. Weil, Joseph E. Kelly, Arthur Carter Hume.

Frank L. Dowling, Borough president, visited Pelham Bay early in the week, and inspected 506 buildings formerly occupied by sailors at the naval training station. The buildings cost the Government \$11,500,000. Four hundred are one-story dormitory buildings, each with a capacity of 125 beds. One hundred are divided into four room apartments, formerly used by officers and their families. Without committing himself to the proposed plan that the buildings be used in an emergency situation to house families that cannot find homes, Mr. Dowling said the suggestion "is worthy of consideration." The barracks would have to be partitioned off before they could be put to such a use.

# Many Houses and Apartments are Projected in Queens

## Great Building Program Under Way in the Borough in Which Lots Can Be Obtained at Very Low Prices

WITH the attention of the entire city centered upon the housing shortage, it is not surprising that far seeing builders and investors are anticipating extensive building movements which eventually must come in order to meet the steadily diminishing supply of available residential space in practically all the boroughs. These men are already singling out those sections of the city which will be the first to feel the benefits of the strong demand for building sites.

Many of them see in the great undeveloped areas of the borough of Queens the possibilities for residential exploitation. The Chamber of Commerce of the Borough of Queens, in order to promote the residential and industrial development of the borough, is seeking to establish a real estate bureau. In emphasizing the need for such a bureau the Chamber of Commerce in a recent statement, said:

"It is imperative that homes be provided at once for the residents of New York City. The shortage of living accommodations has caused large increases in rents. The construction of new homes will provide work for thousands of men and aid materially in the solution of the present unemployment problem.

"No other section of New York City possesses the advantages that Queens offers for the construction of homes. Its thousands of undeveloped acres are closer to the business centers of Manhattan and Brooklyn, and have lower land values in comparison, than any other section of the city. Queens now has the rapid transit facilities of the Interborough Rapid Transit and the Brooklyn Rapid Transit Companies at a five cent fare to all parts of the city. In addition the electric trains of the Long Island Railroad from Pennsylvania Station in Manhattan, from Flatbush avenue station in Brooklyn, from Long Island City, and Woodside, provide a rapid, modern, and comfortable service to every section of Queens, which is unequaled by any other Borough.

"These facts must be brought to the attention of large financial institutions which loan money for building operations and also to the builders and brokers of New York. It is obvious that before homes can be provided buildings must be erected; and that before the buildings can be erected, aid in the form of mortgage loans is necessary.

"While the Queens Chamber of Commerce has been active in this respect since its formation, the time has now come for an expansion of this work through the establishment of a separate bureau which will specialize on this subject and devote the entire time and energies of its manager and staff for promoting the residential and industrial development of Queens Borough."

Perhaps the best indication of the attitude of large real estate interests to the future of the borough was the recent deal whereby Franklin Pettit acquired the extensive holdings of the Thomson Hill Land and Improvement Company on Queens Boulevard along the line of the new rapid transit system. It is understood that in the near future this property will be utilized for the erection of large apartment houses. Other projects of a similar nature are also under contemplation in the Long Island City section of the Borough of Queens, it being known that one of the largest real estate corporations in the city has under way plans for a huge residential project which will involve enormous outlays of capital and will transform the hitherto undeveloped tracts of the borough into apartment house communities.

A number of other transactions of lesser magnitude, but reflecting nevertheless the new attitude of builders in the borough, may be cited. The Matthews Model Flat Co. has purchased the Sussdorf Estate in the Queens Boulevard section for improvement with 50 model flats, for which plans are now being prepared. The property adjoins the Lincoln avenue

elevated station of the Corona line, on the dual system subway extension, and this will be the first extensive building operation on the north side of Queens Boulevard between the Packard Building and the top of the hill on the one side, Queens Boulevard and Long Island Railroad on the other.

The development of this section of Queens County was held back for a long while by the lack of sewer facilities. But Borough President Connolly, in order to permit immediate building operations in this part, brought the matter to the attention of the Board of Estimate, and the question of a temporary sewer extension is now awaiting final action, with provision made for the necessary funds for immediate construction. The section of land on which the Matthews flats will be erected, being at the top of the hill, will be served by a sewer through Greenpoint avenue, but the drainage area will be limited to a very small percentage of the section, in fact to the Sussdorf property only.

In Richmond Hill, W. R. Gibson, builder, plans to erect 74 dwellings on Greenwood avenue. It is expected that these new houses will be ready for occupancy in September. Negotiations are also under way between Joseph H. S. Thomas, executor of the estate of the late Mrs. William Thomas and a Manhattan syndicate represented by Ira T. Terry, of Flushing, which will provide Bayside with another fine residential development. The property involved is a part of the old Thomas estate, which consists of twenty acres on the shore of Little Neck Bay adjoining Crocheron avenue, part of which was the site of the old Crocheron House and includes Crocheron Lake.

Robert W. Johnson has completed plans for 10 two-story dwellings at the southeast corner of Casper Place and South Railroad avenue for Thomas Daly, of Corona. George E. Crane has completed plans for eleven 2½-story frame dwellings on the north side of Metropolitan avenue west of Cuebard place, Kew Gardens, for the Richmond Hill Realty Co., of Manhattan. These houses will cost about \$66,000.

Charles Kreymborg has finished plans for six frame houses on the west side of Springfield Road, south of Hempstead Turnpike in Queens, L. I., for Grace R. Stewart; the houses will cost \$30,000. Charles W. Ross has completed plans for nine houses at the southeast corner of Woodhull avenue and Cornwell avenue, Hollis, for Charles Sohl, at a cost of \$29,000 and at Jamaica A. Brezinsky plans to build at a total cost of \$25,000 nine two-story frame houses on the north side of Hammond street, west of Kaplan avenue, from plans by H. Spienken.

Fred Hoffman, of Elmhurst, plans to build at that place eight 2½-story houses on the east side of Glean street, 100 feet north of Button avenue, at a cost of \$40,000. The Diekel Construction Co. will build ten 2½-story frame houses on the south side of Langdon street, 160 feet west of Lincoln avenue, at Queens, L. I.

Among the other residential projects scheduled in various parts of the borough are five dwellings on the west side of Woodhaven avenue, south of Olive place, Glendale, by Robert F. Buttelman; three houses at Kew Gardens at a cost of about \$10,000 each for the Kew Gardens Construction Co., and eight dwellings at the northwest corner of Woodhaven and Sutter avenues, Woodhaven, by Israel Diamond.

Among the apartment house projects for which plans have been completed are those which call for the erection of a four-story brick house on the south side of Shelton avenue at Alsop street, Jamaica, by Martin Wohl, of Richmond Hill, at a cost of \$60,000 from plans by A. E. Richardson. Timmis & Chapman have plans in progress for a 5½-story brick and hollow tile apartment houses covering a plot 200x250 feet at Burns street and Tennis place, Forest Hills, L. I., for the Gardens Apartment Co.



# Real Estate Review for the Current Week

## Cessation of Manhattan and Bronx Speculative Activity Offset by Broadening Investment Demand

THE activity of the professional operator which has for some time represented the chief buying element, is beginning to wane, if the business of the last two weeks is any criterion. In the Bronx especially, where the operator has been engaged in an unusually heavy buying campaign the demand has begun to appreciably slacken; in Manhattan, while this class of purchaser continues to be active the number of transactions in which he figured is considerably less than that of previous weeks.

Curiously enough, however, purchasing power has developed along other lines, with the result that this week's business compares very favorably with the buying activity even in the weeks when the professional trader had reached his highest mark. The investment demand for improved properties was particularly noticeable this week, a number of well located income producing properties passing into new and permanent ownership. Buyers were found for the 16-story Bijou Building on Broadway between 30th and 31st streets, one of the last tall buildings to be erected prior to the enactment of the zoning law; for the tall mercantile building at 302 Fifth avenue; for the valuable apartment house property known as the Fullerton at 150 East 68th street; for a \$400,000 St. Nicholas avenue apartment house; for a \$500,000 West 27th street loft building; for the Towers on Central Park West, and for a valuable Washington Heights taxpayer, which was bought by Adolph Lewisohn, already a heavy investor in New York real estate.

Important building projects are forecasted in the sale of

a large plot at Westchester avenue and 161st street in the Bronx, upon which B. S. Moss will erect a new theatre; the National Biscuit Co. rounded out control of an entire block front by buying a plot at the corner of 12th and West streets; and the Trinity Church Corporation, by acquiring two old dwellings on Canal street acquired control of an entire block in the lower Varick street section. Other details of varying interest reflecting an improved character of the demand involved the \$1,400,000 apartment houses at 7th avenue and 54th street purchased by Robert E. Simon; a group of West 39th and 38th street tenements which are to be replaced with a modern garage; a vacant plot on the south side of 98th street near Fifth avenue upon which an addition to an adjoining school building will be erected, and a high class East 89th street dwelling, which was bought by a banker.

The sudden comparative inactivity of the operator is not being taken as an indication of weakened buying demand. Well informed real estate opinion does not hold that the numerous rent investigations now being made are having a dampening influence on prospective purchasers. It is generally conceded that in view of the advancing cost in all living commodities that property owners are entitled to a legitimate increase in rents. As long as properties remain well rented on good income producing bases, it is felt that there will be no diminution of interest in this class of investment. This contention is well borne out in the analysis of the business closed this week which reveals that the bulk of the demand centered upon purchasers other than operators.

### REAL ESTATE NOTES.

EDWARD W. SCOTT, JR., has moved his office to 149 Broadway.

WILLIAM HENRY CARPENTER & CO. have moved to 93 Nassau st.

SHAW & COMPANY have been appointed managing agents for 1147, 1151 and 1155 Prospect av. in the Bronx.

WARREN F. JOHNSTON has re-entered the real estate brokerage business, and has taken offices at 9 Church st.

A. J. BROWN has opened offices at 2912 Av D, Brooklyn, where he will engage in the real estate and insurance business.

POCHER & CO. have moved their offices from 126 West 34th st to 209 West 34th st.

MEDLEN REALTY CO., as the buyer of 15 and 17 West 46th st; sold through A. C. Marx.

W. S. ROURKE (INC.) has opened offices at 920 Cortelyou rd, Flatbush, where he will transact a general real estate and insurance business.

ASTON & SCHAUER will engage in the real estate and insurance business with offices at 1420 Nostrand av, corner Martense st, Brooklyn.

WOOD, DOLSON CO. has been appointed agents for the "Alexander Hamilton," property at the northeast corner of 161th st and Broadway.

THE HOUGHTON CO. has been appointed agents for the following properties: 306 West 73d st, 318 West 70th st, 274 West 71st st and 255 West 70th st.

M. T. M. REALTY CO. has opened offices at 951 Gravesend av, Brooklyn, for the transaction of a general real estate and insurance business. F. J. Morgan is the office manager.

FREDERICK LIEBICH, who was superintendent of the Tenement House Department in Manhattan during the Mitchell administration, is now associated with William H. Mehlich, Inc.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the three 7-story apartment houses at 120, 122, 124, 126 & 128 East 34th st, at the southwest corner Lexington av, by Henry E. Jones, of Paris, France.

THE DAVENPORT REAL ESTATE COMPANY, real estate brokers and managers, with main office at Fulton and South Oxford sts, Brooklyn, have opened a branch office at 831 Flatbush av, corner Linden st, Flatbush.

GREAT INTEREST is being shown in the Real Estate Board's Golf Tournament to be held at the Siwanoy Country Club on Wednesday, May 14, the firm of Douglas L. Elliman & Co. having already entered twelve men. The entries close Saturday, May 10.

JOHN S. PETTIT, who has just returned from France, after serving a year with the 33d Division of the American Expeditionary Forces as First Lieutenant, is now connected with the country department of the office of Albert B. Ashforth, Inc.

BRYAN L. KENNELLY has been elected treasurer of the War Work Committee of the New York Council, Knights of Columbus. Mr. Kennelly succeeds John G. Agar, who resigned to accept an office with the National War Council of the Knights of Columbus, with headquarters in Washington.

CHARLES B. VAN VALEN (INC.) has placed mortgages aggregating more than \$2,000,000, among them \$115,000 on 312-324 West 59th st and 315-325 West 58th st; \$315,000 on Broadway, northwest corner of 55th st; \$210,000 on Broadway, northeast corner of 145th st; \$250,000 on 590 5th av, and \$200,000 on 743 5th av.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. sold the Manilla Anchor Brewery at Dobbs Ferry on the Hudson River for the Equitable Life Assurance Society to the Pacific Trading Co. The land comprises 10 acres and the space under cover about 500,000 cu. ft. The buyer will use the property for the manufacture of a food product.

CHARLES F. NOYES CO. has placed a \$130,000 mortgage for five years covering the Curtis Building, 33-37 South William st; also an \$85,000 mortgage on the property 415-425 West 16th st, and a \$55,000 mortgage on 388 Broadway. These loans were all placed with savings banks. Edwin C. Benedict, manager of the mortgage of the Noyes Co., states that there is a healthy demand for first-class mortgage applications at 5 per cent. interest.

THE CHICAGO PNEUMATIC TOOL COMPANY, of 52 Vanderbilt av, is the buyer of the dwellings at 6 and 8 East 44th st, the sale of which by Albert B. Ashforth, Inc., for the Sarah V. Day and Mary P. Moor estates was reported last February. It plans the reimprovement of the site with a 12-story building for its exclusive occupancy. The general contract for the improvement has been awarded to Westinghouse, Church, Kerr & Co.

JUSTICE MULLAN, in the special term of the Supreme Court, has granted an application of the New York Exchange for Woman's Work to sell the property at the northwest corner of Madison av and 43d st, on a lot 25.5x95, known as 334 Madison av, to the Oceanic Investing Co., for \$350,000. Douglas Robinson-Charles S. Brown Co. were the brokers in the transaction. The property was purchased by the association in 1901 for \$150,000, and has been used as a salesroom by the association. It is proposed to invest part of the proceeds of the sale in the purchase of a new building.

(Continued on page 594)

### PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 107 as against 109 last week and 41 a year ago.

The number of sales south of 59th street was 33 as compared with 26 last week and 18 a year ago.

The number of sales north of 59th street was 74 as compared with 83 last week and 23 a year ago.

From the Bronx 43 sales at private contract were reported as against 30 last week and 15 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 597 of this issue.

#### Bijou Building Sold.

The 16-story Bijou building at 1137-1139 Broadway, running through the block to 502 and 504 6th av, between 30th and 31st sts, has been sold by William S. Sussman, as broker, for the Commercial Trust Co., as trustee. The new owners are S. Morrill Banner and William L. Levy, old-time operators and builders, who have been identified with many important transactions in the city. The Bijou building was erected about four years ago by Isaac A. Hopper and replaced the old Bijou Theatre, the site being sold to the builder by Kuhn, Loeb & Co. The building was sold for about \$1,250,000 and shows an annual return of \$168,000. It has a frontage of 39.11 ft on Broadway and 43 ft on 6th av, and extends to within 8 ft of 30th st. The building has a depth of 249.3 ft on the southerly side and 234.4 ft. on the northerly line. It was built just prior to the enactment of the new zoning law.

#### Investor Acquires the "Dinsmore."

A. N. Gitterman sold for Herman Woog, represented by Benjamin Bernstein, the Dinsmore Building at 302 5th av, northwest corner of 31st st. This 12-story and basement building was acquired by Mr. Woog in 1916 and occupies a plot fronting about 30 ft on 5th av and 125 ft on 31st st, with an "L" 98.9 in depth. The entire building contains about 70,000 square ft of space and has a rental value of \$90,000 a year. The buyer, an investor, was represented by L. H. Smith, of White & Case, and the seller by Stroock and Stroock, as attorneys.

#### Apartment Investment Purchase.

J. H. Michaels, wholesale fish dealer, made his initial real estate purchase when he acquired from Frederick Brown the elevator apartment known as the Fullerton, at 116-120

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East 58th st, on plot 57x100. Mr. Brown bought the property one month ago from Dr. Farquahar Curtis. The building was constructed by Major S. Fullerton Weaver. It contains nineteen suites, rents for approximately \$47,000 a year and was held at \$350,000.

### R. E. Simon in \$1,400,000 Deal.

Robert E. Simon has purchased from the Adlon Construction Co., J. C. Graf, president, the two 12-sty apartment houses with stores on the southwest corner of 7th av and 54th st. These buildings contain 142 apartments, return a yearly rental of almost \$250,000 and were held at \$1,400,000. They have a frontage of 150 ft on the avenue and 100 ft on the street. Leitner, Brenner & Starr, Inc., and Nathan Wilson were the brokers. Walter M. Wechsler represented the purchaser, and Harry Daer and Charles Meyers were the representatives of the sellers.

### Home and Garden for Banker.

William R. Jones, of the banking and brokerage firm of Jones & Baker, has purchased from Mrs. Elizabeth C. Bowen, through Douglas L. Elliman & Co. and William B. May & Co., the 5-sty American basement residence at 4 East 89th st, on a plot 30x100.8, adjoining the Benjamin Duke residence at 5th av and 89th st. Mr. Jones also bought from Edmund L. Baylies and others, the vacant 41 ft adjoining on the east of the Bowen house, through William B. May & Co. The interesting feature of the latter purchase is that it was made to utilize the ground for garden purposes, and with the further restriction, as part of the sale contract, that the land be used for no other purpose for a certain number of years. The contract further grants rights to the owners of the adjoining vacant 75 ft plot to develop with a dwelling, in which side windows can be opened overlooking the garden.

### Biscuit Company Buys.

The National Biscuit Co. has bought from the Peter Doelger Brewing Co. the 4-sty building at the southeast corner of West and 12th sts, 20x80. This purchase gives the buyer control of a site which includes the entire block front on West street, between 12th and Bethune sts. The property has a frontage of 160 ft on West st, 190 ft on 12th st and 124.4 ft on Bethune st. For over twenty years the biscuit company has owned property surrounding the corner purchased, and all during that time has endeavored to square out its holdings. That its efforts were finally crowned with success was largely due to the prohibition amendment, inasmuch as the corner building was occupied by a saloon operated by the brewing company. For the site, which is just across from the Western Electric Building, the biscuit company contemplates an improvement. No definite plans have been drawn up for the prospective structure as yet.

### Shenk in \$750,000 Deal.

Eleven Washington Heights houses of the 5-sty type on West 135th st, between Broadway and Riverside Drive, which Joseph Shenk has held under a lease obtained seven years ago, have just been purchased by him from the owners, Rosenthal & Grotta. The houses, known as 602-614 on the north side and 609-617 on the south side of the street, each occupy a plot 40x100, comprising a total frontage of 440 ft and containing accommodations for 220 families paying rentals aggregating about \$90,000. The properties were held at \$750,000, and were sold through J. A. Ulanov, who also secured the lease for Mr. Shenk.

### Buy Back Heights Corner.

Adolph Lewisohn has purchased through L. J. Phillips & Co. the 2-sty and basement business building containing stores and offices, at the southwest corner of Broadway and 181st st, fronting 133.2% ft on Broadway, with an average depth of 103.5 ft. The property was leased last week through the Phillips firm for the present sellers to the United Cigar Stores Co. for twenty-one years at a net rental of \$376,000. The location is considered one of the best business sections on Washington Heights, and at the present time a large theatre, with stores, is being erected at the northwest corner of 181st st and Broadway directly opposite the property just sold. It is interesting to note that this is the second time Mr. Lewisohn has owned this property. He purchased it, together with the adjoining plot in 181st st, from the Holyrood Church in 1911, through L. J. Phillips & Co., and resold it at a substantial profit before he took title to Alexander Grant, builder, who erected the building Mr. Lewisohn now buys.

### \$1,500,000 Arco Sale.

Alfred E. Marling and Judge Walter F. Noyes, receivers for the American Real Estate Co., have completed the sale of another \$1,500,000 worth of the extensive Bronx holdings of the corporation, comprising a group of five apartments in the Hunts Point section, and a huge tract of vacant land in a section of the west Bronx. Both properties were acquired by the Bedford Holding Corp., of which Paul M. Herzog is president. The improved realty consists of the five 6-sty buildings covering the

block front on the south side of Westchester av, between Simpson st and Southern Boulevard, known as Arco Court and Hollywood Court. The upper floors of the buildings contain 144 apartments arranged in from three to seven rooms, while the ground has twenty-one stores occupied by prominent business concerns, including the United Cigars Stores Co., Acker, Merrill & Condit, and the Arco Drug Store. They occupy a combined area of about sixteen lots and have frontages of 261 ft on Westchester av, 243 ft on Southern Boulevard, and 82 ft on Simpson st. Erected by the American Real Estate Co. about eight years ago, these buildings have been held on the books of the company at \$1,000,000. They yield about \$25,000 annually in rents.

The vacant land purchased by the Bedford Holding Corp. is the tract of 120 lots embracing about five city blocks, fronting on Woodrow Wilson Parkway (the Concourse) and Walton Townsend, and Jerome av, between 170th and 172d sts, in one of the best sections of the west Bronx. These lots were acquired by the American Real Estate Co. about four years ago in a trade with Vincent Astor for the A-R-E-Co. Building at 3d av and 149th st. They have been held at \$500,000. It is the purpose of the buying company to subdivide the lots and resell them to apartment builders. Both transactions were negotiated by Leitner, Brenner & Starr.

### Heights Apartment Purchase.

The Lehigh Building Corporation, Irving Judes, president, sold through Leitner, Brenner & Starr, the 6-sty elevator apartment house at 935 St. Nicholas av, southwest corner of 157th st, fronting 104 ft on the avenue and 145 ft on the street, with a south line of 172 ft, to Katz & Auerbach, represented by Michael Kaufman. The property rents for about \$50,000, and was held at \$400,000.

### Garage to Replace Tenements.

The West Fifteenth Street Garage, Inc., has bought from Harry Colyer the 5-sty tenement, 25x98.9, at 534 West 39th st; also from the David Stevenson Brewing Co. the vacant plot, 100x98.9, abutting at 535-541 West 38th st. It will erect a 2 or 3-sty public garage over the entire site. The property adjoins on the east the large plot acquired recently by the Metropolitan Opera House Co., at 536-542 West 39th st, through to 38th st, upon which it will build a 5-sty garage and scenery warehouse.

### "Towers" in Resale.

The Union Chemical Glassware Co., Isaac Portman, president, has resold to a client of Louis Rosenberg, attorney, the 8-sty apartment house known as the Towers, at the northwest corner of Central Park West and 94th st. The house, which was bought by Mr. Portman about three weeks ago from the builders, Harde Bros., fronts 68 ft on Central Park West, 100 ft on the street, brings in an annual rental income of \$37,000, and is valued at \$35,000. The Nehring Co. was the broker in the resale.

### Buyer for Knowlton Court.

Knowlton Court, a 6-sty apartment house with store at 3810 Broadway, southeast corner of 159th st, was sold by the Hudson Trust Co. to Hugh Gordon Miller, an attorney at 220 Broadway. The property, which was held at \$350,000, has a frontage of 100 ft on Broadway and a depth of 125 ft. True P. Pierce represented the purchaser as attorney.

### Trinity Rounds Out Plot.

Trinity Church Corporation has purchased the two old dwellings at 433 and 435 Canal street. The acquisition gives the church control of the triangular block covered with forty-six old houses, excepting three at 75 Varick st, owned by Edmund Randolph et al, and 85 and 87 Varick st, owned by the H. Ostrander estate. The sale was made by Cornelia E. Martinez as executrix. The dwellings have stood for many years on the ownership books in the names of Mary E. Stebbins and Edmund D. Cammann. The purchase and rounding out of the Canal st frontage of this block is taken as the forerunner of an improvement like the one the church made a few years ago for the Peter A. Frasse Co. at the northwest corner of Canal st station of the new 7th av subway through the Varick st extension of 7th av is at the corner of the block.

### School Plans Addition.

Douglas L. Elliman & Co. have sold for Mrs. I. W. Howes the vacant plot on the south side of 98th st, 225 ft from the corner of 5th av, to the St. Bernard School Building Corp., which recently erected a new fireproof school on the three lots adjoining on the west. The school will erect an addition on the lot now purchased for the use of the primary classes and for masters' quarters.

### Plan Another Bronx Theatre.

B. S. Moss has purchased from Henry Acker a site for the theatre at the southwest corner of Prospect av and 161st st. The property consists of a tax payer building having a frontage of 239 ft and a vacant plot in the rear, covering in all about twenty-two city lots. The

tax payer, which was built by Mr. Acker, rents for \$35,000 a year. Plans are in preparation for the erection of the theatre building, which will be the largest and most up-to-date in The Bronx and will have a seating capacity of about 10,000. The building will be ready, according to present plans, about January 1. Edward G. Krug, Jr., was attorney for Mr. Acker in the sale of the property. Myron Sulzberger transacted the legal details for Mr. Moss. Leitner, Brener & Starr and J. J. Keit were the brokers. The project will involve in its entirety an outlay of close to \$1,000,000.

**Investor Acquires Lofts.**

I. Randolph Jacobs and Everett Jacobs sold for cash the 12-sty store and loft building at 158-64 West 27th st, size 88x100, to Albert B. Gross, of Gross, Engel & Co., wholesale furriers. The holding price of the property was \$500,000. It is fully rented at \$60,000 per annum. The purchaser contemplates occupying part of the building at the expiration of the leases. He owns a similar building opposite. It was represented by Spear & Co. as brokers. Harry E. Cutner represented the sellers. Stoddard & Mark acted as attorneys for the seller and Frederick Lese represented Mr. Gross.

**Bronx Land in Demand.**

David Picker, who controls a number of motion picture theatres in New York City, has bought from Henry Acker the plot of eight lots on the east side of Grand av, north of Fordham road. Leitner, Brener & Starr were the brokers. The property measures 200x100 and the purchaser was represented by Kendall & Herzog, attorneys.

Another deal involving West Bronx property has to do with the seven lots at the southwest corner of University av and 180th st. This property has been sold by Herman A. Acker for a client to the Bedford Holding Co., represented by Kendall & Herzog, attorneys.

**Uptown Mouquin's Sold.**

Mouquin's uptown restaurant, at 454 to 458 6th av, was sold at auction this week to the Society of the New York Hospital on a bid of \$190,000. The purchaser was one of the plaintiffs in the mortgage foreclosure proceedings which brought the famous eating place under the hammer. The mortgage judgment amounted to about \$210,000. Joseph P. Day was the auctioneer. Through a leasing arrangement it may be possible for the Mouquin establishment to continue doing business in the old building.

The picturesque building was occupied for twenty years by Louis Mouquin. It was built more than 100 years ago by Isaac Varian and stood in the center of Varian farm, which stretched from the Hudson River to Lexington av. Through this pastoral landscape wound a couple of cowpaths, and these paths are still there—Broadway and Sixth av.

When Isaac Varian died the farm was sold. A public road was cut through and it passed directly in front of the house. A line of stages operated over this road and what is now Mouquin's restaurant used to be the first stop after leaving Bowling Green. Henry Mouquin, father of Louis, and founder in 1870 of Mouquin's restaurant in Fulton st, leased the old Varian mansion in 1897. It was then known as the Knickerbocker Cottage, then famous as a restaurant. Henri Mouquin bought out the business of Charles Jacquin, called the "inventor" of the "red ink table d'hote."

**Riverdale School Enlarges.**

Riverdale Country School has added to its holdings through the purchase from the Newton Land Association of more than 100 city lots in the Riverdale section. Joseph P. Day was the broker, and title passed in the office of Wm. A. White & Sons, through Seth Sprague Terry, one of the directors of the school. The institution now controls fourteen unbroken acres, near Broadway, at 252d st, opposite Van Cortlandt Park. The property is bounded by the Albany Post road in the east, Fieldston road in the west, 252d st in the south and 253d st in the north, and will be developed with dormitories, homes for teachers and athletic field. The school building, recently completed from plans by McKim, Mead & White, is only the beginning of a group of structures to be erected.

**Plan Jersey Steel Plant.**

The W. W. Kellogg Co., steel manufacturers, bought forty acres of land on Droyer's Point, owned by Jersey City, at public auction in City Hall, Jersey City, for \$102,000. F. E. Johnson, vice-president of the company, who made the bid, is reported to have said that construction of a \$3,000,000 plant to employ between 3,000 and 5,000 men would be started as soon as it was possible to get rails into the tract. Eighteen acres of the land is under water and for this the company paid at the rate of \$2,000 an acre, while upland was bought for \$3,000 an acre.

**Buys \$200,000 Estate.**

Douglas L. Elliman & Co. sold for Isaac S. Wheaton, of Princeton, N. J., and Lithgow, N. Y., his property "Tulip Hill," at Locust Valley, L. I., held at \$200,000. This property consisting of about 37 acres of land, mostly wooded, was formerly owned by Briton N. Busch,

of New York. The residence, a large building of hollow tile and concrete, crowns a fine hill-top overlooking the Long Island Sound. Frederick S. Stone, of No. 55 Broadway, was the architect of the buildings on the estate, which, besides the residence, consist of garage, stables and cottages. The estates of A. W. Burchard, D. A. Loring, Jr., Glenn Stewart and E. Mortimer Ward, surrounded the property, which was for sometime occupied by F. W. Frueauf as tenant.

**Manhattan.**

**South of 59th Street.**

CARMINE ST.—The E. A. Polak Realty Co., Inc., sold for the estate of Bernard Galewski 16 Carmine st, a 5-sty tenement, with stores, 25x

100, to Charles Durling, who will reimprove the property for investment.

CLIFF ST.—Cammann, Voorhees & Floyd sold to the Markham Realty Co. 52 and 54 Cliff st, southeast corner of Beekman st, two 4-sty buildings, on plot 50x75, for the estate of Mary F. Seymour. The corner property was acquired by the sellers in 1869 and the other parcel in 1886.

FRONT ST.—Charles F. Noyes Co. resold for Henry Young 126 Front st, a 3-sty building, covering plot 18x83. The property was purchased by Edwin Groves, Benj. Lahy and John L. Sipp, comprising the Lagrosip Interests, Inc., who were the recent purchasers through Charles F. Noyes Co. of 124 Front st, which is a modern 7-sty building. The 124 Front st property was originally sold for Max Marx to Edward H.

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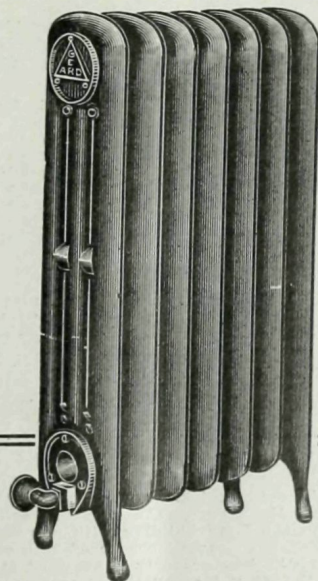
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O'Brien, of San Francisco, and resold by Mr. O'Brien to the present purchasers of 126 Front st. Groves, Lahy and Sipp were also the recent sellers of 121-123 Front st to Czarnikow-Rionda Company, and their recent investments in real estate in this neighborhood have exceeded \$200,000. William P. Niebrugge, attorney, has represented the Lagrosip interests in all their negotiations. J. P. Slensby was Mr. Young's attorney in the recent transaction.

**CROSBY ST.**—Frederick Brown sold the 7-sty loft building at 45 Crosby st, 50x100, near Spring st, to M. E. Robinson, who gave his estate at Centreport, L. I., in part payment. This comprises a two-acre property with 300 ft frontage on Centreport Harbor, with a 3-sty residence and garage. William H. Winters negotiated the exchange.

**FLETCHER ST.**—Horace S. Ely & Co. sold to Arad F. Hess, for Compagnie Morana, the 5-sty building at 18 Fletcher st, 18.6x34.9.

**FRANKFORT ST.**—William H. Whiting & Co. sold for the City Real Estate Co. the 4-sty building at 25 Frankfort st.

**GROVE ST.**—Samuel Cowen sold to a Mr. Birnbaum 25 Grove st, a 6-sty flat, on plot 32x100, held at \$42,000.

**READE ST.**—Richard S. Elliott resold 104 Reade st, 24.11x61.7, purchased about a month ago from Trinity Corporation, to Solomon A. Fatman, representing the Einstein estate, which owns property on either side. With the acquisition of the Einstein estate now controls a frontage of 173.3 ft. covered with 5-sty store and loft buildings within 50 ft. of West Broadway. William C. Walker's Sons negotiated the resale.

**WAVERLY PL.**—Lloyd Winthrop Co., Howard Mosher, president, resold for the Cosul Realty Co., 28 and 30 Waverly pl, an 8-sty loft building, renting for \$13,000, and held at \$90,000, to George H. Walker.

**12TH ST.**—Lebertan Corporation bought 17 East 12th st, a 5-sty business building, 25x106, held at \$35,000. The broker was F. M. Welles.

**12TH ST.**—The Duross Company sold for the Larmer estate the 4-sty high-stoop dwelling at 127 West 12th st, on a lot 22.6x13.3, leased for \$1,900 annually and held at \$25,000. The new owner will alter it into studios.

**14TH ST.**—Cammann, Voorhees & Floyd, associated with the Duross Co., sold for the owners to the 395 Canal Street Corporation the property 350-352-354 and 356 West 14th st, forming the southeast corner of Hudson and 14th sts. The plot, size about 92x103, is now covered in part by old 4-sty buildings, some of which are leased to the Chatham & Phenix National Bank as a branch office. The property will probably be improved eventually with a modern structure.

**19TH ST.**—Mrs. Emile Talbott sold to Leonard Weill 442 and 444 West 19th st, two 5-sty tenements, 50x92. The buyer owns 438 and 440, adjoining, and will improve the combined plot, 100x100, with a 2-sty garage, through O. D. & H. V. Dike. Negotiations are pending for the leasing of the building.

**24TH ST.**—Bastine & Co. have sold 23 West 24th st, a 5-sty building, on lot 25x100, to Andrew J. Bastine, the present owner of 19-21 West 24th st. The property was purchased as a protection to the light of the adjoining 12-sty loft building which was erected by Mr. Bastine in 1909. The new owner will offer the property for lease to one tenant, and will alter or erect a new building to suit.

**26TH ST.**—Land Estates, Inc., associated with New York Title and Mortgage Co., sold to an investor 128 West 26th st, a 5-sty loft building, on lot 25x98.9. The building is fully tenanted.

**35TH ST.**—Edward J. Thompson sold for Christopher C. Ellis the 5-sty tenement, 25x100, held at \$21,000, at 410 West 35th st, to St. Mary's Free Hospital for Children.

**37TH ST.**—Van Vliet & Place resold for a client properties they recently accumulated at 349-351 West 37th st, 50x100, to George Kern, who will erect a garage.

**50TH ST.**—Pease & Elliman sold for Mrs. Edward B. Cragin the 4-sty dwelling at 10 West 50th st on Columbia College leasehold. The house, which occupies a plot 21x100.5, will be altered by the new owner into small suites. The seller of the property is the widow of the late Dr. Edward B. Cragin, the famous gynecologist formerly attached to the Sloan Hospital.

**50TH ST.**—Joseph F. Feist & Co. sold for the Bluhdorn estate the two 5-sty tenements at 540 and 542 West 50th st to I. Teitelbaum.

**AVENUE A.**—W. K. Gronholz bought from E. Sharun 266 Av A, a 5-sty tenement, 24x95.6.

**1ST AV.**—Henry Hof sold for Mrs. Hannah Morgenstern the 4-sty tenement on lot 24.8x75 at 647 1st av, 25 ft north of 37th st to John H. Barning.

**7TH AV.**—Manuel Marcowitz purchased through Samuel Ginsberg from the Tresco Realty Corporation 312 and 314 7th av, between 27th and 28th sts, a 12-sty loft building, 50x100, held at \$350,000.

**8TH AV.**—Frederick Brown bought through the Loton H. Slawson Co. from Josephine C. Christman the 5-sty building with stores at 171 to 175 8th av, southwest corner of 19th st, on a plot 69.8x104. The property is assessed at \$130,000 by the city for taxation purposes and is occupied by the Towers Stores, Inc.

### North of 59th Street.

**ACADEMY ST.**—Joseph G. Abramson purchased from Henry W. Gennerich 674 Academy st, adjoining Broadway, a 5-sty house. It was a cash sale arranged by Byrne & Bowman as brokers.

**ARDEN ST.**—Harry Aronson bought the Lavellette, a 6-sty elevator structure, 110x134, at 1 Arden st, northeast corner of Dyckman st, from the Tyndall Realty Co. E. S. Willard & Co. were the brokers.

**61ST ST.**—Ruland & Whiting-Benjamin Corp. sold for E. A. Rohdenburg to a client for occupancy the 3-sty dwelling 20x100.5 at 230 East 61st st.

**61ST ST.**—Land Estates (Inc., associated with New York Title and Mortgage Co., sold to a purchaser for occupancy 250 East 61st st, a 3-sty brick dwelling, on lot 16x100.

**62D ST.**—Harris & Vaughan sold a 3-sty and basement dwelling, 20x100, at 220 East 62d st for Victor Emanuel.

**62D ST.**—Henry W. Cannon sold 169 East 62d st, a 3-sty dwelling, 16x101.2, to a client of Pease & Elliman, who has resold the property to a buyer for occupancy.

**62D ST.**—Martin Goodkind sold the 2-sty dwelling, 16x78, at 129 East 62d st to a client of Pease & Elliman for occupancy.

**64TH ST.**—Dr. George M. Parker bought for occupancy the 3-sty dwelling, 20.10x100, at 172 East 64th st through Harris & Vaughan from the estate of Charles Palm.

**65TH ST.**—Warren Delano has resold the residence at 46 East 65th st, purchased last week from Eleanor Blodgett.

**65TH ST.**—Mrs. Katherine E. Dunne has sold her home at 109 East 65th st, a 5-sty American basement structure, on a lot 20x100.5, to H. J. Pritchard. Douglas Gibbons & Co. were the brokers.

**70TH ST.**—Lester H. Goodkind, with Frederick Zittel & Sons, sold for Frederick Phillips, vice-president of the Harriman National Bank, to a client of Tucker-Speyers Co., 225 West 70th st, a 3-sty dwelling, 19x100.

**71ST ST.**—Horace S. Ely & Co. sold for the Whitlock estate the property at 314 West 71st st, a 4-sty dwelling, 17x100.5, to a client of Tucker, Speyers & Co.

**72D ST.**—The James A. Moffat estate sold the 4-sty dwelling, 25x102.2, at 212 West 72d st, to a buyer, who has leased the property to a restaurant concern.

**72D ST.**—M. H. Tropauer sold for William B. Thom the dwelling 269 West 72d st, 25 ft from the corner of West End av, on lot 25x100, and held at \$100,000. The property was purchased by Mrs. Catherine F. Smith, wife of Delavan C. Smith, who owns the adjoining house, 267, purchased through the same broker about eight years ago for investment. It is her plan to alter both houses into suites of two rooms and bath.

**73D ST.**—Dr. Heinrich Stern is reported to have sold the 4-sty dwelling at 250 West 73d st, on a lot 19.4x102.2.

**73D ST.**—Douglas Robinson, Charles S. Brown Co. and Pease & Elliman sold for Emille B. Hapgood 107 East 73d st, a 5-sty American basement dwelling, 21x102.2, to a buyer for occupancy.

**75TH ST.**—Sophie B. de Frece sold the 4-sty dwelling, 19x102, held at \$90,000, at 159 West 75th st to a client of Wood-Dolson Co., Inc., for occupancy.

**76TH ST.**—Slawson & Hobbs resold 165 West 76th st, a 3-sty dwelling, for A. J. Farmer to a buyer for occupancy.

**77TH ST.**—Jacob L. Phillips sold the 4-sty dwelling, 20x100.5, at 49 East 77th st, to a client of J. V. Graham.

**79TH ST.**—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Mrs. Alice L. Thorne to a client for occupancy 60 East 79th st, a 4-sty residence, on lot 17x102.2. The same broker recently sold the adjoining house, No. 62, to John C. Williams, for occupancy, and in conjunction with Douglas L. Elliman & Co. 79 East 79th st to Col. William J. Wilgus.

**79TH ST.**—Mrs. J. West Roosevelt sold the 4-sty dwelling, 20x100.2, held at \$55,000, at 108 East 79th st, to Foote & Martin, through Albert B. Ashforth, Inc.

**80TH ST.**—Douglas L. Elliman & Co. sold for James S. Wright 18 East 80th st, a 4-sty dwelling, on a lot 25x102.2, to an investor, who, after extensively altering it into an American basement, will offer the house for resale. Mr. Wright purchased this property a few weeks ago from the Hendricks estate.

**82D ST.**—William Prager, of Lowenfeld & Prager, purchased the 6-sty elevator apartment house, on plot 50x100, at 3 and 5 West 82d st, the only house of its type in the block, from Mary H. Watts. The sale was negotiated by George Ranger.

**82D ST.**—Pease & Elliman sold for Mrs. J. Prentice Kellogg the modern 5-sty American basement dwelling 9 East 82d st, between 3rd and Madison avs, now occupied by John Sloane, to a client for occupancy. The house is on a lot 25x100 ft, and adjoins a similar house recently sold by Mrs. Kellogg to Townsend Hornor.

83D ST.—Theodore A. Kavanagh sold in conjunction with Harris & Vaughan for the Lexington Realty Co., 37 East 83d st, a 4-sty dwelling, 18x102.2. The purchaser will occupy.

84TH ST.—The two 5-sty apartment houses, on a plot 38x102.2, at 11 and 11½ West 84th st, have been sold by John W. Diestel. The buildings, which are between Central Park West and Columbus av, were bought by an investor.

88TH ST.—Ennis & Sinnott resold to a physician, through J. Irving Walsh, 130 West 88th st, a 3-sty dwelling, 17.6x100.

90TH ST.—M. K. L. Realty Corp., E. M. Morgan, president, sold to Irma A. Pents the 4-sty dwelling, 20x100, at 44 West 90th st, through Robert Fulton.

95TH ST.—Union Chemical Glassware Co., I. Portman, president, resold to an investing client of J. Katzman, the 6-sty new law house at 332-334 East 95th st, on plot 45x100.

103D ST.—Otto Stahl bought for occupancy from David Werdenschlag the 3-sty dwelling at 303 West 103d st, 20x100. Jerome A. Kohn, attorney, represented Mr. Stahl and Elfers & Abberley acted for the seller.

109TH ST.—Joseph Shenk sold the 5-sty apartment, 25x100, at 58 West 109th st, valued at \$35,000, to a client of B. Walters.

109TH ST.—The Houghton Co. sold for Judge Edgar J. Lauer 238 East 109th st, a 5-sty tenement, on lot 25x100, to Denis M. Callo. This property was held at \$12,000.

109TH ST.—Charles S. Kohler, Inc., and Porter & Co. sold for the Pocomo Realty Corporation to a client for investment the 5-sty flat, on plot 25x100.11, at 130 West 109th st, between Columbus and Amsterdam avs, held at \$30,000.

112TH ST.—Louis Schlechter has sold 212 West 112th st, a 3-sty dwelling, 17x100, which he took in part payment from Hugh P. Skelly for the 10-sty Brookfield apartments at 450 Riverside dr.

113TH ST.—George W. Sasse resold the 3-sty dwelling, 16.8x100, at 223 West 113th st. The seller acquired the property recently from Amedia Lambert, through the same broker.

113TH ST.—Joseph Shenk purchased from William G. Willman 218 West 113th st, a 6-sty apartment, 50x100, erected three years ago by Samuel Williams. The property rents for \$14,000 and was sold through Max Rosenfeld.

118TH ST.—George N. Bruno & Co. sold for A. Serra 344 East 118th st, a 6-sty new-law house.

119TH ST.—The Lawyers Mortgage Co. has sold the 5-sty flat at 113 East 119th st, on a

lot 25x100.11 to a purchaser, who has also purchased the adjoining and similar house at 111 from the Ownahome Corp.

120TH ST.—Heller & Sussman have sold 7 West 120th st, a 4-sty house, facing Mount Morris Park, for all cash, to an investor.

121ST ST.—Peter Tisch resold for the Carlton Decorating and Contracting Co. the 6-sty elevator apartment house at 414 West 121st st, known as Carolyn Court, on a plot 118x100, adjoining Morningside drive, to an investor. The new owner paid all cash above the first mortgage. The property was held at \$250,000, and was recently acquired by the sellers.

124TH ST.—Louis Schlechter has bought from the Freybell Realty Co. 542 West 124th st, a 6-sty elevator apartment house, 75x100, 100 ft. east of Broadway. The property was held at \$140,000. It rents for \$20,000.

124TH ST.—The Houghton Co. sold for the Mutual Life Insurance Co. 59 West 124th st, a 3-sty residence, on lot 18.9x100 to Nathan Nasanowitz.

126TH ST.—L. Chevalier sold to a client of Barnett & Co., the 3-sty residence at 55 East 126th st, 20x100.

129TH ST.—Major Percy Nagle, former Street Cleaning Commissioner, has bought back the old Nagle family residence at 3 East 129th st from William J. Morgan. The Nagle family owned the property up to three years ago, when it sold at auction to the Broadway Savings Institution, which in turn sold it to Mr. Morgan about three weeks ago. The property is a 3-sty frame residence—one of the largest in the section—and occupies a plot 50x60, adjoining the northeast corner of 5th av. Barnett & Co. negotiated the resale.

131ST ST.—Harry Sugarman sold for the Franklin Savings Bank 28 East 131st st, a 3-sty dwelling, 18.3x100, to the Hudwill Realty Corp., Hudson P. Rose, president.

133D ST.—Edward W. Browning bought from Daniel F. Farrell and Richard S. Elliott the Bostonian apartments, at 206 and 208 West 133d st, two 5-sty buildings, on a plot 75x98.9. The Lloyd Withrop Co. was the broker.

137TH ST.—Herbert Howell has sold for John P. Leo the 3-sty dwelling at 230 West 137th st on a lot 17x99.11 to Mrs. Carrie Haywood, who will occupy.

142D ST.—Sonn Brothers and Max Marx sold 102 to 108 West 142d st, two 6-sty apartment houses, 100x100. They were held at \$162,000. Louis Block was the broker. The buyer is a client of Abraham Spiro.

143D ST.—Lebertan Corporation bought from

a client of the Equitable Trust Co. 516-18 West 143d st, a 6-sty elevator apartment house. The property has been held at \$175,000 and was bought through Joseph Ostroff.

151ST ST.—Two 7-sty elevator apartment houses at 512-518 West 151st st were sold by the Colton Holding Co., M. Brown, president, to the H. W. G. Realty Co., Inc., Henry W. Gennerich, president. The houses cover a plot, 50x100 each, with rentals of about \$25,000 and were sold through Byrne & Bowman.

173D ST.—H. M. Weill Co. sold for Clara Mulcahey a 3-sty 3-fam. dwelling 523 West 173d st to a client of J. Nasonowitz.

175TH ST.—Frederick Brown has sold three apartment houses to clients of J. S. Maxwell. The deals involve the two 6-sty structures at 565-571 West 175th st and 520 West 184th st. The 175th st houses adjoin the corner of St. Nicholas av, each occupying a plot 50x112, the two being held at \$190,000. The 184th st apartment is on a plot 40x100 and rents for about \$9,000. It was held at \$65,000.

179TH ST.—Frederick Brown sold to a client of J. S. Maxwell 706 West 179th st, a 5-sty apartment, 50x93.

AMSTERDAM AV.—H. M. Weill Co. sold for the Schwartz estate the southwest corner of 180th st and Amsterdam av, 25x100 to J. W. Kight, a builder who intends to erect a 5-sty walk-up apartment.

MADISON AV.—Peace & Elliman sold for the 539 Madison Avenue Co. the 4-sty residence at 539 Madison av, 25x100 between 54th and 55th st, to C. Grayson Martin.

ST. NICHOLAS AV.—Gustavus L. Lawrence bought from Samuel Eiseman the block front west side of St. Nicholas av, from 173d to 174th sts, two 4-sty apartments, 100x100 each, containing fourteen stores and seventy apartments. The property rents for \$55,000 and was held at \$400,000. M. I. Strunsky was the broker.

ST. NICHOLAS AV.—Isidore Wolf sold to Hyman Schwartz the 5-sty apartment at the southeast corner of 113th st and St. Nicholas av, 76x95x irreg. Harry Levy was the broker.

ST. NICHOLAS AV.—Augustus W. Werner sold the 5-sty flat, 25x100, at 406 St. Nicholas av, to Mary L. Bannen, a tenant.

WEST BROADWAY.—Norman S. Riesenfeld resold to Young, Corley & Dolan, Inc., dealers in tools and machinery supplies, the 5-sty business building at 28 to 30 West Broadway and extending through to 66 Park pl. Mr. Riesenfeld bought this property a few weeks ago from the Mitchell, Woodbury Co., a wholesale crockery concern, which had rented the building to the

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Stollwerck Chocolate Co. for its general offices. The building has a frontage of 46 ft on West Broadway and 25 ft on Park pl with a depth of 86 ft. It is assessed at \$90,000. Joseph P. Day was the broker. The purchasers of the building have leased their present quarters on the tenth floor of 115 Broadway to the American Relief Administration, formed by Congress to aid war sufferers in Europe. R. Read & Co. were the brokers in the leasing transaction.

3D AV.—The E. A. Polak Realty Co. resold for W. Ehrenhaus 1999 3d av, a 4-sty tenement, with store, 20x80, to an investor, who was represented by J. W. Kane as attorney.

7TH AV.—Daniel H. Jackson resold to Edward J. McAndrews and Thomas Shorten for investment the 5-sty new-law flat, with stores, at the northeast corner of 7th av and 117th st, 41x100.

8TH AV.—George W. Sasse sold for Mrs. Rose Lion 2100 8th av, a 5-sty tenement, with stores, on lot 25x100, to an investing client. This is the first sale of the property in nearly a quarter of a century.

#### Bronx.

BECK ST.—Benenson Realty Co. sold 686 Beck st, a 5-sty apartment, 50x125, renting for \$10,000. Elfers & Abberley represented the sellers.

ELSMERE PL.—E. Sharum bought from Franziska Zeller 856 Elsmere pl, a 5-sty apartment house, 40x100, between Southern Blvd and Marmion av, valued at \$40,000.

FAILE ST.—Joseph E. Blainey sold through Williamson & Bryan the 2 family frame house, 25x100, at 901 Faile st.

FOX ST.—Steinman & Steinman have sold for M. Herman 1040 Fox st, a 5-sty new law apartment house, on a plot 50x100, to a client for investment.

GILBERT PL.—Samuel Cowen sold 1221 Gilbert pl, in the Hunt's Point section, a 2 family brick dwelling, 25x100, to an investor.

HORNADAY PL.—Richard Dickson sold for Charles F. Garrecht 866 Hornaday pl, a 4-sty apartment house, to an investor.

KELLY ST.—Samuel Ginsberg sold for Max N. Natanson to Nathan Sokol the 4-sty flat 717 Kelly st, 40x100, renting for about \$6,000 a year.

KELLY ST.—Leitner, Breiner & Starr have sold for Ida Kambel to Dr. Jacob Liss the dwelling at 738 Kelly st, on a lot 20x100.

MACY PL.—Alexander Selkin and Carl Jaffe sold for E. Meyer to a client, for occupancy, the 3 family dwelling 879 Macy pl, 25x100. It was held at \$15,000.

SIMPSON ST.—Union Chemical Glassware Co. sold to Wilson & Sumter, through M. Cohn, the 5-sty apartment house at 1098 Simpson st, 38x100.

VAN NEST PARK.—George Amos sold lots 487 and 488 Van Nest Park, through Schano & Co., who also sold for James Kavalick the house at 1840 Holland av, and for James Tompkins the house at 2025 Matthews av.

137TH ST.—Heller & Sussman sold 611 East 137th st, a 5-sty apartment, 50x100, at \$50,000, to an investor; also the 6-sty new-law house at 626 East 137th st, taking in part payment two 5-sty houses, each 25x100, at 156 Attorney st and 769 2d av.

138TH ST.—Daniel H. Jackson purchased from A. L. and J. J. Newman, of New Haven, Conn., 606-8 East 138th st, a 6-sty apartment, with stores, on plot 37.6x100. Mortimer Hess was the broker.

140TH ST.—Mrs. C. R. Meincke sold the 3-sty dwelling, on lot 17x100 held at \$7,000, at 494 East 140th st to Rabbi A. Gallant through S. H. Frankenheim.

148TH ST.—Abraham Libowitz bought the 5-sty tenement, 25x100, at 455 East 148th st, from S. H. Frankenheim.

161ST ST.—Lee Levinson sold the 3-sty house at 770 East 161st st to Zelda Malkin through Julius Tratner.

187TH ST.—George Kean, operator, purchased from Cohen & Siegel, 415 East 187th st, a 4-sty apartment, 33.4x100, held at \$25,000.

HYATT AV.—W. Nicholson sold the 2-sty dwelling, 50x150, the west side of Hyatt av, about 200 ft. north of McLean av, to a client of Hugo Wabst, for occupancy.

BRYANT AV.—Jacob Fenning has sold for Frederick Brown the two 5-sty apartments at 1163 and 1165 Bryant av to Jacob Landis.

CLAY AV.—Clement H. Smith sold to a client for investment the 3-fam. brick house at 1738 Clay av.

CRESTON AV.—Cahn & Pittman sold 2761 Creston av, 2-sty frame dwelling, between 196th and 197th sts, to J. J. Bowe, through S. Ullman.

EAST TREMONT AV.—Frederick Brown sold 7 and 9 East Tremont av, a 5-sty apartment, 50 x91, to a client of J. S. Maxwell.

GRAND BOULEVARD.—Irving Judis resold to a client of Louis Fine the 1-sty taxpayer, 50x 60, on the west side of the Grand Boulevard and Concourse, between 182d and 183d sts. Mr. Judis bought the property last week from Edward Hurley.

GRAND BOULEVARD.—A 5-sty apartment house, containing suites of six and seven rooms and two baths, is shortly to be erected at the northwest corner of Grand Boulevard and Concourse and 179th st, on a plot 104x100, by the M. & L. Construction Co., which purchased the property through Albert D. Phelps and Charles Brady from Elizabeth A. Steinmuller.

HOE AV.—Williamson & Bryan sold to a client the 5-sty apartment house, 25x100, 1163 Hoe av, near Home st, in an all cash transaction.

HONEYWELL AV.—Ames & Co. and Nicholas Lopard have sold the 2-sty 2 family house at 2013 Honeywell av, between 178th and 179th sts, size 25x140, for John P. Caffrey, of Boston, Mass., to Rubin Marcus.

MAPES AV.—The Hudwill Corp., Hudson P. Rose, president, has purchased from Edith Hyslop four 2 family frame dwellings at 2064 to 2070 Mapes av.

MARION AV.—Allen Allen sold for E. W. Schaeffer to R. Berbert dwelling, 34x98, at 2862 Marion av.

MORRIS AV.—William H. Mehlich, Inc., resold the four 6-sty apartments, 1230, 1234, 1238 and 1242 Morris av, near 168th st, purchased recently from the O. J. Schwarzler Co., to the Pearlstein Realty Co. The buildings show about \$20,000 yearly rental and were held at \$140,000.

OLD JEROME AV.—The Varlaguet estate sold to a client of B. H. Weisler the Pines, having a frontage of 208 ft. on Old Jerome av, 514 ft. on Park pl, 208 ft. in the rear, about 44 lots, with a substantial old homestead.

ROSEDALE AV.—Henry B. Singer sold for a client the dwelling, 50x100, at 1471 Rosedale av, through George Goldblatt.

SENECA AV.—Samuel Cowen sold to an investor 1216 Seneca av, near Hunt's Point av, a 5-sty new law apartment, on a plot 48x165. The property was held at \$55,000.

SOUTHERN BOULEVARD.—The Benenson Realty Co. bought from J. Schmutz, through Richard H. Scobie, the 5-sty apartment building at the northwest corner of Southern Boulevard and Fairmont pl. The building, which has twenty-three apartments and four stores and yields \$14,000 annually in rents, was resold at a profit to J. Lieberman for cash.

TIEBOUT AV.—The Isaac Lowenfeld Realty Co. sold to a client of Elfers & Abberley the vacant plot, 70x100, at the northeast corner of Tiebout av and Ford st, which the buyers may improve with a garage.

WASHINGTON AV.—Clement H. Smith sold to a client, who will occupy, the 2-fam. brick house at 2178 Washington av.

WASHINGTON AV.—Harry L. Weil purchased from Sandow Realty Co., Frank Starkman, president, 2353 and 2357 Washington av, two 4-sty double flats, on plot 72x91, located 28 ft north of 187th st.

WEBB AV.—Frederick Brown resold through McLernon Bros. 2418 and 2416 Webb av, 3-sty stucco dwellings, each on plot 30x100, part of a row of six recently purchased by Mr. Brown, to Robert H. Machbett and Harry D. Patton, respectively.

WEBSTER AV.—William H. Mehlich, Inc., purchased the three 5-sty apartments at 1228, 1232 and 1236 Webster av, each 42x90, near 168th st, from the O. J. Schwarzler Co., builders. They were erected about six years ago and each building shows a rental of about \$6,000 yearly. The buildings were held at \$36,000 each and are assessed at \$34,500.

#### Brooklyn.

BERGEN ST.—Bulkeley & Horton Co. sold 1036 Bergen st, between Nostrand and Bedford avs, 3-sty stone dwelling, lot 20x100, for the estate of Earl C. Bacon to a client for occupancy.

CARROLL ST, ETC.—Charles E. Rickerson sold 3-sty dwellings at 778 Carroll st to Mrs. C. J. Brundage to Mrs. T. V. Weeks; also at 933 President st for Judge McCarthy to M. McConnell.

CLINTON ST.—John F. James & Sons sold the plot placing Monroe pl, in the rear of the Charles Brown Paint Co., on the corner of Clinton and Fulton sts, to a client as a site for a 6-sty apartment house.

HALL ST, ETC.—John E. Henry, Jr., sold 114 Hall st, a 2-sty dwelling, 16.8x100, for William B. Colson, executor; also 429 Classon av, a 4-sty apartment house, 27x100, for the Frederick Realty Co. to a client for investment.

JAY ST.—Horace S. Ely & Co. sold for the United States Trust Co. of New York the property at 364 Jay st to clients of the Chauncey Real Estate Co.

LAFAYETTE, ETC.—Charles C. Stelle sold for the Brooklyn Trust Co., as trustees for the estate of Mary W. Carey, 138 Lafayette av, to Mrs. Nelson G. Ross; 392 Douglass st to Bridget M. Woolsey; 400 Douglass st to Edward Schneider, and 402a Douglass st to Richard Serbe.

MIDWOOD ST.—Charles Partridge, in conjunction with the Westwood Realty Co., sold for Mrs. Marion G. Donaghy the brick and stone dwelling 178 Midwood st to Allison H. Baer.

PACIFIC ST, ETC.—Charles Partridge sold for the South Brooklyn Savings Bank to Eva B. Allen the dwelling at 1239 Pacific st; also for

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9 FLATBUSH AVE., BROOKLYN, N. Y.

Sarah E. Kenny the 3-sty apartment house at 547 St. Johns pl.

PRESIDENT ST.—Ernest A. Howard sold 831 President st, between 7th and 8th avs, a 3-sty and basement brownstone dwelling, for a client to Leon Goldapel.

RODNEY ST.—The Worthal Realty Co. sold the garage at 44 Rodney st to I. Lubinsky through I. J. Riker, of Riker & Sanders.

WOLCOTT ST.—Realty Associates sold 34 Wolcott st, in the Erie Basin section, a 3-sty flat, 20x30x100, to Annie Cain. The broker was Charles Baumann.

8TH ST.—F. C. Sauter has sold the 2-sty dwelling at 331 8th st for Charlotte and Claude Oldenbaum to Andrew Tedtson.

50TH ST.—I. Salzberg sold for M. Herlands to L. Schosteck the 1-fam. house at 1221 50th st, on plot 40x100.

60TH ST.—Meister Builders, Inc., sold 913, 915, 929 and 933 60th st, four 2-sty houses, each on lot 20x100.

62D ST, ETC.—Realty Trust sold for the Artee Realty Corporation the two 1-fam, semi-detached brick dwellings in the Mapleton Park section, at 1835 62d st to Joseph Spelda, of Manhattan; and 1841 62d st to Joseph Laplac, of Manhattan, both for occupancy. Realty Trust also sold for the Alco Building Co. the 1-fam, semi-detached brick dwelling 2027 63d st, Mapleton Park, to Anna Hast, for occupancy.

79TH ST, ETC.—Frank A. Seaver & Co. sold dwellings at 1349 79th st for Henry Fitch and at 102 Senator st for R. W. King; also the ten 2-sty, 2-fam. houses on the north side of 85th st, between 5th and Fort Hamilton avs, for S. & E. Halstead.

BAY 28TH ST.—Huberth & Huberth so. the 12-fam. apartment house, on a plot 47x95, at 172 Bay 28th st, corner of Bath av, for Mrs. O. H. P. Belmont, trustee of the estate of Armide V. Smith to B. Trackman.

EAST 12TH ST, ETC.—Samuel Galitzka sold for Jane Bullard to a client for investment the 3-sty store property on the southeast corner of East 12th st and Av J, Flatbush, on a plot 20x80; for Frederick W. Starr to a client for investment the 2-sty, 2-fam. house, on a plot 30x100, at 886 East 10th st; and for Wm. Doshin the 2-sty, 2-fam. house, on a plot 20x100, at 1011 East 12th st, Flatbush.

EAST 15TH ST, ETC.—R. S. Fisher sold dwellings at 1460 East 15th st for Louis Fink to a client; at 1462 East 15th st for Louis Fink to Henry Feig; 1860 East 9th st for Hubert Bartlett to Martha Watson; 1817 East 15th st for a client to Elizabeth Mills, and 1637 East 15th st for Wood, Harmon & Co. to M. White.

TROY AV.—The U. T. Hungerford Brass and Copper Co. sold the 4-sty double tenement, 25x100, at 207 Troy av to John Garbarini.

EAST 23D ST.—Meister Builders (Inc.) purchased from William F. Kenny Co. two 4-sty apartment houses known as 480 East, 23d st, between Foster and Newkirk avs, and 573 East 22d st, backing up the above house. These properties were held at \$130,000. Meister Builders have sold to Harry Schaffer the 2-sty business building 589 3d av, corner 16th st; 8703-S705 20th av, two 3-sty dwellings, each on lot 18x96.8; also 903, 911 and 927 60th st, three 2-sty houses, each on lot 20x100.

ARGYLE RD.—Isaac Haft sold to a client of Louis Straus for investment the two 16-fam. apartment houses at 52 to 58 Argyle rd, 106x100. They were held at \$110,000.

BAY RIDGE AV.—William P. Jones has sold for Samuel D. Dugan eight lots on the south side of Bay Ridge av, 100 ft west of 21st av.

OCEAN PKWAY.—Samuel Galetzka sold from the plans for the Kensington Homes Corporation to Harry Kauffman a 2-sty house, with garage, on plot 40x150, on the east side of Ocean pkway, between Av I and Av J. The reputed price was \$21,000.

OCEAN PARKWAY.—Frederick Brown sold seven houses, two on Ocean parkway and five on East 5th st to a client of William Lies, Inc. The same broker sold a plot 157x200x174x200, including two corners on Av R, East 12th st and Coney Island av, to a client for improvement with 2-fam. detached houses and garages.

PUTNAM AV, ETC.—Bulkeley & Horton Co. sold the 3-sty dwelling at 188 Keap st for Gwendolyn Jeffries; also the 2-sty house at 556 Putnam av for Mrs. J. L. Pugh. Both buyers will occupy.

4TH AV.—I. J. Riker, of Riker & Sanders, has sold for the G&M Improvement Co. the four 4-sty modern apartment buildings, occupying the block front on 4th av, between 57th and 58th sts. The properties return an annual rental of \$35,000, and were held at \$200,000. The purchasers are H. Binimovitch and L. Bickstein, who will hold the property for investment.

16TH AV, ETC.—B. J. Sforza sold for Noel Libby to Max S. Pinner, for investment, eight 2-fam. brick houses, each on lot 20x100, at 6802-4-6-8-12-14-18 and 22 16th av; also sold for William L. Callister to John Gentile, for occupancy, the 2-fam. frame cottage, on plot 90x100, at 1263 65th st.

### Queens.

JAMAICA.—Bulkeley & Horton Co. sold 34 Jerome av, 2-sty brick dwelling, for the Long Island Bond & Mortgage Co.

OZONE PARK.—The Ring Gibson Co. sold to the W. R. Gibson Co 100x175, southwest corner of Ridgewood and Roanoke avs, Ozone Park.

RICHMOND HILL.—Kew Gardens Corporation sold to C. Singer 100x106, east side of Welling st, north of Brandon av, Richmond Hill, for development with dwellings; also the Lerner Realty Co. sold two improved plots west side of Emerald st, south of Chichester av, Richmond Hill, each 17x100, to G. Rainford and C. Schefferine; also sold an improved plot, 60x102, north side of Ardley st, west of Walnut st.

### RECENT LEASES.

#### Sohmer & Co. to Move.

Sohmer & Co. make the announcement that negotiations have just been completed for the leasing for a long term of years, the property at 31 West 57th street, belonging to Adolph Lewisoohn. The present building will be razed, and there will be erected by Sohmer & Co. a six-story building, all of which will be occupied in the conduct of their piano business. The plans and specifications are practically completed and Sohmer & Co. expect to break ground within the next six weeks. The building will have an Italian facade and will be constructed throughout with the idea of making it one of the most complete piano salons in the country. The top floor will house the executive and accounting departments, both wholesale and retail.

This move on the part of Sohmer & Co. marks another step in the progress of the firm. Starting at 14th street almost 50 years ago, it has been a continuous march northward with the trend of the best retail trade, until now the immediate future will find them located on 57th street, the centre of New York's most recent and exclusive shopping district. Real estate experts and those competent to know are all agreed that 57th street is destined to become one of the famous streets of the world—the "Bond Street" of America.

With the improved transit facilities almost completed it will be accessible from all five boroughs. A further advantage from this standpoint is the fact that it is one of the important routes of the 5th Avenue Bus Line and forms the last great artery of traffic connecting the east and the west side of the city south of Central Park.

The present warerooms of Sohmer & Co., at 5th avenue and 32d street, have long been inadequate for their rapidly expanding retail trade.

L. J. Phillips & Co. represented Mr. Lewisoohn, and the attorneys for Sohmer & Co. were Coleman, Stern & Gotthold.

#### Long-Term Wendel Lease.

Protracted negotiations covering a period of almost two years have been closed by Manning & Trunk through which the United Cigar Stores Co. secures control from the Wendel estate for twenty-one years from May 1 of the large plot at the southeast corner of 6th av and 38th st, known as 650-654 6th av, and 72-74 West 38th st. This lease again breaks the long established policy of the Wendel estate not to make long term leases, as this is the second twenty-one year lease that has been made by them within the last few months, the other being the entire building 181 Broadway, which was leased to "Schrafft."

#### New Woolworth Store.

Edward J. Hogan leased for the Broadway-35th Street Realty Corp., represented by F. & G. Pflomm, to the F. W. Woolworth Co., the store and basement at the northwest corner of Broadway and 35th st, having a frontage of about 50 ft in Broadway and containing about 12,500 square ft of floor space on the ground floor and an equal amount in the basement. The term is said to be ten years and the aggregate rental about \$800,000. The company will open another branch store which will be fitted up in keeping with its establishment at 5th av and 40th st.

#### West 57th Street Lease.

Pease & Elliman have leased 17 West 57th st, owned by Mrs. Frank P. Frazier, for business purposes to Mme. Jeanette Freedman, who is now located at 351 5th av and at Palm Beach, Florida. This house was formerly the home of Mrs. E. R. Thomas and the Cottier Co. reconstructed it, making it one of the handsomest places on 57th st. Mme. Jeanette will make extensive alterations and the house will be ready for her occupancy about September 1.

## SPEAR AND COMPANY

If your property is in the market, send us the selling particulars, as we have clients who are seeking well located investment property.

840 BROADWAY, NEW YORK



# IN RECOMPENSE

By GRANTLAND RICE

*1st Lieut., Field Artillery, U. S. A.*

From Flanders down to red Lorraine  
Their crosses gleam in April's sun;  
Their rifles hold a deeper stain  
Along the bloody sod they won.

For you they paid the final price  
In darker days where few lights burned;  
Shall you forget their sacrifice  
To break the sleep which they have earned?

**Invest in the Victory Loan  
to the limit of your ability**

This space contributed to Help Finish the Job by  
**SPEAR & COMPANY**

## Invest—Gladly!

**Go to a Bank  
and Borrow—  
and Invest  
in the  
Victory Loan  
to the Full  
Limit of  
Your  
Ability!**

The Victory Liberty Loan is one of the most attractive investments ever offered by the United States Government.

No other investment affords the man of moderate means such **unequaled security** with so high a rate of interest as the  $4\frac{3}{4}\%$  Victory Notes.

You cannot afford not to invest—just as largely as your circumstances warrant.

Go to your bank to-day—and borrow to the full ex-

tent of your ability to meet the obligation.

There are 355 banks and branches conveniently located in all sections of the city. They are all open to you for Victory Loan purposes.

Many banks have pledged themselves to make loans to subscribers on United States Government Victory Notes for 90 days, with one renewal for a similar period, at  $4\frac{3}{4}\%$ , which is the same rate of interest as that paid by the Government. Such loans will not interfere with any borrower's regular line of credit.

This space contributed to Help Finish the Job by

**JOSEPH P. DAY**

1919. This makes the fifth house on West 57th st that has been leased through Pease & Elliman for high class business purposes. The rental in this transaction aggregates \$180,000 on a long term lease.

#### Take Nassau Street Building.

Spear & Co. leased the 6-sty building at 113 Nassau st for the John R. Thompson Restaurant Co. to the Rapid Shoe Repair Co. This firm will occupy the store and basement for its business and sublet the remainder. The lease is for a term of fifteen years and the rental including taxes will aggregate \$196,000.

#### New Home for Girl Scouts.

The Manhattan Council, Girl Scouts of America, Mrs. Arthur O. Choate, commissioner, has leased the two dwellings at 189-191 Lexington av for a long term, through Folsom Brothers, and will remodel the houses into a club and dormitory.

#### Bronx Theatre Leased.

Charles F. Noyes Co. has leased Miner's Bronx Theatre, 150th st and Melrose av, for a long term of years for the American Real Estate Co., Judge W. C. Noyes and Alfred E. Marling, receivers, to the Acme Leasing Co., which represents the H. C. Miner estate. The lease is for five years at an aggregate rental of \$100,000.

#### \$250,000 Brooklyn Lease.

Samuel J. Tankoos has leased for a long term of years at an aggregate rental of \$250,000 to the Capitol Lunch System, who own and operate many establishments throughout New York and New England, the entire vacant ground floor and basement space in the property owned by Frank P. W. Schmitz and Bertha M. Schmitz at the junction of Fulton st, Flatbush av and Hudson st, Brooklyn. Extensive alterations are contemplated under supervision of Frederick Putnam Platt, architect, and upon completion of same the lessee will open a branch establishment.

#### \$1,200,000 Newark Deal.

Max Spiegel, of New York City, has leased from the Third Presbyterian Church, a plot of ground in the rear of 907 to 915 Broad st, Newark, approximately 100x175 ft. with exits to Halsey and Pearl sts, and Chapel Court in the rear.

Mr. Spiegel intends to erect the highest class and most up-to-date theatre that this city will have, with a seating capacity of 2,000. Plans are now being prepared by Thomas Lamb, the well-known theatrical architect, of New York City, to have it open to the public by Oct. 1.

Mr. Spiegel figures that the outlay on the theatre will approximate \$250,000. The entrance will be through the store now occupied by Wm. Bal & Co. at 915 Broad st, whose lease was purchased by the Church so as to turn same over to Max Spiegel. Louis Kamm negotiated the lease, which will involve a rental for a 42-year term of about \$1,200,000.

#### Seventh Avenue Improvement.

The 719 Seventh Avenue Company, through Lachman & Goldsmith, has leased the southeast corner of Seventh avenue and 48th street, 26x 81, for twenty-one years, with renewal, to Robert N. Kearns, represented by Samuel M. Reiss. The lessee will erect a new building at the expiration of the present lease, which has a year and a half to run.

#### Ninth Theatre Leased.

The Picker Enterprises (David V. Picker, president) have taken for their ninth moving picture theatre the Clinton, at Clinton and Delancy streets, seating 1,500 persons. Leitner, Brenner & Starr leased the property for a client for a long term of years at an aggregate rental of about \$350,000.

#### Long Vacant Corner Taken.

The northwest corner of Lexington avenue and 125th street, a five-story apartment house, which has been vacant for the past six years has just been leased by Barnett & Company, for a term of ten years for the Brussell estate. Extensive alterations are planned by the lessee. The asking rental was \$6,500. The brokers report that there are only three vacant stores on 125th street, between Third avenue and Broadway.

ALBERT B. ASHFORTH, INC., leased for Brett & Goode, agents, the 2d floor of 6-8 West 48th st to the Emerson Records Sales Co.; also leased for the same agent the 2d floor of 346 West 31st st to Hicks & Hess.

DANIEL BIRDSALL & CO. leased the two buildings at 161 and 163 East 54th st to Xenakis Brothers at a total rental of about \$50,000; also store and basement in 148 West 23d st to C. Bahnsen & Co. for a rental of about \$60,000. M. & L. Hess represented the owner in the latter transaction.

GEORGE A. BOWMAN leased for John Adler the 2d floor in 121 West 42d st to the Central Chandelier Co.; also for the Point Realty Co. offices in 110 West 40th st to the Sonotone Phonograph Co.; for the Lorraine Restaurant & Bakery Co. a store in 244 West 42d st to Jankowitz & Feldman; the 2d floor to E. Freisinger, costumer; also in conjunction with eGorge

Ketchum the entire building at the northeast corner of 41st st and 7th av for the Early estate to the Army & Navy Supply Co., now located on West 42d st.

THE BRETT & GOODE CO. leased in 6-8 West 48th st for a long term of years the entire 3d floor to the Emerson Record Sales Co., represented by Albert B. Ashforth, Inc., and in 51 West 45th st the parlor floor store to David Hirshfeld.

THE BRETT & GOODE CO. leased in 49 West 45th st the ground floor store to William Cohen; the parlor floor store to Mary E. Johnston, and lofts to the Sandford Shops, Jacob Leitner and John Benzur.

CUSHMAN & WAKEFIELD, INC., leased offices in 501 5th av to Carroll & Underhill, and in 51 East 42d st to Hellner & Wolf.

O. D. & H. V. DIKE leased for the Neville Realty Corporation to the P. A. Butter Market, Inc., the corner store and basement at 1840 2d av; also the store and basement at 2122 8th av for F. B. Reynolds to Cristede Bros.; store and basement at 411 Grand st for the Grandon Realty Corporation to the Yiddish Literary Publishing Co.; and the store and bake oven at 1570 Lexington av to Matthias Kalch.

DOUGLAS L. ELLIMAN & CO. leased for the Vanderbilt Avenue Realty Corporation, Dr. C. V. Paterno, president, store and basement at 35 East 47th st, in the building 270 Park av, for a term of years to the Recess Importing and Exporting Co., as a show room.

DUROSS CO. leased the 3-sty house at 93 Perry st to Lillian Nicolini; also 346 West 18th st for Warren & Skillen to Jose Spino; 239 West 14th st for Joseph M. Adrain to Rafael Dimitri for three years; 367 West 20th st for the D. A. Cushman Realty Corp. to P. J. Rollow.

DUROSS COMPANY leased 52 Gansevoort st for the Hoe estate to Arthur Thomas Holton; and the 1st loft at 47 Warren st for the Trinity Corporation to the Mutual Towel Supply Co.

DOUGLAS L. ELLIMAN & CO. leased for Ocea I. Coyle to Adelaide W. Howard the street level stores in 27-29 West 57th st for a term of years, at rental aggregating about \$60,000. Miss Howard will conduct a restaurant and cake shop on the premises in addition to her present place located at 36 Central Park South, the additional space being made necessary by the growth of her business.

DOUGLAS L. ELLIMAN & CO. leased an apartment at 615 5th av for Stephen H. Tyng, Jr., & Co., agents, to W. D. Baldwin; apartments at 39 East 61st st for W. T. Middleton to Miss E. Pearl and Miss Elizabeth Green; also an apartment at 116 East 58th st to William H. Field; and have renewed leases in the Surrey,



Sergeant

## HERMAN KORTH

(Company D, 121st Machine Gun Battalion, 32nd Division)

"For extraordinary heroism in action near Juvigny, north of Soisson, 31st of August. Under heavy fire from machine guns and artillery, Sergeant Korth crawled to the crest of a hill, setting stakes to line our artillery on enemy machine-gun emplacements. He remained in this perilous position for half an hour, signaling back when our troops were endangered by the fire of the batteries."

Official Citation  
for Distinguished Service Cross.

Sergeant Korth was born in a little German town on the Rhine, but he was "made in America." And he kept faith with America.

He, and thousands of boys like him, have given us lessons in patriotism that we may not soon forget.

## Keep the Faith!

## Invest in the Victory Liberty Loan!

This space contributed to Help Finish the Job by

### BRETT & GOODE CO.

122 East 82d st, for David Dows to Ernest H. Wands and Major Orlando D. Hammond. Douglas L. Elliman & Co. also leased for Dr. J. Dodge Peters 126 East 64th st, a 4-sty dwelling, on a lot 20x100, to Dr. Cyrus W. Field.

J. ARTHUR FISCHER leased for the Van Beuren estate to Morris Luskin the two 5-sty apartment buildings Nos. 248-250 West 40th st, for a long term; for the New York Tennis Association the 2-sty building 208 West 41st st to George Hoffman; for George Hoffman the 2d floor in this building to Harry Brandt; to Mamlin & Downey a portion of the 3d loft, 666 6th av and to Tsuchiya M. Taneji a studio apartment in 61 West 37th st.

GOODWIN & GOODWIN rented the following stores: 508 Amsterdam av to Andrew Davey; 921 Prospect av to Israel Abzug; 830 East 163d st to August Feldman; 3876 Broadway to Hyman Levy; 3893 Broadway to Louis Schwartz; 3897 Broadway to A. Avakian; 3895 Broadway to H. Millstein; 2658 8th av to Chas. Weiss; 2656 8th av to Sigmund and Max Stern; 762 East Tremont av to Jos. Tedaro; 760 East Tremont av to I. Auerhack; 2266 7th av to H. Nergizian; 2238 7th av to Rose Nebenzahl; 2071 8th av to Daniel Reeves; 301 West 118th st to A. E. Smith; 2189 8th av to L. S. Metzger; 499 West 125th st to L. Schiff; 1325 Amsterdam av to L. Finkelstein; 972 Leggett av to H. Hochstein; 2609 8th av to Schein Bros.; 2599 8th av to J. Glasser; 2597 8th av to F. Braneo; 2605 8th av to A. Brutton; 2601 8th av to A. Lefkowitz; 1626 Amsterdam av to T. Affinito; 2603 8th av to H. Sodiekson.

JOSEPH M. HARRIS and others leased to Leon Feinberg and Samuel Oaks 413 8th av, a 4-sty business building, 24.8x100, for fifteen years from May 1, at an aggregate rental of \$100,500. The rent, which includes excess taxes, ranges from \$5,200 to \$7,700 a year.

M. & L. HESS, INC., leased for H. E. Lazarus & Co., Inc., H. E. Lazarus, president, to the Rite Form Corset Co., Alfred Spiegel, president, the 3d floor at 307-11 6th av, northwest corner of 19th st, for a term of years at an aggregate rental of \$30,000.

M. & L. HESS (INC.) leased the 3d floor at 295-303 Lafayette st, corner Houston (Puck Building), to Zeeman & Grossman, manufacturers of clothing.

HIRSCH & FRIEDMAN have leased the 3d floor in 31-7 East 31st st to Ben C. Faulkner; 3d floor in 29-33 West 30th st to Miller Bros.; 3d floor in 142-4 West 26th st to Samuel Bloom; and 5th floor in 34 West 17th st to Select Coat Co.

HENRY HOF has leased the entire building at 153 East 38th st, for Kuhn, Loeb Co., to the Knickerbocker Slate Corp., for a term of years.

THE HOUGHTON COMPANY leased for the Explorers' Club the dwelling 154 West 85th st to Claude C. Williams.

HUBERTH & HUBERTH leased for the Orteig Motor Co. the entire 3d floor, containing 22,500 sq. ft., in the building now under construction on the north side of 63d st, between Amsterdam and West End avs, to the Franklin Motor Car Co. of New York, for a term of ten years, at an aggregate rental of over \$130,000.

JOHN J. KAVANAGH leased for Fernando G. Echeverria his residence 56 East 93d st to T. M. Knight.

SAMUEL H. MARTIN has leased the store and basement at 2173 8th av to Otto Hinrich; also for Emily S. Weed, of Greenwich, Conn., the 4-sty dwelling 62 West 68th st to Robert and Mary French.

A. H. MATHEWS leased the 5-sty building at 328 Spring st for the Brotherhood Wine Co., E. R. Emerson, president, to Jacob Levine for a term of years at an increased rental; also rented store, basement and sub-basement at 56 Beekman st for the Beekman Card & Paper Co. to the Standard Hollowware Co. The tenant has been located at 7 Dutch st, for a great many years. A. H. Mathews also rented to the National Office Furniture Co., now at 403 Broadway, the entire corner store and basement in 401 Broadway, corner Walker st.

J. K. MOORS leased the dwelling at 336 West 58th st to Clara Patterson.

CHARLES F. NOYES CO. has leased the 9th floor of 2 Duane st to John C. Houston for a term of years; space in 102-4 Fulton st to Tretwell & Smith, and to Bergblau & Wasserg; offices in 256 Church st to Armendaiz Bros.; in 157 Water st offices to F. M. Arguimbau; in 63 Maiden la to Louis Seiler; in 61 Beekman st to Meyer G. Sinenberg; and privileges in 26-28 Beaver st to John C. Karath.

CHARLES F. NOYES CO. has leased offices in 35-37 South William st to Vedder & Belding; subleased for Ralph L. Fuller & Co. their space on the 19th floor of 2 Rector st to Sherman Service, Inc., at a rental of over \$10,000 per annum; offices in 170 Broadway to Gillette Safety Razor Co.; offices in 45 Cedar st to Wood Clothier & Co., and has completed the leases of 61 Beekman st for John J. Burton by renting offices to Abram Abramson, George Goff and Meyer Koulish, and Goldberg & Lubin, Inc., and offices in 373 5th av to John R. Maguire. The Noyes Co. also leased the store No. 7 in the northeast corner of 50th st and Lexington av for the Kalfa Realty Co. to Herman Lorrenheim at an aggregate rental of about \$50,000, and two floors in the southeast corner of Broad-

way and 50th st for the Medmel Realty Co. to the Far East Tea Garden at an aggregate rental of about \$75,000. The Far East Tea Garden was represented in this lease by Herbert Hecht & Co.

CHARLES F. NOYES CO. subleased for Gangemi & Co. space in 20 Fulton st to Stephan Arata, F. J. Mahony & Lawrence Regucci; the 2d floor of 95 Maiden Lane for Sigsbee Graham to Philip Schenkler; the 4th floor of 71 Barclay st for the estate of Geo. W. Bassett (E. F. Anderson, trustee) to Nathan A. & Jacob Shay, and for Carl Platou Realty Co. the store 113 Broad st to Joseph Reichcott; the 11th floor in the Caledonian Insurance Building, 50-52 Pine st, to Clinton R. Roe & Alfred W. Varian, attorneys, for a long term of years; the 10th floor of the new Norton Lilly Building, 26-28 Beaver st, to the Universal Transportation Co., Inc.; offices in 69 Wall st to Wm. F. Thurmond; 170 Broadway, to Herman Kohlbusch, Jr., Inc., and a portion of the 2d floor of 102-4 Fulton st to John H. Crockett.

PAYSON McL. MERRILL CO. rented to A. Guglielmo, ladies' tailor, the street store at 11 East 53d st.

PEASE & ELLIMAN leased for Bing & Bing

an apartment in 570 Park av to W. Hunt Hall; in 215 Madison av for the Farmers' Loan & Trust Co. to Walter S. Painter; in 145 East 35th st to R. P. Verrall, and in 103 East 75th st to Mrs. O. Von Arnim; also rented for Mrs. James Russell Soley the 5-sty dwelling 22 East 56th st to W. H. Goadby, and for Mrs. Florence Exton the 5-sty dwelling 68 West 85th st to Mrs. Mary Hickox.

PEASE & ELLIMAN have leased for the estate of Mary T. Wallace the 4-sty dwelling 249 Madison av to J. J. Stanfield; also leased for the A. G. M. Realty Co. an apartment in 246 West End av to Abraham Wineburgh; an apartment in 104 East 40th st for the Park Avenue Operating Co., to Miss Charlotte O. Witherpoon; for William J. Stitt an apartment in 316 West 79th st to Paul Mansolf.

PEASE & ELLIMAN leased for William Ziegler, Jr., an apartment in 525 Park av to William Thaw, 3d; one in 930 Park av for Edgar A. Levy, to Warren G. Horton; in 1000 Park av for Bing & Bing, to George M. Landers; and in 161 East 79th st, for I. Randolph Jacobs, to E. Seligman; Pease & Elliman also leased for the Astor estate the 4-sty dwelling at 104 East 79th st to Matthias Nicoll; and for M. & L. Hess, as agents, the 4-sty dwelling, 66 West

## 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.

### HELP WANTED

RENTING MAN WITH EXPERIENCE IN SECTION 14TH TO 34TH STS; WILL MAKE LIBERAL ARRANGEMENTS WITH RIGHT MAN. HEIL & STERN, 1165-7 BROADWAY.

### WANTS AND OFFERS.

### COMMISSION

equipment, or may be conducted from home. Plan is new; of great value; nothing similar ever before offered. GEORGE WELLES MOSELEY, Newburgh, N. Y.

WANTED—ATLASES OF MANHATTAN, LARGE OR SMALL SCALE; MUST BE IN GOOD CONDITION; PREFERABLY HYDE'S. BOX 581, RECORD & GUIDE.

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IDEAL COUNTRY HOME, 9 rooms, all modern improvements, 2 large bay windows, porches front and rear, slate roof; 2½ acres; variety of fruit trees, shop, poultry houses; trolley passes door; 1 hour by express from New York; price \$9,000; rent or exchange not considered. Westport Ave., Norwalk, Conn. Phone 1703-4. MRS M. L. PENCE.

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### JUNE 15th

Time for filing INCOME TAX RETURNS extended to JUNE 15TH, 1919.

It may be of vital importance to YOU, considering the high rates of taxes, to have your return examined by an expert experienced in

### Real Estate Accounts

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Great Bargain

258 West 99th St., near West End Ave., four story American basement, 16.8 x 100, 9 rooms and 2 baths, all latest improvements. Price \$18,000. Assessed value, \$19,000.

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Choice West End Avenue  
12 story, 100 x 100, corner.  
Rental \$88,000. Price \$675,-  
000. Net income \$30,000.  
Cash required \$75,000.

**ALEXANDER SELKIN**  
882 PROSPECT AVE.  
BRONX

### FOR SALE EAST 179th STREET

(Near Belmont Avenue)

4-Story and Basement Apartment House  
Lot size, 33x98

Two 5-Room Apartments on Each Floor  
Total rental..... \$3,300.00  
Expenses ..... \$1,325.00  
Price ..... \$25,000.00

**ALBERT E. KELLY**  
41 UNION SQUARE, NEW YORK

89th st, to Leon Stagliano; subleased for Mrs. D. Scott Smith her apartment in 850 Park av to Leavitt J. Hunt; and for Mara-Bella Fraker, a furnished apartment to Whalton S. Alden.

PEASE & ELLIMAN leased for Bing & Bing an apartment in 570 Park av to Frederick S. Fish; one in 470 Park av for the Park Av. Operating Co. to Charles P. Jamison; and in 70 East 77th st to Johnfritz Achelis; also subleased the 5-sty dwelling 22 East 67th st for Richmond Levering, and extended the lease from R. Fulton Cutting, the owner, to George V. Coe; for the estate of Sara Hermann the 4-sty dwelling 20 East 80th st to George A. Carden; and rented for Mrs. C. B. Viney the 4-sty dwelling 363 Lexington av to Theodore C. Visscher.

PORTER & CO. leased the following 3-sty dwellings: 160 West 120th st, to Esther Moss; 249 West 127th st, to Lydia Soukup; 217 West 128th st, to May Trainor; 218 Lenox av, to Geo. D. Kinsman; 251 West 121st st, to Katherine S. Ripperger; 112 West 119th st, to Dr. Ellis Morris; 227 West 113th st, to Charles R. Le Veque.

GEO. R. READ & CO. leased for the United Cigars Stores Company of American to the Lorraine Stores Corporation, doing business under the name of Adler Blouse Shop, the southerly store in the taxpayer now being erected on the southeast corner of Av B and 5th st, for a long term of years.

RICE & HILL leased for the United Cigar Stores Co. to the National Shirt Shops the store at 1647 Broadway, in the New Capitol Theatre Building, for a long term of years at a total rental approximating \$75,000.

WILLIAM J. ROOME & CO. rented for Everett M. Seixas Co., as agents for Mrs. Benjamin Drake, the store and basement at 921 3d av to the Lans Curiosity Shop.

M. ROSENTHAL CO. has leased for Albert B. Ashforth, Inc., agents, the 5th floor at 290 5th av to Max Karesch; for American Lady's Silk Undergarment Co. the 7th floor at 105-109 East 29th st; for Brett & Goode, agents, the 4th floor at 62 West 14th st for a long term of years, at an aggregate rental of \$50,000, to David E. Kennedy Co.; for Albert B. Ashforth, Inc., agents, a loft at 1178 Broadway to A. Seidel; for Rockton Construction Co. to Rosh & Mayers the entire 3d floor, containing 10,000 sq. ft., for a long term of years, at an aggregate rental of \$27,000, at 122-130 West 27th st; in conjunction with M. Forman & Co., has leased to Harry Meistrich the 11th floor at 144-150 West 27th st; for M. Forman & Co. to Swaybill & Martin, Inc., the 2d loft at 3 West 30th st; to Alexander Weiss a loft at 145-149 West 30th st; to Paul Kaufman the 5th floor at 290 5th

av; to Crucet Mfg. Co. the entire upper part of the building at 292 5th av for a long term of years; to Schiffman & Irving the 5th floor at 323-327 5th av; to A. Schlang a loft at 35-39 West 25th st; to Samuel Meyers the basement store at 1178 Broadway, corner 28th st; for Tucker, Speyers Co., agents, the 3d floor at 259 5th av to Fisher & Swawite; for Tucker, Speyers Co., agents, the top floor in building 259 5th av to Chatham Dress Co.

M. ROSENTHAL CO. leased to Cohen & Brookman the 2d floor at 110-112 West 26th st; for Meyer Hellman the 7th floor at 159-163 West 25th st, at an aggregate rental of \$25,000, to Emporium Dress Co.; for Wm. A. Taylor the 2d floor at 129-131 West 31st st to H. Rosenberg; to Lincoln Dress Co. a loft at 25-27 West 32d st; for F. & G. Pfomm, agents, the 5th floor at 10 West 29th st to Ira Green; for Rexton Realty Co. the 7th floor at 36-38 West 25th st to B. N. T. Mfg. Co.; for Harry A. Cutner, agent, the 4th floor at 158-164 West 27th st to Hittler Bros., to S. Shapiro a loft at 115-125 West 29th st; to Diamond & Hirsch a loft at 26-32 West 17th st; to Shantzis & Garblik a loft at 110-112 West 26th st; for Rockton Construction Co. to Erlanger & Goldstein, for a term of years, at an aggregate rental of \$27,000, the entire 6th floor at 122-130 West 27th st; for Marston & Co., agents, a loft at 13-15 West 27th st; to L. Grauer top floor at 291-293 7th av; to Carmel Bros. the 5th floor at 137 Madison av; to I. Rosenfeld a loft at 236-238 5th av; to P. Wolf & Co. a loft at 236-238 5th av; to Jacob Polonsky a loft at 236-238 5th av; to Deimel Linen Mesh System Co. a loft at 236-238 5th av; to Hart Levvy a loft at 236-238 5th av.

LOUIS SCHRAG leased for the estate of Chas. Connor the dwelling 216 West 36th st to Thos. Carameta.

SHAW & CO. rented to the National Bible Institute the store in 2299 8th av, owned by Jacob Spanenberg.

SPEAR & CO. leased for Katherine Kraus, 2d floor at 42 Blecker st. to Siegel Bros.; for Manitoba Realty Co., 3d floor at 13 West 21st st, to Matlowsky Bros.; for Hyman Punskey, 5th loft at 26-8 Washington pl, to Leo Greenberg; for Rosenberg & Cohen, 9th floor at 536-8 Broadway, to Star Sporting Goods Co.; for Charles Laue, 2d loft at 46-50 Greene st, to Circle Hat Co.; for Cohan Endel Co., 2d loft at 591 Broadway, to Lewis Berkwitz; for Childs Co., 3d loft at 184 5th av, to Tannehaus Bros.; for Eugene Philbin, front parlor floor at 63 East 11th st, to Barth-Cross Motor Repair Co.; top rear floor to Charles Gross, and for Korn & Ottinger, store and basement at 111 Nassau st, to Regent Lunch Co., for a long term of years.

SPEAR & CO. leased for Henry Goldwater 40-6 West 25th st, a 6-sty building; at 182-90 Av C to the Merchants Metal Trimming Co., for a term of years at an aggregate rental of \$30,000. The premises will be used for the manufacture and sale of trunk trimmings and metal goods.

THE UNITED CIGAR STORES CO. leased for a term of years the corner store at 135 7th av, the northeast corner of 18th st, from Robert Walton Goelet; also leased the building at the northwest corner of 24th st and 4th av, from the estate of Frederick P. Chase, of Plainfield, N. J.; for a long term of years the southwest corner of 42d st and 7th av, from John P. Windolph.

WM. A. WHITE & SONS rented for J. Hampton Robb to Sarah Ahren for a term of years at an aggregate rental of about \$70,000, the 5-sty American basement house at 23 Park av, northeast corner of 35th st. Mr. Robb was represented in the transaction by Norman Henderson and Miss Ahern by George W. Harper.

LLOYD WINTHROP CO. leased the ground floor at 524 West 145th st for ten years to James Nicholas.

#### Bronx Leases.

HERBERT HECHT & CO. leased to the Hartford Lunch Co., as their fifteenth branch, the store at 409 East 149th st, at the junction of all the Bronx subway and "L" stations.

WILLIAM J. SMITH leased the 5-sty Tremont Garage on Washington av, near Tremont av, for M. Blumberg to Albert E. Welz for a long term of years. After extensive alterations the lessee will continue to utilize it for a garage business.

#### Real Estate Notes.

(Continued from page 583)

MRS. J. WRIGHT is the buyer of 5 West 75th st, sold recently through L. J. Phillips & Co.

ALBERT H. STOUT represented the purchaser of 215 West 130th st, recently sold by the Lange estate.

EDWARD T. H. TALMADGE is the purchaser of the dwelling at 15 East 69th st, sold recently by William B. May & Co. for Agnes Neustadt.

THE RULAND & WHITING-BENJAMIN CORPORATION represented John Bickelhaupt in the recent purchase of 2034 Morris av. E. Osborne represented the sellers.

THE NEHRING CO. has been appointed agent of the Porthos, Athos and Aramis apartment houses, at 186th st and Audubon av, and also of 3852 and 3856 10th av.



Painted at the Front

### Sergeant PEARL J. WINES

(Company E, 358th Infantry, 90th Division)

"For extraordinary heroism in action near St. Mihiel, September 12th. After being shot in the side by one of a German party of five, Sergeant Wines engaged the five Germans, killed three and captured the other two—all unaided. This about one kilometer north of Fey-en-Haye, September 12th."

Official Citation for Distinguished Service Cross.

Sergeant Wines made good—in the old two-fisted, hard-hitting American fashion.

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## Be a Yank! Make good!

## Invest!

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SAMUEL J. TANKOOS has secured in conjunction with George C. Ponter, Inc., a loan of \$175,000 on the property at the junction of Fulton st, Flatbush av and Hudson st, Brooklyn.

J. S. MAXWELL has been appointed agent of the following buildings: 1456 Wilkins av, 270 East 161st st, 627 West 135th st, 513 West 135th st, 516 West 135th st, and 155 West 66th st.

JOSEPH F. SEITZ was the broker who sold the 3-sty dwelling 245 East 61st st for Mary E. Scanlon; and also represented William and Marie Bertschinger, the sellers, in the sale of 240 East 62d st.

ROBERT G. MEAD has conveyed to the First Presbyterian Church an interior gore abutting the residence of Mr. Mead at 11 West 11th st and the property of the church, which fronts on 5th av, between 11th and 12th sts.

TANGIER MANOR, a 7,000-lot development between Brookhaven and Moriches, will be auctioned on June 2 at the Patchogue Post Office in a suit by the Virginia Trust Co. against the Tangier Manor Corporation et al.

WESTCHESTER COUNTY REALTY BOARD will hold its annual banquet at the Hotel Commodore on Saturday, May 10, to which function National and State Associations of Real Estate Boards, New York and Long Island Real Estate Boards have been invited.

MOUNTFORD S. ORTH, who sold the dwelling at 24 West 71st st, 20x100, several weeks ago to Dr. Francis D. Gulliver, proves to be the purchaser of the house at 145 West 77th st, reported sold recently. Pease & Elliman negotiated both transactions.

R. E. L. HOWE, JR., has opened a real estate and insurance office in the Depot Plaza Building, White Plains, N. Y., and at 9 West 42d st, New York City. Charles V. Howe will be associated with him in business and will have charge of the White Plains office.

SAMUEL J. TANKOOS leased for a long term of years, at an aggregate rental of \$65,000, to Isaac Schulman, proprietor of Rector's Catering Co., the entire building at 577 Fulton st, near Flatbush av, Brooklyn, and upon completion of alterations the lessee will open the fifth branch.

ALEXANDER F. ROE, for a number of years with Joseph P. Day, has resigned to establish a general fire and marine insurance business with H. N. Hopcke, under the firm name of Roe & Hopcke, with an office at 111 William st, and one in Jersey City. Mr. Roe up to last January was attached to the United States Naval Aviation Service at Pauillac, France.

MISS EVELYN NESBIT, the actress, has purchased through E. E. Slocum and historic property of 100 acres, with a pre-Revolutionary stone house, near Kingston and Princeton, N. J., valued at \$5,000. The house was erected in 1749, according to a stone over the entrance door, and is said to have been the boyhood home of Bishop Darlington, whose brother, Dr. Darlington, was former Health Commissioner of this city. Miss Nesbit intends to use it for a summer home.

THE DEAL SYNDICATE, composed of business men, has sold to William C. Durrant, president of General Motors Corporation, a large plot at Deal, N. J., on the east side of Ocean av, about 1,300 ft. south of Brighton av, fronting 350 ft. on Ocean av and extending to Atlantic Ocean, for a depth of about 950 ft. Mr. Durrant has not made known the object in view, but presumably intends to erect a residence which will be in keeping with the fine summer home in the neighborhood.

**Plans Dwelling Alteration.**

Commissioner John F. Galvin, who recently purchased the dwelling at 116 West 87th st, will soon file plans for remodeling the house into ten suites of two-rooms and bath each. The building is now a 4½-sty high-stoop residence, and will be changed into a 5-story structure of the American basement type. John H. Scheier, architect, is preparing the plans. The project is in line with a number of others in the immediate neighborhood seeking to capitalize the existing strong demand for small suites.

**Builder Parker Dead.**

Philip B. Parker, one of the leading cut stone contractors in the country, who built Government ment buildings in Washington and oice structures in Manhattan and in other cities, died Wednesday night of pneumonia at his home, No. 30 Grenwich avenue, White Plains. He was sixty years old. He was president of B. A. & G. N. Williams and served two terms at Police Commissioner of White Plains.

Mr. Parker was born in Knightstown, Ind. He raised the money to build the White Plains Public Library and was one of the Board of Governors of the White Plains Hospital. He was an Elk and the first District Deputy from White Plains to represent the southern district in this State. He was a member of the Republican Club and the Transportation Club of Manhattan and the White Plains Club.

He is survived by his wife, two sons and a daughter, Mrs. J. O. Hodges.

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## Howard C. Pyle.

Howard C. Pyle, head of the real estate firm of Howard C. Pyle & Co., of 201 Montague st, Brooklyn, one of the most prominent real estate brokers in the borough, and widely known throughout the Greater City, died of apoplexy last Sunday in his home, 66 First pl. He was apparently in good health Saturday evening when he left his office after a conference with his partner, George H. Gray, on an important real estate transaction which he was to have consummated on Monday.

Mr. Pyle was born in Brooklyn, 53 years ago, the son of the late Cyrus Pyle, prominent druggist. After a short period in the employ of his father, Mr. Pyle entered the employ of the late Leonard Moody, pioneer real estate broker, of Brooklyn, locating in the downtown office at 20 Court st. When Mr. Moody died Mr. Pyle went into the business for himself, and in a few years formed the real estate firm of Howard C. Pyle and Co., taking with him George H. Gray, also employed in the Moody office. The new firm opened an office in Montague st., in a section of the building now occupied by the Brooklyn Library, and when this place became too small with the expansion of business the firm moved to its present location.

Mr. Pyle was one of the organizers of the Brooklyn Board of Real Estate Brokers and was at one time its vice-president. He was a charter member of the organization and one of its directors. He was one of the most enthusiastic members of the committee formed for the purpose of passing a bill at Albany which would amend the Tenement House law, providing for the transformation of the old large residences into 3 family dwellings.

Mr. Pyle was an expert on the values of city property and had appeared in some of the most important condemnation proceedings in subway transactions in which the city was interested. His knowledge of waterfront values was indicated during the war when he was called upon by the Government to testify in proceedings which turned over to the authorities several important short tracts.

He was a member of the Brooklyn Club, the Crescent Athletic Club, the Brooklyn Chamber of Commerce and the Brooklyn Young Republican Club. He was a bachelor and lived with his sister, Mrs. W. McLeod Hanford.

## Change in Realty Firm.

Charles Griffith Moses and his brother, Eugene Moses, who have been connected with the realty firm of J. Romaine Brown & Co. during the past seven years, as vice-president and secretary, respectively, have resigned to establish their own offices at 7 East 42d st. They will transact a general brokerage business in realty under the firm name of Charles Griffith & Eugene Moses & Co., of which Walter S. Riddell, who was in charge of the mortgage department of J. Romaine Brown & Co., is a member. The Messrs. Moses, prior to entering the Brown concern, one of the oldest in the city, transacted business for twenty-three years as Charles Griffith Moses & Bro., and were largely instrumental in starting the development of Washington Heights.

## A Fire Insurance Case.

The latest bulletin of the New York Building Managers' Association contains the following report from the insurance committee of the organization:

"In paying for a fire loss, an insurance company is under no obligation to disregard economic depreciation. Even on a partial loss a company may properly claim economic depreciation on the part damaged, and pay only on the basis of the value that the part damaged bears to the sum that the whole structure adds to the value of the land, even though the net loss thus determined turns out to be but a fraction of the actual cost of restoring the building to its former condition. This is an element that insurance companies do not usually bring in; the custom being to deduct only physical depreciation in determining sound value. An interesting case involving the point in question is now being tried in one of the Southern courts. A distillery burned, and the question arose as to what a distillery is worth in view of the President's proclamation and the constitutional amendment; the owners claiming reimbursement of the cost of reproducing the property, less physical depreciation only, and the companies replying that there is a further large depreciation from the economic result of prohibition. From a real estate standpoint the value of no building exceeds what it adds to the value of the land, not for a special, but for an ordinary purpose. The insurance standpoint differs from the real estate standpoint in that the former takes into consideration the sum necessary to make the insured financially whole, whether an ordinary or a special use of the property be involved."

## Building Managers' Dinner.

Robert H. Moran, president of the Board of Aldermen, will be the guest of the New York Building Managers' Association, at their next monthly dinner meeting, on Tuesday, May 13, in the Park Avenue Hotel. William E. Walsh, superintendent of Buildings, and Walter C. Martin, superintendent of the Tenement House Department, of the Bronx, will attend and probably will speak informally. H. J. Carroll will deliver an illustrated talk on "Communication in the Great War."

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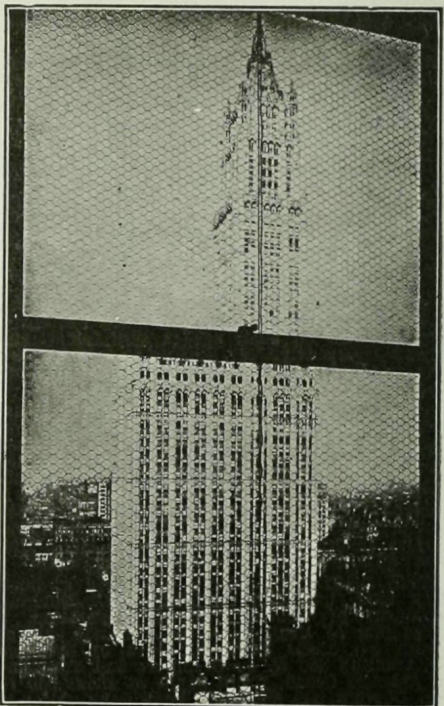
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# It is an Affair of Honor

To win the war—to win it six months earlier than anybody believed possible—we incurred debts for so many tons of steel and so many pounds of beans, so many feet of timber and so many yards of cloth, so many horses and so many mules, so many blankets and so many shoes.

Some of all this was used before November eleventh, some of it was not. Some of it was paid for by the preceding Liberty Loans, some billions of dollars' worth was not. Some of it will continue to be used for months to come—all of it, because it was ready to use, helped win the war six months sooner and saved one hundred thousand American lives. And all of it must be paid for according to contract. These are debts of honor.

*Of course we shall pay.*

*It is only a question of how many each of us can buy.*

*Settle that question now!*

*This page contributed by*

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# BUILDING SECTION

## Pictorial Review Company Building \$3,000,000 Structure

Start of Work on This Operation Marks the Revival of Construction in the Metropolitan District

**T**HE revival of building construction in the Metropolitan district was ushered in early last March when wreckers started to demolish the old buildings at the northwest corner of Seventh avenue and 39th street in order to make way for the \$3,000,000 printing and office building designed to occupy this site. The commencement of operations at this corner marked the end of a period of structural inactivity extending over many months, as it was the first project of importance to gain momentum after the signing of the armistice.

Especially planned to house the steadily growing activities of the Pictorial Review and its kindred publications, this structure is being constructed by the G. B. Beaumont Co., of 286 Fifth avenue, from drawings prepared by Renwick, Aspinwall & Tucker, architects.

Although this building actually contains but twelve floors, the structure will equal the height of a sixteen-story building, owing to the fact that the ceiling heights are considerably greater than the average in printing and publishing buildings. Additional height is gained by the handsome clock tower that will be surmounted by a lantern and that will rise nearly eighty feet above the roof, thus giving a net height of approximately three hundred feet from grade line to the top of the lantern.

The new Pictorial Review Building will have a frontage of 107 feet on Seventh avenue and will extend back into 39th street about 146 feet. The intervening space between the present building and the one under construction will be bridged at convenient intervals in order to provide communication without the necessity of going out of doors. According to the plans these bridges, which have been designed as an important part of the architectural scheme will connect the eighth floor of the new building with the eleventh floor of the existing structure and will also bridge the court between the tenth floor level of the new building and the roof garden of the present structure.

Beautifully designed in the Gothic style of architecture, this building will be a noteworthy addition to the large group of publishing buildings in the mid-town section of Manhattan. The facades will be of granite, Indiana limestone, face brick and terra cotta, with a considerable amount of low relief on the stonework. Construction throughout will be absolutely fireproof, with skeleton steel framework, curtain walls, and floors of reinforced concrete. These floor slabs will be of rock concrete instead of the cinder concrete generally used in building operations of this character and have been designed to withstand a live load of 350 pounds per square foot. In addition to the fully enclosed main

stairway, the building will be equipped with a smoke-proof fire tower and exterior fire escapes, thus minimizing the danger of loss of life through fire panic.

Mechanically this structure will be fully equipped with  
(Continued on page 600)



G. B. Beaumont & Co.,  
Builders.

Renwick, Aspinwall & Tucker,  
Architects.

NEW BUILDING FOR PICTORIAL REVIEW NOW UNDER WAY.

# Greater Effort by Builders Required in Loan Drive

Only 20 Per Cent. of the Quota Reported at the Close of the Second Week.  
Subscriptions, \$1,246,950; Quota, \$6,300,000

UP to Friday morning, with two-thirds of the time allotted to the Victory Loan campaign elapsed, reports from the sub-committee chairmen of the Building and Allied Trades Committee show that bond subscriptions to the amount of only \$1,246,950 had been obtained. This is less than 20 per cent. of the quota assigned to the building industry of New York City. The full quota is \$6,300,000 and in order to attain this amount every effort possible must be made during the coming seven days which will end the drive.

Following are the amounts so far reported by the various trade committees affiliated with the building industry in this campaign. After the amount already secured is given the quota assigned to each committee and a comparison of the figures will give some idea of the amount of effort that will be required during the coming week in order to assure the success of the Victory Loan from the viewpoint of the building industry.

Asbestos Pipe & Boiler Covering, \$30,500—quota, \$260,000; Mason Builders, Shorers and Hoisters, \$350,750—\$945,000; Mason Materials, \$50,000—\$315,000; Cement Workers, \$69,500—\$504,000; Elevator Manufacturers, \$21,900—\$378,000; Glass, \$68,100—\$315,000; Marble and Tile Industry, no report—\$200,000; Metal Floring and Lathing, \$3,600—\$25,000; Ornamental Iron and Bronze, no report—\$63,000; Painters, \$23,500—\$315,000; Plasterers, \$11,100—\$63,000; Plumbers, \$47,200—\$378,000; Roofing and Sheet Metal and Allied Interests, \$179,150—\$76,000;

Steam Fitters, \$34,450—\$445,000; Steel and Iron Trade, \$143,250—\$504,000; Stone Dealers, \$43,000—\$75,000; Wire Workers, \$11,500—\$126,000, and Woodworkers, \$110,050—\$567,000.

The executive committee in charge of the drive for the Building and Allied Trades Committee announced from headquarters yesterday afternoon that, although the reports indicated that the industry as a whole was considerably behind its schedule for the campaign and far behind its record in previous drives, that undoubtedly a large number of bond subscriptions had not yet been reported by canvassers and so that subcommittee chairmen were unable to include the figures in returns to headquarters.

Plans for the last week of the drive include a number of trade rallies and quite a long list of job meetings. Friday afternoon the committee representing the Mason Builders, Shorers and Hoisters, met for a final rally in the office of Mr. Eidlitz. The marble and tile committee are planning for a dinner meeting early next week at which plans for the final days of the drive will be discussed.

J. J. McNamara, secretary of the Building and Allied Trades Committee, in discussing the campaign yesterday afternoon, strongly urged every canvasser to turn in the names and full particulars requested, for every individual subscription taken, as all of the data has to be returned through the general committee to the Liberty Loan Headquarters at 120 Broadway.

## Banquet of Building Trades Employers' Association

MORE than six hundred members and guests of the Building Trades' Employers' Association were present at the annual banquet of the organization which was held in the grand ballroom of the Hotel Commodore, Wednesday evening, April 30. This is the first time in more than two years that the members of the association have gathered together for a formal function, the 1918 dinner having been abandoned owing to the fact that the nation was engaged at war and the major percentage of the membership occupied wholly or in part with both direct and indirect Government construction. The gratifying response of the members to the announcement of the 1919 dinner was the result of the generally brightening situation in the building industry and the feeling that the entire country is at present on the eve of one of the most prosperous eras in its history.

Ronald Taylor, president of the association, presided. Seated with him at the guest table were William E. Walsh, P. J. Reville, Albert E. Kleinert and John W. Moore, Superintendents of the Bureau of Buildings for Manhattan, the Bronx, Brooklyn and Queens, respectively; Frank Mann, Tenement House Commissioner of New York City; James Riely Gordon, president of the New York Society of Architects; C. M. Marshall, of Baltimore; Fred B. Tuttle, Albert N. Chambers, J. P. Ryan, Charles J. Kelly, Hugh Getty, Lewis Harding and Samuel B. Donnelly.

No formal addresses were included as a part of the entertainment of the evening. The only speech made was the brief but thoroughly cordial address of welcome made by President Ronald Taylor. In his remarks Mr. Taylor brought out the point of the services of the building industry in the preparations for the war and the work that was accomplished by the building trades in France that enabled the armies of the United States to make the rapid progress toward the fighting fronts which they did and which accomplished so much in shortening the period of hostilities. He also pointed out the fact that the entire nation was at the beginning of a tremendous economic revival and that for the building industry as a whole there seemed nothing but the

best prospects ahead for years to come. The balance of the evening was devoted to a splendid program of vaudeville.

Between 11,000,000 and 12,000,000 women are at work in this country, according to conservative estimates.

More than 15,000 women have their opportunities for employment widened each week through the United States Employment Service.

More than 578,000 are reported as satisfactorily placed last year and probably another 100,000 should be included.

In this connection interest attaches to recent investigations made by the Maryland State Bureau of Women in Industry in 117 plants employing 25,744 women. Of this number 13,643 were replacing men formerly employed there. Though the demobilization of soldiers is not yet by any means complete, from statements of intentions obtained from many employers it would appear that approximately 82 per cent. of the plants investigated will retain at least a part of their woman force, and about one-half will retain all of it. In most plants discharging all women workers the reason given was the cancellation of Government contracts.

## New Building for Pictorial Review

(Continued from page 599)

every convenience to conserve labor and increase efficiency in handling the details of a large publishing business. The plans call for the installation of five electric elevators two of which will be high-speed passenger cars, two combination freight and passenger, and the remaining one a freight elevator of extra large capacity. For the further convenience of distributing bulky printed matter, lowerators will be installed from the top floor to the basement.

According to G. B. Beaumont, who has entire charge of building operations for the Pictorial Review Company, it is planned to have this structure fully completed and ready for occupancy by November 1, which will be remarkably rapid time for the construction of a building of this size and type.

# Slight Decrease Shown in Totals for New Construction

## Building Situation in Healthy Condition Despite Apparent Drop in the Figures for the Past Week

**B**UILDING statistics for the territory, including all of New York State and New Jersey, north of Trenton, for the week of April 19 to 26 inclusive, indicate that although there was an increase in the total number of new building and engineering projects being planned, the total cost of the construction involved fell considerably below the figure for the week previous. During the past week there were 327 projects reported as being planned and this work will require an outlay of approximately \$14,674,200. During the week of April 12 to 18 inclusive, there were 290 new structural operations announced, but the total cost of construction was estimated to be \$17,883,400.

The 327 new building operations announced to the industry during the week of April 19-25 were grouped as follows: 1 bridge, \$200,000; 17 clubs, hotels and institutions, \$1,299,000; 5 Federal, State and municipal projects, \$2,439,500; 28 stables and garages, \$495,000; 25 factory and industrial buildings, \$4,281,500; 9 public improvements such as street openings, sidewalk and sewer construction, road work, etc., \$343,500; 180 residential operations involving apartments and flats and one and two-family dwellings, \$3,037,200; 22 churches, schools and theatres, \$1,893,500; 35 store, office and loft buildings, \$647,000 and 5 miscellaneous jobs not otherwise classified, \$38,000.

Comparison of the totals for the new construction being estimated upon during the past two weeks shows a decrease in both the number and cost of the operation figuring during the past week. During the week of April 19 to 26 there were 156 projects, costing approximately \$10,381,470 out for esti-

mates as compared with 178 operations scheduled to cost about \$13,261,500 in the hands of builders for bids during the week previous.

According to the Dodge Reports the projects being estimated upon during the past week included 3 bridge and culvert jobs, \$46,500; 3 hotels and clubs, \$800,000; 8 Federal, State and municipal projects, \$3,874,870; 8 stables and garages, \$176,000; 26 factory and industrial buildings, \$1,562,600; 38 public improvements, \$1,353,500; 37 apartments and other types of dwelling projects, \$433,000; 17 churches, schools and theatres, \$1,877,500; 15 store, office, loft and banking buildings, \$255,500, and 1 miscellaneous, \$2,000.

Further comparison of the totals for the past two weeks shows in the group of contracts awarded that although there was a gain of 20 in the number of new building and engineering operations placed under contract during the week of April 19 to 26, there was a decrease in the total cost of construction. Last week there were 216 contracts awarded representing a total expenditure of \$7,781,207 as compared with 196 contracts valued at \$8,776,942 for the week previous.

The group of new contracts placed last week included 2 bridges, \$4,651; 14 hotels and clubs, \$289,800; 7 Federal, State and municipal building operations, \$804,976; 18 stables and garages, \$224,000; 27 manufacturing and industrial plants, \$1,365,000; 26 public improvements, \$2,435,614; 76 residential projects including apartments and one and two-family dwellings, \$1,100,750; 14 churches, schools and theatres, \$1,088,916; 27 store, office, loft and banking buildings, \$400,500, and 5 miscellaneous, \$67,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**General Society of Mechanics & Tradesmen** announce an illustrated lecture, "Washington's House of Dreams," to be delivered by Henry R. Rose, D. D., at Mechanics' Institute, 20 West 44th street, Wednesday evening, May 7, at 8.30 p. m.

**New York Chapter of the American Association of Engineers** will hold its annual meeting, at which officers will be elected for the ensuing year, at the Engineering Societies Building, 29 West Thirty-ninth street, New York, on May 14.

**American Society for Testing Materials** will hold its twenty-second annual meeting at Atlantic City, N. J., June 24 to 27. Headquarters will be at the Hotel Traymore. The society is participating with other engineering organizations in the work of the American Engineering Standards Committee, which was organized in October, 1918. Two A. S. T. M. standards—namely, those for Portland cement and those covering fire tests of materials and construction—have already been adopted by the standards committee as "tentative standards," with a view finally to their adoption as American standards.

**American Association of Engineers** will hold its annual meeting at the Hotel La Salle, Chicago, May 12 and 13. Its relation to other societies is to be discussed on the morning of May 12, covering the following topics: Local and state societies; national societies; Engineering Council; Engineering Institute of Canada. On the afternoon of May 12 Prof. Frederic Bass, University of Minnesota, is to deliver an address on "How Shall the Curricula of Engineering Colleges Be Modified to Meet Modern Conditions?" The

sessions on Tuesday, including a dinner in the evening, are devoted to "Proper Compensation of Engineers" and "New Field and Opportunities for Engineers," and Prof. Walter Dill Scott will address the dinner on "Fitting the Engineer to His Job."

**American Society of Heating and Ventilating Engineers** will hold its semi-annual meeting at Pittsburgh, Pa., on Tuesday, Wednesday and Thursday, June 10, 11 and 12. This is to be a meeting in co-operation with the annual convention of the National District Heating Association, and will embrace a joint session, a joint banquet, and a joint excursion to the McKeesport Works of the National Tube Co., involving a trip to the works and back on an excursion steamboat on the Monongahela River. Certain sessions of the meeting of the society will be held at the auditorium in the Bureau of Mines Laboratories, at which the Research Bureau of the society is located. The headquarters of the meeting will probably be located at the William Penn Hotel, which has been selected by the National District Heating Association for both its headquarters and the exhibit hall.

### Building for Trade Associations.

To house trade associations, of which there are 800 in the country, with 80 per cent having headquarters in New York, plans are being formulated for the construction of a new building west of Fifth avenue, between Forty-third and Forty-fourth streets, New York, to be known as the National Association Building. Advantages will be its proximity to railroad terminals, subways and elevated roads, thirteen large hotels, six prominent banks and twelve leading clubs. The close grouping of associations of related industries serves to facilitate co-operation. An arcade connecting the two boundary streets will make the ground floor useful for show rooms. William C. Brinton, 17 West Forty-fourth street, New York, is consulting engineer for the project.

### PERSONAL AND TRADE NOTES.

**Andrew J. Robinson Company**, building contractors, have moved their offices from 123 East 23d street to 15-17 West 38th street.

**Binder Concrete & Construction Co.** recently moved its office from 35 Clarkson street to the Temple Bar Building, 44 Court street, Brooklyn.

**American Iron & Steel Institute** will hold its next meeting Friday and Saturday, May 23 and 24, at the Hotel Pennsylvania, New York City.

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

**Bunn & Nase, Inc.**, general contractors, announce their retirement from business on May 1, and take this opportunity to thank their friends in the architectural and building fraternity for their confidence and cooperation during the past twenty-six years. H. C. Bunn will maintain an office at 1123 Broadway.

**Craemer Nail & Supply Co.**, New York, has discontinued acting as sales agent for the American Steel Co., Pittsburgh, whose wire nails it has sold in the New York market for the past six years. Henry Craemer, president of the company, who has been in the nail business in New York for thirteen years, will continue in it as an independent merchant, and the Craemer Nail & Supply Co. will buy and sell for its own account hereafter, instead of selling as agent.

**William C. Durrant**, president of the General Motors Corporation, has bought from the Deal Syndicate a large plot at Deal, N. J., on Ocean avenue. Although no definite announcement has yet been made, it is anticipated that Mr. Durrant has in mind the construction of a handsome private residence.

# CURRENT BUILDING OPERATIONS

ALTHOUGH the past week in the local building situation has brought forth no feature of outstanding importance, the trade opinion is gradually crystalizing to the effect that a tremendous structural movement is about to start and that for many mouths to come the building fraternity not only of the Metropolitan district, but of the entire country, will have all of the work possible to handle with efficiency. Planning activity in the offices of New York City architects and engineers continues on a large scale, and what is of even greater importance, these plans are being turned over to contractors for estimates and numerous contracts for new projects are being awarded despite the elevated price levels of building materials and the existing high wage scales.

Throughout the building industry a lower level of material prices is now looked upon as most impossible for some years to come and the attitude of the builders has to a large extent influenced property owners who were waiting for concessions in material prices and wage scales to an extent that would decrease the cost of construction, have about decided that nothing is to be gained by further waiting and are making preparations for starting their contemplated building operations. The result has recently been seen in more numerous and larger building contracts awarded, a growing list of projects figuring and a tremendous volume of contemplated construction for which sketches and working drawings are being prepared.

The growing shortage of housing accommodations for people of moderate means and the agitation over the rent profiteering situation has brought the speculative and investment building interests into the field again and from now on the operations of this character are likely to increase rapidly in number. Although as yet not much building of a speculative nature has been started there are signs of considerable to be undertaken within the next few months, and the outlook is steadily improving.

Brooklyn and Queens are leading in the speculative building program according to reports of the local bureaus of buildings, and the Bronx will not be far behind. In the latter borough the list of large apartment house projects to be started in the near future is steadily growing, and by the beginning of the summer a large percentage of the multi-

family house construction will undoubtedly have been commenced.

Local building material and supply markets are now reflecting the activity of the building situation generally. Both manufacturers and dealers are confident that the coming months will prove to be a period of extreme activity. The price situation is well in hand and for the most part levels are stabilized. There is no apparent tendency to make important changes in material prices at this time, and as the architects and owners of property who contemplate improvements realize that the existing building costs will not be reduced a great volume of new building work will be released.

**Common Brick.**—The wholesale market for Hudson River common brick is shaping up in a manner satisfactory to both manufacturers and dealers. The past week has been a period of fairly active business, with fifteen cargoes taken out of the market for distribution to various points in the Metropolitan district. The price is firm at \$15 a thousand to dealers in cargo lots, and although there has been some rumors of increases to be made in the future no definite announcement of higher brick prices has been made. The demand for brick is growing and is reflecting the improvement of the entire building situation in the East. Inquiries are numerous and the outlook bright.

## 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 1,000:

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

Hudson River, best grades...	\$15.00 to	—
Hudson River, "off loads"....	—	to —
Raritan .....	No quotation	
Second hand brick, per load of 1,500 delivered.....	15.00 to	—
<b>Face Brick</b> —Delivered on job in New York:		
Rough Red .....	\$37.00 to	—
Smooth Red.....	37.00 to	—
Rough Buff.....	42.00 to	<b>\$43.00</b>
Smooth Buff.....	42.00 to	<b>43.00</b>
Rough Gray.....	45.00 to	<b>46.00</b>
Smooth Gray.....	45.00 to	<b>46.00</b>
Co.'sials .....	25.00 to	—

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

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

1½ in., Manhattan deliveries, per cu. yd. ....	<b>\$3.25</b>
Bronx deliveries.....	<b>3.50</b>
¾ in., Manhattan deliveries.....	<b>3.25</b>
Bronx deliveries.....	<b>3.50</b>

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

**Grit**—Delivered at job site in Manhattan and Bronx: Manhattan deliveries..... **\$2.25** Bronx deliveries..... **2.50**

**Hollow Tile**—

Exterior—not used in Manhattan; quotations only on specific projects. Interior—Delivered at job site in Manhattan, south of 72d street.

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

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

**Lath**—

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

**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Finishing Lime (Standard in 300 lb. barrel)..... **\$3.70 per bbl.** Common Lime (Standard 300 lb. barrel)..... **2.50 per bbl.** Hydrate Finishing, in cloth bags .....

**Plaster**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Neat Wall Cement, in cloth bags .....

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# MATERIALS AND SUPPLIES

**Summary.**—Transactions in the North River brick market for the week ending Friday, May 2, 1919. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 9; Sales, 15. Distribution: Manhattan, 3; Brooklyn, 9; Bronx, 1; New Jersey points, 2.

**Face Brick.**—Considerable new demand has developed as a result of the relatively large amount of new construction recently placed under contract. The work is for locations in Greater New York and the nearby suburban districts and is well diversified as to character. There is quite

some high class residential building actually started, with a number of costly operations soon to be released for estimates. Face brick is being used to a large extent in these projects and dealers are optimistic as to the future.

**Lumber.**—Persistent rumors of increased lumber prices are heard in the trade and it would not be at all surprising if the announcement of advances in practically all lines and grades of lumber would come soon. The high cost of production and the increased transportation charges are given as the prime reasons for the need of higher prices. The demand is increasing to some extent as a result of the large amount of small house construction in

the outlying boroughs of New York City and in the suburban districts adjacent to the city. Manufacturing consumption is also increasing and lumber dealers, both wholesale and retail, anticipate a growing volume of business all through the coming summer and autumn.

**Masons' Materials.**—Considerable new business has developed during the past week and dealers are generally well pleased with the outlook. The recent award of a number of good sized building contracts has resulted in the placement of building material orders and the amount of prospective construction that is now being figured indicates a continuation of the activity that has marked the last week or so. Prices are firm and no material changes are looked for.

**Roofing Papers.**—Demand is improving rapidly and manufacturers and dealers are confident of an exceptionally good season. The large amount of frame house construction has been the most important factor in increasing the sale of roofing and building papers, and as this type of building operation is likely to increase considerably during the next few months dealers anticipate busy times ahead.

**Window Glass.**—Trade in this line is extremely light and at the present writing there is but a slight prospect of early improvement. It has recently been predicted that all glass manufacturers will close down about May 28 until the coming autumn, while those who produce their quota before that date will undoubtedly draw their fires sooner. Prices are firm and no change in the schedule of discounts has been announced.

**Cut Nails.**—The supply is light and there is practically no prospect of improvement. The strike has reduced production to a small percentage of the normal. Quotations are as follows: Cut nails, in store, \$5.75, and carted by the jobber, \$5.85 base per keg.

**Linseed Oil.**—Shortage in the supply continues and the situation has been responsible for a slight increase in prices. Current quotations are \$1.61 per gallon for lots of five barrels or more, New York, and \$1.63 per gallon in lots of less than five barrels. There is a possibility that these figures may be reduced somewhat for deliveries during the summer months. The price situation will depend entirely upon the arrival of large supplies of flaxseed from Argentina and the demand from new building sources.

## IN THE METROPOLITAN MARKETS

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

**Plaster Board**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
27x28x1 in. ....\$0.35 each  
27x48x 1/4 in. .... 0.32 each  
32x36x 1/4 in. .... 0.21 each  
32x36x 3/8 in. .... 0.21 each  
32x36x 1/2 in. .... 0.23 1/2 each

**Sand**—  
Delivered at job in Manhattan .....On application  
Delivered at job in Bronx..On application

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

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

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

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

Base price, per M. ....\$36.00 to —  
Hemlock, W. Va., base price, per M. .... 36.00 to —  
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered) ..\$38.00 to \$42.00  
Wide cargoes ..... 52.00 to 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress lumber (by car, f. o. b. N. Y.):  
First and seconds, 1-in. ....\$70.00 to —  
Cypress shingles, 6x18, No. 1 Hearts ..... 10.00 to —  
Cypress shingles, 6x18, No. 1 Prime ..... 8.50 to —  
Quartered oak ..... to \$120.00  
Plain oak ..... to 80.00

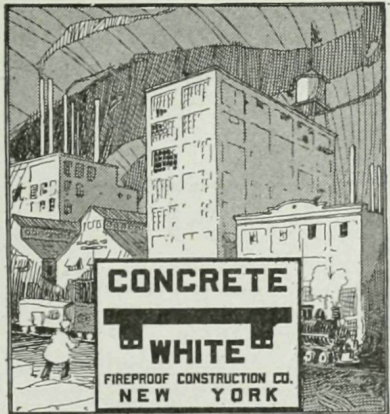
**Flooring:**  
White oak, quartered, select ..... to 67.00  
Red oak, quartered, select. .... to 67.00  
Maple No. 1. ....57.50 to —  
Yellow pine, No. 1, common flat ..... 43.00 to —  
N. C. Pine, flooring, Norfolk ..... 48.00 to —

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

**Linseed Oil**—  
City brands, oiled, 5 bbl. lots. ....\$1.61 to —  
Less than 5 bbls. .... 1.63 to —

**Turpentine**—  
Spot in yard, N. Y., per gal. ....\$0.78 to \$0.79

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

72D ST.—Emery Roth, 119 West 40th st, has completed plans for alterations to the 4-sty brick residence at 116 East 72d st, into apartments for the E. A. L. Holding Co., Edgar A. Levy, pres., 505 5th av, owner. Cost, \$5,000.

75TH ST.—Samuel Cohen, 32 Union sq, is preparing plans for alterations to the 4-sty brick residence, 20x60 ft, at 119 West 75th st, for the Waldorf Contracting Co., Saml. D. Tomback, pres., 172 East 104th st, owner and builder. Cost, \$8,500.

91ST ST.—Samuel Cohen, 32 Union sq, is preparing plans for alterations to the 4-sty brick residence, 20x65 ft, at 20 West 91st st, into apartments for R. Solove, 19 West 102d st, owner, who will soon be ready for bids on separate contracts. Cost, \$8,000.

RIVERSIDE DRIVE.—C. B. Brun, 216 West 34th st, has completed plans for alterations to the 5-sty brick and stone residence, 52x83 ft, at 110 Riverside Drive, into apartments for ten families for Estelle M. Ross, 449 Park av, owner. Cost, \$17,000. Architect will take estimates on general contract.

ISHAM ST.—Charles Kreymborg, Park av and 163d st, has completed plans for a 5-sty tenement, 100x109 ft., at the southwest corner of Broadway and Isham st for G. I. Lawrence, 2228 Broadway, owner and builder. Cost, \$80,000.

RIVERSIDE DR.—George & Edward Blum, 505 5th av, are preparing plans for alterations to the 9-sty brick and stone apartment, 75x100 ft, at 452 Riverside dr for B. Crystal & Son, 47 West st, owners and builders. Cost, about \$30,000.

### BANKS.

DELANCEY ST.—Benjamin W. Levitan, 10 East 38th st, is preparing plans for a 5-sty brick and limestone bank and office building, 22x75 ft, at 150 Delancey st, through to 96 Suffolk st, for S. W. Barasch, 77 Ridge st, owner. Cost, about \$50,000. Architect will take estimates on general contract about May 15.

### DWELLINGS.

67TH ST.—Sternor & Wolf, 569 5th av, have completed plans for remodeling the 4-sty brick and stone residence on lot 25x100 ft, at 23 East 67th st, for R. M. Littlejohn, 138 Front st, owner. Cost, approximately \$40,000.

74TH ST.—G. Atterbury and Stowe Phelps, associate architects, have completed plans for alterations to the 4-sty brick residence, 19x69 ft, at 160 East 74th st, for Charles W. Bowring, owner, on premises. Cost, about \$10,000.

80TH ST.—Harry Allen Jacob, 320 5th av, has completed plans for remodeling the 4-sty brick and stone residence, 25x60 ft, at 5 East 80th st, for the Bolton Realty & Construction Co., Lawrence Howmiller, pres., 685 Madison av. Cost, \$100,000. Bremmer Realty Co., 685 Madison av, has the general contract and will soon be ready for estimates on subs and materials.

62D ST.—J. W. O'Connor, 3 West 29th st, is preparing plans for alterations to the 4-sty brick and stone residence, 20x50 ft, at 132 East 62d st, for E. Henry Simmons, 570 Park av, owner. Cost, \$12,000. Architects will be ready for estimates on general contract about May 15.

PARK AV.—Delano & Aldrich, 126 East 38th st, have been retained to prepare plans for a 5-sty brick and stone residence at the southwest corner of Park av and 68th st, for Harold I. Pratt, 26 Broadway, owner. Details of construction will be available later.

### FACTORIES AND WAREHOUSES.

ELIZABETH ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 3-sty brick factory, 25x94 ft, at 9 Elizabeth st, for the Manhattan Spring Bed Co., owner, on premises, who will soon be ready for estimates on general contract. Cost, \$8,000.

FULTON ST.—Montgomery & Riggs, 105 West 40th st, have completed plans for a 7-sty brick storage building, 25x190 ft, at 119 Fulton st, through to 56 Ann st, for Henry Allen, 138 William st, owner. Cost, \$75,000. Architects will soon be ready for estimates on general contracts from a selected list of bidders.

43D ST.—Henry Otis Chapman, 334 5th av, is preparing plans for a 7-sty brick candy factory, 125x200 ft, at 543-551 West 43d st, through to 548-552 West 44th st, for Park & Tilford, 529 West 42d st, owners. Architects will take estimates on general contract when plans are completed.

67TH ST.—Charles Mayer, 110 West 40th st, has completed plans for a 3-sty ice manufacturing plant, 100x169 ft, in the north side of 67th st, 100 ft west of West End av, for the Commonwealth Ice Co., 7 East 42d st, owner and builder. Cost, \$70,000.

### STABLES AND GARAGES.

117TH ST.—DeRose & Cavallieri, 370 East 149th st, have completed plans for a 1-sty brick garage, 75x100 ft, at 228-234 East 117th st, for

the Vuteria Garage, 236 East 117th st, owner. Cost, \$16,000.

JANE ST.—A. E. Nast, 56 West 45th st, has completed plans for a 1-sty brick garage, 43x120 ft, at 88-90 Jane st, for Steven Scofield, 359 West 12th st, owner. Cost, \$5,000.

### STORES, OFFICES AND LOFTS.

49TH ST.—Cross & Cross, 681 5th av, are preparing plans for a 10-sty brick and stone office building on plot 33x100 ft, at 15-17 East 49th st, for Douglas L. Elliman & Co., 414 Madison av, owners. Architects will take estimates on general contract when plans are completed.

5TH AV.—Herbert J. Krapp, 114 East 16th st, has been selected to prepare plans for alterations to the 5-sty brick and stone store and office building at 309 to 311 5th av, for Edward Margolies, 19 East 33d st, owner.

10TH AV.—David Stevenson Brewing Co., 521 10th av, contemplates alterations to the 1-sty brick saloon, 25x45 ft, into stores, at the north-east corner of 19th st and 10th av, name of architect and details of construction will be available later.

WHITE ST.—W. E. Austin, 46 West 24th st, is revising plans for alterations to the 5-sty brick loft building, 25x100 ft, at 81 White st, for the U. T. Hungerford Brass & Copper Co., 80 Lafayette st, owner. Cost, approximately \$15,000.

BROADWAY.—Rouse & Goldstone, 512 5th av, have been retained to prepare plans for a 1-sty brick taxpayer, with stores, at the south-east corner of Broadway and 96th st for the Schulte Cigar Stores Co., 396 Broadway, owner.

DUANE ST.—R. A. Stewart & Co., 201 Broadway, contemplate the construction of a 7-sty brick loft and manufacturing building, 25x77 ft, at 80 Duane st. Name of architect and details of construction will be available later.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

LORING PL.—John P. Boyland, 4780 3d av, has completed plans for a 5-sty brick tenement, 37x80 ft, in the west side of Loring pl, 167 ft south of Fordham rd, for the Beckman Realty & Construction Co., John H. Beckman, pres., 2295 University av, owner and builder. Cost, \$30,000.

176TH ST.—Irving Margon, 355 East 149th st, has prepared plans for a 5-sty brick and terra cotta apartment, 75x116 ft, in the north side of 176th st, 270 ft east of Marmion av, for owner to be announced later. Cost, about \$90,000.

CLAY AV.—Charles Schaefer, Jr., 529 Courtland av, is preparing plans for a 6-sty brick and limestone apartment, 65x80 ft, at the north-east corner of Clay av and 167th st, for A. T. Schwartzler, 369 East 167th st, owner and builder. Plans will be completed and ready for bids on materials and sub-contracts about May 10.

CRESTON AV.—Charles Kreymborg, 163d st and Park av, has completed plans for two 5-sty brick tenements, 62x88 ft, on the west side of Creston av, 115 ft south of Wormsido av, for the P. H. Construction Co., Philip Hershowsky, pres., 1817 Prospect av, owner and builder. Total cost, \$125,000.

VYSE AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty brick apartment, 75x88 ft, on the east side of Vyse av, 130 ft north of 174th st, for the Valhalla Corp., Jacob Pederson, pres., 148th st and 3d av, owner and builder. Cost, approximately \$100,000.

GRAND AV.—Charles Kreymborg, Park av and 163d st, has completed plans for two 5-sty brick tenements, 90x96 ft and 80x94 ft, at the northwest corner of Grand av and 188th st for the Edward Waters Building Co., 2401 Walton av, owner and builder. Total cost, \$170,000.

### DWELLINGS.

CASANOVA ST.—DeRose & Cavallieri, 320 East 149th st, have completed plans for a 2-sty brick dwelling, 25x48 ft, in the east side of Casanova st, 108 ft south of Eastern blvd, for Joseph Lisanti, 2917 8th av, owner and builder. Cost, \$6,000.

NETHERLAND AV.—Charles F. Peck, 7 East 42d st, has plans in progress for a 2½-sty frame dwelling, 26x34 ft, at the northwest corner of Netherland av and 230th st, for Steven D. Ayers, 503 5th av, owner. Cost, \$10,000. Architect will soon take estimates on general contract.

WHITE PLAINS RD.—Plans have been prepared privately for two 1-sty frame dwellings, 18x43 ft, on the west side of White Plains rd, 145 ft south of Watson av, for the Wm. A. Taylor Contracting Co., 824 Morris av, owner and builder. Cost, \$3,000.

### FACTORIES AND WAREHOUSES.

FORDHAM RD.—Samuel J. Kessler, 529 Courtland av, has completed plans for a 2-sty brick ice manufacturing plant, 122x190 ft, in west side of Fordham rd, Cedar av and Landing rd for Albert J. Schwarzler, 369 East 167th st, owner and builder. Cost, \$45,000.

153D ST.—Edward J. Byrne, 346 East 158th st, has completed plans for a 1-sty brick shop, 92x100 ft, in the south side of 153d st, 100 ft east of Courtland av, for Robert J. Morehead, 311 East 200th st, owner and builder. Cost, \$10,000.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

AV H.—A. W. Pohl, 261 Broadway, is preparing plans for a group of 4-sty brick and limestone apartments, 50x100 ft each, on Av H, 21st and 22d sts, for the Wood Harmon Co., 261 Broadway, Manhattan, owner. Cost, approximately \$900,000.

CLARK ST.—Wm. T. McCarthy, 16 Court st, has completed plans for alterations to the 4-sty brick tenement in the north side of Clark st, Columbia Heights to Furman st, for Joseph Arascandola, 278 Saskett st, owner. Cost, about \$10,000.

SHEFFIELD AV.—Edward M. Adelson, 1778 Pitkin av, has completed plans for a 4-sty brick tenement, 70x87 ft, with stores at the northwest corner of Sheffield and Levonia av, for the Sheffield Building Co., 148 Pennsylvania av, owner and builder. Cost, \$50,000.

WEST 32D ST.—Charles M. Straub, 147 4th av, Manhattan, has completed plans for a 4-sty brick tenement, 40x94 ft, in the east side of West 32d st, 180 ft south of Mermaid av, for the Eagle Realty & Construction Co., 132 Henry st, N. Y. City, owner and builder. Cost, about \$23,000.

PROSPECT PARK WEST.—William Hamlin Childs, 17 Battery pl, Manhattan, has recently purchased property at the northwest corner of Prospect Park West and President st, and contemplates the construction of a 12-sty brick and stone apartment house. Name of architect and details in construction will be available later.

SHEFFIELD AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 4-sty brick apartment, 70x86 ft, on the west side of Sheffield av, 70 ft north of Levonia av, for the Sheffield Building Co., 148 Pennsylvania av, owner and builder. Cost, about \$40,000.

**DWELLINGS.**

EAST 57TH ST.—A. Farber, 1746 Pitkin av, is preparing plans for two 2-sty brick dwellings, 18x20 ft, with garages, in East 57th st, for owner and builder to be announced later. Cost, about \$10,000.

EAST 4TH ST.—Frederick J. Dassau, Broadway and Gates av, has completed plans for a 2½-sty frame dwelling, 25x36 ft, in the east side of East 4th st, 105 ft north of Av J, for the Realty Sales Corp., 1409 Av J, owner and builder. Cost, \$6,000.

82D ST.—Charles Olsen, 1220 54th st, has completed plans for five 2½-sty frame and stucco dwellings, 18x42 ft, in the south side of 82d st, 100 ft east of 10th av, for the Audsten Building Co., 860 53d st, owner and builder. Total cost, \$26,000.

15TH ST.—Slee & Bryson, 154 Montague st, are preparing plans for a 2½-sty frame and stucco residence, 26x43 ft, in the west side of East 15th st, for Judson H. Page, 189 Montague st, owner and builder. Cost, \$10,000.

CLINTON AV.—Slee & Bryson, 154 Montague st, have completed plans for alterations and additions to the 5-sty brick and stone residence on the west side of Clinton av, 405 ft north of DeKalb av, for W. B. Greenman, 350 Fulton st, owner and builder. Cost, \$10,000.

MANSFIELD PL.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 22x21 ft, in the west side of Mansfield pl, 260 ft south of Av L, for Otto W. Walter, 789 East 17th st, owner and builder. Cost, \$7,000.

EAST 3D ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2½-sty frame dwellings, 20x38 ft, in the west side of East 3d st, 378 ft south of Av F, for the Avondale Building Co., 1469 President st, owner and builder. Total cost, \$16,000.

NEW JERSEY AV.—Morris Rothstien, 197 Snediker av, has plans in progress for six 2-sty brick dwellings, 20x54 ft, on the east side of New Jersey av, 50 ft north of Levonia av, for A. Sagalowitz, 577 Snediker av, owner and builder. Cost, \$6,000 each.

EAST 9TH ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a ½-sty frame and stucco dwelling, 20x42 ft, in the east side of East 9th st, 100 ft north of Av K, for I. Bergs, 735 Flatbush av, owner and builder. Cost, \$6,000.

81ST ST.—Philip Caplan, 16 Court st, has about finished plans for six 2½-sty frame dwellings, 20x45 ft, in the south side of 81st st, 300 ft east of 19th av, for the C. U. Improvement Co., 8729 Bay 16th st, owner and builder. Cost, \$6,000 each.

48TH ST.—Samuel L. Malkind, 1270 5th av, has prepared plans for a 2½-sty frame and stucco dwelling, 26x53 ft, in the south side of 48th st, 100 ft east of 4th av, for Mrs. Lillian Schoenfeld, 4205 15th av, owner. Cost, \$9,000. Architect builds and is ready for estimates on materials and sub-contracts.

83D ST.—Charles Olson, 1220 54th st, has finished plans for four 2-sty brick dwellings, 20x44 ft, in the north side of 83d st, 433 ft west of 5th av, for Charles Lucke, 658 68th st, owner and builder. Total cost, \$28,000.

TABOR COURTS.—Charles Tabor, 550 Lincoln pl, has completed plans for 100 2-sty brick dwellings, 18x56 ft, in the east and west sides of Tabor Court, between 62d and 63d sts, for

the Tabor Homes Co., Inc., 261 Broadway, Manhattan, owner and builder. Total cost, \$400,000.

HINSDALE ST.—M. Weinstein, 91 Utica av, has completed plans for a 2-sty brick residence, 20x54 ft, in the west side of Hinsdale st, 360 ft north of Hegeman av, for N. Gottsman, 660 Hinsdale st, owner and builder. Cost, \$7,500.

EAST 17TH ST.—Koch & Wagner, 32 Court st, have completed plans for alterations and additions to the 3-sty brick residence at the north-east corner of East 17th st and Avenue H, for Victor R. Hess, 827 East 17th st, owner.

EAST 3D ST.—M. A. Cantor, 373 Fulton st, has completed plans for six 2½-sty frame dwellings, 20x38 ft, in the east side of East 3d st, south of Av F, for the Avondale Building Co., 1469 President st, owner and builder. Total cost, \$46,000.

**FACTORIES AND WAREHOUSES.**

GRAND ST.—F. V. Laspia, 525 Grand st, has completed plans for a 1-sty brick storage building, 26x34 ft, in the north side of Grand st, 16 ft east of Vandervoort av, for William Simmons, 382 Metropolitan av, owner and builder. Cost, \$8,000.

GRAND ST.—F. V. Laspia, 525 Grand st, has completed plans for a 1-sty brick warehouse, 30x131 ft, at 161-165 Grand st, for Wm. Simmons, 382 Metropolitan av, owner and builder. Cost, \$15,000.

ROCKAWAY AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick fac-

tory, 300x200x400 ft, on Rockaway av, near Church av, for the Hudson Bag Co., 373 Fulton st, owner.

FLUSHING AV.—L. Hirsch & Sons, 220 Varet st, contemplate the construction of a 4-sty brick factory building, 100x100 ft, at the corner of Flushing av and Thames st. Cost, \$100,000. Name of architect and details of construction will be available later.

HUMBOLDT ST.—Charles Kreyborg, Park av and 163d st, Bronx, has completed plans for a 1-sty brick shop, 95x104 ft, on the west side of Humboldt st, 114 ft south of Greenpoint av, for C. C. Miller and F. M. Langtry, 425 Greenpoint av, owners and builders. Cost, \$20,000.

MANSFIELD PL.—B. C. Block, 18 41st st, has completed plans for a 3-sty frame residence, 23x47 ft, in the east side of Mansfield pl, 287 ft north of Av K, for Albert B. Dietrich, 574 Argyle rd, owner and builder. Cost, \$15,000.

MONTGOMERY ST.—Slee & Bryson, 154 Montague st, have completed plans for four 2-sty brick dwellings, 20x60 ft, in the south side of Montgomery st, 100 ft east of Ludlow pl, for William Seiderman, 361 Fulton st, owner and builder. Total cost, \$55,000.

41ST ST.—Plans will be prepared privately for a factory building, 200x340 ft, at the corner of 41st st and 2d av for the Shipley Construction and Supply Co., Columbia and Warren sts, owner. Details will be available later.

HOPKINS ST.—Walter B. Wills, 1181 Myrtle

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BROOKLYN, N. Y.

av, has completed plans for a 4-sty reinforced concrete candy factory, 90x115 ft, at 21-23 Hopkins st for the Trop Chocolate Co., 14 Hopkins st, owner.

### STABLES AND GARAGES.

20TH ST.—H. M. Entlich, 432 South 5th st, has completed plans for a 1-sty brick garage, 30x64 ft, in the north side of 20th st, 70 ft west of 3d av, for Isaac Fries, 677 3d av, owner and builder. Cost, \$4,000.

6TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of 6th av and 62d st, for the Pecker Iron Works, 551 Rockaway av, owner and builder. Cost, \$25,000.

SNYDER AV.—M. A. Cantor, 373 Fulton st, has prepared plans for a 1-sty brick garage, 92x198 ft, on the north side of Snyder av, 212 ft east of Flatbush av, for the Realty Construction Co., P. Glickman, president, 44 Court st, owner and builder. Cost, \$50,000.

ST. JOHNS PL.—W. T. McCarthy, 16 Court st, has completed plans for a 1-sty brick garage, 235x127 ft, in the south side of St. Johns pl, 333 ft east of Classon av, for Thomas S. Martin, 16 Court st, owner. Cost, \$75,000.

### THEATRES.

ST. JOHNS PL.—R. Thomas Short, 370 Macon st, has finished plans for a 2-sty brick and terra cotta moving picture theatre, 100x140 ft, seating approximately 1,700, in the south side of St. Johns pl, 70 ft west of Utica av, for Isaac Miller, 1663 Union st, owner. Cost, approximately \$150,000.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Plans are being prepared privately for 50 4-sty brick and stone flats on the west side of Queens Blvd, facing Bowers Bay rd, for the Mathew Model Flat Co., Jackson av and 18th st, Long Island City, owner and builder.

#### BANKS.

LONG ISLAND CITY.—R. G. Ecob and Theodore C. Visscher, associated architects, 299 Madison av, Manhattan, have been retained to prepare plans for 3-sty brick and stone bank building, 80x100x70 ft, at Queensboro Bridge Plaza, Hunter av and Academy st, for the Long Island City Savings Bank, David G. Morrison in charge, Bridge Plaza, L. I. City. Details will be available later.

#### DWELLINGS.

WOODHAVEN, L. I.—max Hirsch, 215 Montague st, Brooklyn, has prepared plans for a 2½-sty frame dwelling, 26x32 ft, on the west side of Waterbury av, 360 ft south of Brandon av, for Wm. H. and Ethel C. Arnold, 4028 Brandon av, owner. Cost, \$8,000.

FOREST HILL GARDENS, L. I.—George J. Woehrlin, 1502 President st, Brooklyn, has completed plans for two 2½-sty brick dwellings, 16x56 ft, in the east side of Bow st, 122 ft south of Middleway pl, for Adam Reinhardt, 1041 Trinity av, the Bronx, owner and builder. Total cost, \$19,000.

MASPETH, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has prepared plans for a 2-sty frame dwelling, 20x55 ft, on the east side of Clermont av, 104 ft north of Grand st, for Nelly Koslowska, 139 Willow av, Maspeth, owner. Cost, \$4,500.

HOWARD BEACH, L. I.—Herman Fritz, New Bldg., Passaic, N. J., has completed plans for a 2-sty frame dwelling, 27x27 ft, in the east side of Deer st, 260 ft north of Flynn av, for J. C. McCullough, Howard Beach, L. I., owner and builder. Cost, \$3,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x37 ft, in the east side of 107th st, 100 ft south of Jerome av, for David Corwind, 4277 Beaufert st, Richmond Hill, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have finished plans for 26 2-sty frame dwellings, 20x30 ft, on the west side of Greenwood av, northwest corner of Suwanee av, for the Wm. R. Gibson Co., 776 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$93,500.

FAR ROCKAWAY, L. I.—J. H. Cornell, Inwood, L. I., is preparing plans for a 2½-sty brick residence, 31x67 ft, at the corner of 20th av and Shaw drive, for W. Sheer, owner, care of architect. Cost, about \$15,000.

ST. ALBANS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 35x24 ft, in the east side of Herkimer st, 100 ft south of Rutland st, for F. J. Fellows, Crestwood av, Hollis, L. I., owner and builder. Cost, \$5,500.

ST. ALBANS, L. I.—Wm. C. Winters, 106 Van Sielen av, Bklyn, has finished plans for a 2½-sty frame dwelling, 18x35 ft, in the east side of Sterling pl, 280 ft north of St. Marks av, for Anthony Rosalia, 2952 Fulton st, Jamaica, owner and builder. Cost, \$3,000.

EDGEMERE, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 18x32 ft, at the southwest corner of Beach 49th st and the Boulevard, for J. Ochs, Elizabeth av, Arverne, L. I., owner and builder. Total cost, \$6,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 24x25 ft, on the north side of Hollis av, 40 ft east of Crystal st, for Grace R. Stewart, Bellaire Gardens, L. I., owner and builder. Cost, \$5,000.

LONG ISLAND CITY.—R. George Smart, 175 Yaphank, Woodhaven, L. I., has completed plans for a 2-sty brick dwelling, 20x50 ft, with garage, on the west side of 17th av, 100 ft north of Grand av, for John Kohout, on Grand av and 17th st, owner and builder. Cost, \$5,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2½-sty frame dwelling, 26x26 ft, in the east side of Hollis Court Blvd, 194 ft south of Marlborough rd, for B. Shawley, Ozone Park, L. I., owner and builder. Cost, \$5,500.

EDGEMERE, L. I.—Plans have been prepared privately for ten 1-sty frame dwellings, 16x32 ft, in the east side of Beach 40th st, 200 ft south of the Boulevard, for S. Silver, 513 West 149th st, New York City, owner and builder. Total cost, \$15,000.

ELMHURST, L. I.—Charles Hendry, 70 Baxter av, Elmhurst, has completed plans for a 2½-sty frame dwelling, 25x50 ft, in the south side of Hampton st, 235 ft west of Britton av, for Antonio Genovese, 195 Chrystie st, Manhattan, owner and builder. Cost, \$9,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 16x35 ft, on the east side of New York av, 60 ft north of Pacific st, for M. Carbota, 125 Shore av, owner and builder. Cost, \$3,500.

EDGEMERE, L. I.—Plans have been prepared privately for eight 1-sty frame dwellings, 18x32 ft, in the west side of Beach 40th st, 200 ft south of the Boulevard, for L. Kolin, Boulevard and Meredith av, Arverne, L. I., owner and builder. Total cost, \$12,800.

WOODHAVEN, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 18x41 ft, on the north side of Chichester av, 361 ft east of Oxford av, for Wm. Nielson, 446 Woodland av, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—J. D. Geddes, 4481 Fulton st, Richmond Hill, has completed plans for three 2½-sty frame dwellings, 16x38 ft, in the west side of Ferris st, 27 ft north of Ferris st, for A. J. Cobb, Hopkins court, Woodhaven, L. I., owner and builder. Total cost, \$11,000.

RICHMOND HILL.—H. E. Haugaard, Richmond Hill, L. I., has finished plans for two 2-sty frame dwellings, 16x38 ft, in the east side of Walnut st, 160 ft south of Chichester av, for F. E. Armstrong, Spruce st, Richmond Hill, owner and builder. Total cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being prepared privately for a 1-sty brick factory, 30x120 ft, at Borden av and Creek st for the Cole Duncan Boiler Co., 15 Clay st, Brooklyn, owner. Plans will be completed and ready for bids on materials and sub-contracts about May 8.

#### HALLS AND CLUBS.

BAYSIDE, L. I.—James Gamble Rogers, 367 Lexington av, Manhattan, is preparing preliminary sketches for additions to the 2½-sty frame club house at Bay Side, L. I., for the Oakland Golf Club, Rocky Hill rd, Bayside, L. I., owner. Details will be available later.

#### Richmond.

##### HOMES AND ASYLUMS.

NEW DORP, S. I.—York & Sawyer, 50 East 41st st, Manhattan, will prepare plans for a 3-sty hollow tile stucco and Indiana limestone nurses' home, 80x160 ft, at New Dorp, S. I., for St. Johns Guild, 103 Park av, Manhattan, owner. Cost, about \$150,000. Details will be available later.

#### Nassau.

##### DWELLINGS.

LYNBROOK, L. I.—J. Kern, Lynbrook, L. I., is preparing plans for three 2½-sty frame dwellings at the corner of Hempstead av and Broadway, for Mrs. Lehman, Hempstead av and Merrick rd, owner. Total cost, \$15,000. Architect will be ready for estimates on sub-contracts about May 6.

FREEMPORT, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x40 ft, on Long Beach av near Whaley st, for B. D. Doman, 178 Whaley st, owner and builder. Cost, \$5,000.

#### Westchester.

##### DWELLINGS.

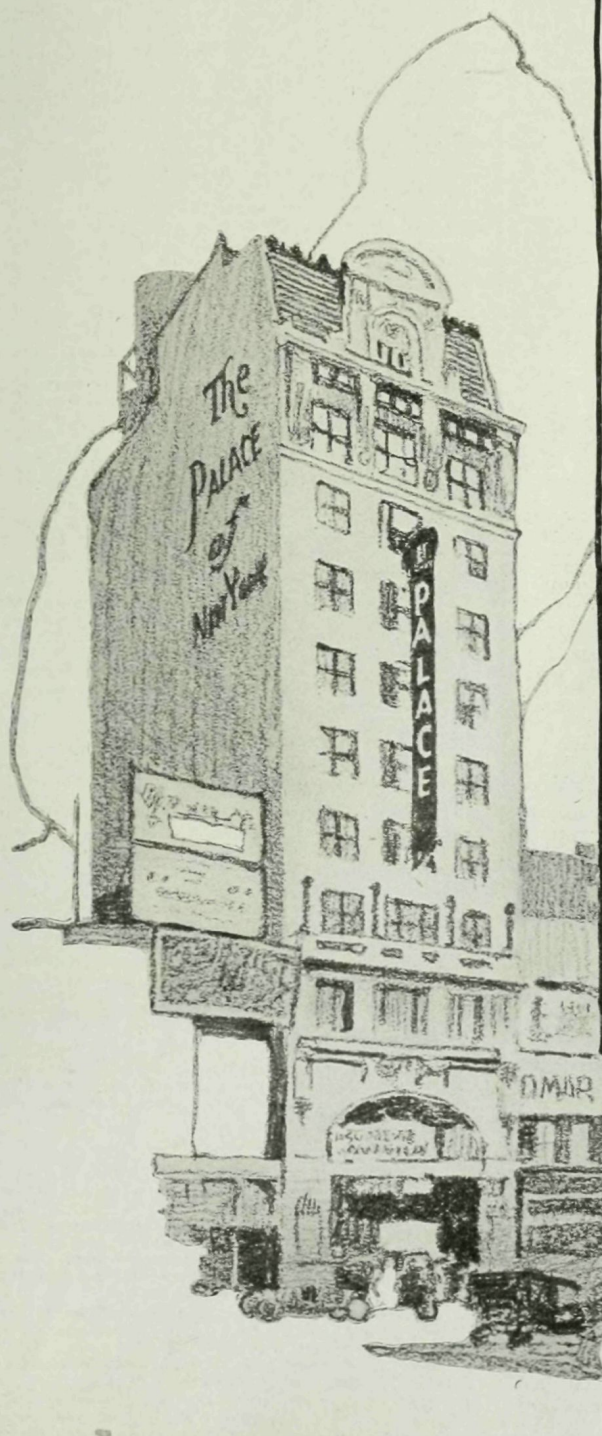
NEW ROCHELLE, N. Y.—L. L. Barnard, 46 Lawton st, has finished plans for two 2½-sty frame dwellings, 32x36 ft, for Jere Millman, 286 Main st, owner. Total cost, \$8,500. Rehstab Bros., Sylvan pl, have the mason contract, and B. J. Hines, 116 Main st, contract for carpenter work.

HARTSDALE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, is preparing plans for a 2½-sty frame residence, 25x40 ft, at Hartsdale, N. Y., for Dr. Ralph Ryan, Scarsdale, N. Y., owner. Cost, \$10,000.

BRONXVILLE, N. Y.—C. A. Lupprian, 180 Maine st, New Rochelle, N. Y., is preparing plans for three 2½-sty frame dwellings, 40x49



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ft. on Kraft av for W. F. Kraft, Cedar st, Bronxville, owner. Cost, \$14,000 each.

#### MUNICIPAL.

LARCHMONT, N. Y.—Frank A. Moore, 52 Vanderbilt av, Manhattan, is preparing sketches for a 2-sty brick and stone village building at Larchmont, N. Y., for the Village of Larchmont, Edward C. Griffin, pres., A. B. Wakeman, clerk. Details will be available later.

#### New Jersey.

##### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, has completed plans for a 4-sty brick and limestone apartment, 25x81 ft, with stores, at 199 Prince st, for Samuel Levine, owner, on premises, who will soon be ready for estimates on general contract. Cost, \$25,000.

PASSAIC, N. J.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have about finished plans for a 4-sty brick and limestone apartment, 43x116 ft, at the northeast corner of Academy and Prospect sts, for the Valley Realty Co., Philip Simons, 585 Main st, Passaic, owner and builder. Cost, \$35,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x64 ft, at 180 Ridgewood av, for S. A. Cohen, 172 Ridgewood av, owner and builder. Cost, \$12,000.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for a 3-sty frame flat, 33x59 ft, at 333-335 Peshine av for Israel Rosenberg, southeast corner of Runyon st and Peshine av, owner. Cost, \$14,000.

NEWARK, N. J.—Wm. D. Marsh, 45 Clinton st, is working on preliminary plans for a 4-sty brick and stone apartment, 50x70 ft, to be con-

structed in the Roseville section, at a cost of approximately \$60,000. Exact location and name of owner will be available later.

#### BANKS.

VERONA, N. J.—Plans have been prepared privately for a 2-sty brick bank building, 30x50 ft, on Bloomfield av, for the Verona National Bank, 360 Bloomfield av, owner. Cost, \$20,000. Owners will be ready for estimates on general contract about May 21.

#### DWELLINGS.

BLOOMFIELD, N. J.—Plans have been prepared for a 2½-sty frame sty dwelling, 21x32 ft, on Newark av, for Frank Tabner, Newark av, owner and builder. Cost, \$6,000.

HACKENSACK, N. J.—Ernest E. Twist, 46 Rutgers pl, Passaic, N. J., is preparing plans for a 2½-sty claytex hollow tile and stucco dwelling and garage at Hackensack, N. J., for owner to be announced later.

EAST ORANGE, N. J.—Plans have been prepared privately for four 2½-sty frame dwellings, 24x26 ft, 11-21 Everett st, for the Henton Co., Henry Miller, pres., 564 Main st, East Orange, owner and builder. Cost, \$5,000 each.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for two 2½-sty frame dwellings, 23x31 ft, in Carolyn rd near Fullerton av, for the Williams Realty Co., Robert H. Williams, pres., 271 Bloomfield av, owner and builder. Cost, \$8,000 each.

BLOOMFIELD, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for two 2½-sty frame dwellings, 24x28 ft, in Fulton st, for Philip J. Bowers & Co., 199 Market st, Newark, N. J., owners and builders. Cost, \$1,500 each.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has prepared plans for a 2-sty brick dwelling, 24x34 ft, on Orient av, for Joseph Margulies, 216 Linden av, owner and builder. Cost, \$6,000.

ELIZABETH, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 22x34 ft, on Jersey av and Murray st, for Jacob H. Hoffman, 528 Marshall st, Elizabeth, owner and builder. Cost, \$5,000 each.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x29 ft, at 157 Morrirstown rd, for Florenz B. Behm, 32 Orchard st, owner and builder. Cost, \$4,500.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, has prepared plans for a 2½-sty frame residence, 32x36 ft, in Broad st, for Paul Hunglemann, 342 West Jersey st, Elizabeth, owner. Cost about \$9,000.

ROCHELLE PARK, N. J.—Herman Fritz, News Building, Passaic, has prepared plans for ten 2½-sty frame dwellings, 24x26 ft, at Rochelle Park for Herman Wagner, owner and builder, on premises. Cost, \$4,500 each.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, has completed plans for four 2½-sty frame dwellings, 24x26 ft, at Elizabeth, N. J., for the Consolidated Corp., Edward J. Brassman, president, 208 Broad st, Elizabeth, owner and builder. Cost, \$4,500 each.

#### FACTORIES AND WAREHOUSES.

NEWARK.—Preliminary plans are being prepared privately for a warehouse to be constructed at the southeast corner of Sherman av and Peddie st, for Lasher and Lathrop, 29 Lafayette st, Manhattan, owners. Details of construction will be available later.

NEWARK, N. J.—Plans will be prepared privately for a factory to occupy the block bounded by Runyon st, Hillside and Belmont avs and the Pennsylvania Railroad, for the Independent Lamp and Wire Co., 1733 Broadway, Manhattan, owner. Further details will be available later.

#### STABLES AND GARAGES.

NEWARK.—M. J. Nadel, Union Bldg., has completed plans for a 1-sty brick garage, 50x100 ft, at 469-471 South 17th st, for David Mazen, 470 South 17th st, owner and builder. Cost, \$10,000.

NEWARK, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, has completed plans for a 1-sty brick garage, 38x105 ft, in Mercer st, for Israel Cohen, 36 Mercer st, owner, who will take estimates on separate contracts. Cost, about \$15,000.

#### HOSPITALS AND ASYLUMS.

PHILLIPSBURG, N. J.—The Warren County Memorial Hospital Association, George W. Smith, chairman, 136 Chambers st, Phillipsburg, contemplates the erection of a brick hospital to cost about \$150,000. Name of architect, exact location and details of construction will not be available for some time.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frank Grad, 245 Springfield av, has completed plans for a 4-sty brick and limestone store and loft building, 74x92 ft, at 439-441 Orange st, corner of North 4th st, for Frank Rabinowitz, care of Gross & Gross, 800 Broad st, owner. Cost, about \$50,000.

#### CONTRACTS AWARDED.

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

#### BANKS.

MANHATTAN.—Hogson Bros., 485 5th av, have the general contract for alterations and extensions to the brick and stone bank building at 341 Bowery, for the Drydock Savings Bank, owner, on premises. Cost, about \$70,000. Plans were prepared privately.

#### CHURCHES.

BROOKLYN.—Rangeley Construction Co., 405 Lexington av, have the general contract for a 1-sty brick and stone synagogue, 100x100 ft, at the corner of Benson and 21st avs, for the Congregation Sons of Israel, Lewis Wintner, Chairman Building Committee, 9625 21st st. Plans were prepared by Emery Roth, 119 West 40th st, Manhattan, architect. Cost, \$70,000.

#### DWELLINGS.

MANHATTAN.—John Lowry, Jr., 8 West 40th st, has the general contract for alterations to the 4-sty brick residence, 20x83 ft, at 17 East 75th st, for Wm. Beard, 184 Clinton av, Brooklyn, owner, from plans by Howard Major, 599 5th av, architect. Cost, about \$20,000.

MANHATTAN.—Jacob & Youngs, Inc., 120 West 32d st, have the general contract for alterations to the 4-sty brick residence, 16x50 ft, at 138 East 55th st, for Mrs. Henry Wise Miller, 47 East 45th st, owner, from privately prepared plans. Cost, \$7,500.

NEW ROCHELLE, N. Y.—Thomas Smith & Son, 37 Morris st, New Rochelle, has the general contract for a 2½-sty brick addition to the residence in Beachmont Park, for Irving Hanson, 136 Madison av, Manhattan, owner, from plans

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At this time it is of interest to recall that after the Civil War the Gibbons Company took part in the reconstruction and building of that period, keeping steady pace with the industrial growth of the city of Brooklyn and being responsible for many of its landmarks in the building field.

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In the present great war, the Quartermaster's Department, having the records of the company in the Spanish-American War before it, entrusted to the Gibbons Company the greatest part of the construction of barracks for both army and navy in and about the port of New York.

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In its business activities the Gibbons Company has won a place second to none, and by keen competition and long experience has been enabled to reduce the cost of remodeling and construction, assuring the best of workmanship, maintaining a quality and affording a service which has never disappointed a client.

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In the spirit of responsibility, friendly interest and co-operation, we extend our greetings to all those in Greater New York who are interested in construction, assuring them that as we have conducted ourselves in the past, so shall we do in the future, pressing ever forward to the attainment of that PERFECTED SERVICE which has been our ideal for the past half century.

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by Phil. Rucker, 15 East 40th st, Manhattan, architect.

KNOLLWOOD, N. Y.—Gillies Campbell Co., 101 Park av, Manhattan, has the general contract for alterations and extensions to the 2½-sty frame residence, 30x60 ft, at Norwood, for Henry Evans, owner, on premises, from plans by Augustus M. Allen, 2 West 45th st, Manhattan, architect. Cost, about \$25,000.

NEW BRUNSWICK, N. J.—George Rule, 71 John st, New Brunswick, has the general contract for a 2½-sty frame residence, 30x90 ft, at New Brunswick, N. J., for George W. Bumstead, owner, from plans by Frank A. Newman, 1123 Broadway, Manhattan, architect.

CLIFTON, N. J.—Albert Soltis, 106 Bergen av, Clifton, N. J., has the general contract for a 2½-sty frame dwelling on Terrace av, for Anthony Kominiak, 106 Birch st, Clifton, owner, from plans by Joseph De Rose, 119 Ellison st, Paterson, N. J., architect. Cost, \$5,000.

ELIZABETH, N. J.—George Compton, Lyons Farms, N. J., has the general contract for a 2½-sty frame residence, 24x34 ft, in Aberdeen st, for John B. Lord, owner, care of Charles C. May, 15 East 40th st, Manhattan, architect.

NEW ROCHELLE, N. Y.—Peterson Bros., Woodbury st, New Rochelle, has the general contract for a 2½-sty frame dwelling, 42x28 ft, on Forest av, for Robert M. H. Brown, 20 Brookside pl, New Rochelle, from plans by Wm. D. Jones, 31 Clinton st, Newark, N. J., architect.

MAPLEWOOD, N. J.—Wm. C. Orben, 20 Salter pl, Maplewood, N. J., has the general contract for a 2½-sty frame dwelling at the corner of Wyoming av and Hickory dr for Helen I. Foley, 40 Roosevelt rd, Maplewood, owner, from privately prepared plans. Cost, \$9,000.

### FACTORIES AND WAREHOUSES.

BROOKLYN.—Wm. Kennedy & Son, 215 Montague st, Brooklyn, have the general contract for a 1 and 2-sty brick bottling building, 99x85 ft, on the east side of Carlton av, 190 ft south of Fulton st, for John Bene & Sons, 641 Dean st, owners, from plans by Mortimer F. Freehoff, 405 Lexington av, Manhattan, architect. Cost, \$25,000.

LOCKPORT, N. Y.—H. D. Best Co., 949 Broadway, Manhattan, has the general contract for a 1-sty reinforced concrete and hollow tile foundry building at Lockport, N. Y., for the Jefferson Union Co., Lexington, Mass., owner, from privately prepared plans.

MARINERS HARBOR, S. I.—John Milnes Co., Richmond av, Port Richmond, S. I., has the general contract for a 1-sty brick machine shop, 51x80 ft, in the north side of Richmond terrace, opposite DeHart av, for the Brewer Drydock Co., owner, on premises. Private plans. Cost, \$16,000.

PASSAIC, N. J.—J. W. Ferguson Co., United Bank Bldg., Paterson, N. J., has the general contract for a 5-sty reinforced concrete factory building, 80x225 ft, for the New York Belting and Packing Co., 91 Chambers st, Manhattan, from plans by the Lockwood Green Co., 103 Park av, Manhattan, architect and engineer. Cost, about \$450,000.

IRVINGTON, N. J.—Edward Waldron, Inc., 665 Broad st, Newark, have the general contract for a group of 1-sty brick factory buildings, including approximately 30,000 square feet of floor space, on the south side of Lyons av, adjoining the Lehigh Valley Railroad tracks, for Goodin Reid Co., 41 Union sq, Manhattan, owner. Plans were prepared privately.

### HALLS AND CLUBS.

WHEATLEY HILLS.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for alterations to the 3-sty frame and brick club house, 96x72 ft, at Wheatley Hills, L. I., for the Wheatley Hills Golf Club, owner, from plans by M. M. O'Brien, 49 East 90th st, Manhattan, architect. Cost, about \$25,000.

### SCHOOLS AND COLLEGES.

MANHATTAN.—Clinton M. Cruikshank, 103 Park av, have the general contracts for alterations to the 4-sty brick and stone residence, 25x100 ft, at 755 Madison av for Joseph B. Barnes, owner, and the Cutler School, 51 East 61st st, lessee. Plans were prepared privately.

NEW BRUNSWICK, N. J.—Flynn Bros., 300 George st, have the general contract for alterations and additions to the 3-sty brick and reinforced concrete school at French and Lewis sts for the Board of Education of New Brunswick, A. L. Smith, president. Plans were prepared by Alex Merchant, 363 George st, architect. Cost \$36,000.

ENGLEWOOD CLIFFS, N. J.—Eyrich & Ward, 105 West 40th st, Manhattan, have the general contract for a 1-sty frame grammar school to be erected at Englewood Cliffs, N. J., for the Board of Education, J. G. Ropes, president, Wm. Norman, clerk, from plans by Ernest Sibley, Palisade, N. J., architect.

NEW BRUNSWICK, N. J.—Niewenhaus Bros., Park av and 63d st, Manhattan, have the general contract for a 1 and 2-sty brick and stone vocational school on Eastern av for the Board of Education of New Brunswick, from plans by Alex Merchant, 363 George st, New Brunswick, architect. Cost, about \$65,000.

### STABLES AND GARAGES.

RYE, N. Y.—Thomas P. Hopper Co., 101 Park av, Manhattan, has the general contract for a 2-sty local stone and frame garage, 40x90 ft, at Rye, N. Y., for Benjamin F. Johnstone, Milton rd, Rye., from plans by Lewis Colt Albro, 2 West 47th st, Manhattan, architect. Cost, \$15,000.

BROOKLYN.—Hyman Deskin, 735 Greene av, has the general contract for a 1-sty brick garage, 92x200 ft, in the north side of North 1st st, 55 ft west of Briggs av, for the Linwall Realty Co., 36 Graham av, owner, from plans by Shampam & Shampam, 50 Court st, architects. Cost, \$50,000.

MANHATTAN.—Mark Eidlitz & Son, 30 East 42d st, have the general contract for extensive alterations to the banking building at 45-47 Wall st for the U. S. Trust Co., owner, on premises, from plans by A. E. Nast, 56 West 45th st, architect. Cost, about \$40,000.

YONKERS, N. Y.—George L. Evans, Lake av Tuckahoe, has the general contract for a 1-sty hollow tile and stucco garage, 52x50 ft, in Scarsdale rd for the Hodgman Rubber Co., Tuckahoe, N. Y., owner, from privately prepared plans. Cost, \$7,000.

### STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for the 5-sty reinforced concrete and brick office and publishing building, 67x100 ft, at the northwest corner of Henry and Radd sts for the Long Island Star Publishing Co., 39 Borden av, owner, from plans by Edward Hahn, Bridge Plaza, L. I. City, architect.

## STANDARDS AND APPEALS

### Calendar.

#### HOURS OF MEETING.

Board of Standards and Appeals, Tuesdays, 10 a. m.

Board of Appeals, Tuesdays, at 1.30 p. m.

Special meetings as listed in this Calendar.

Call of Calendar, Tuesdays, at 3 p. m.

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

#### BOARD OF STANDARDS AND APPEALS.

Wednesday, May 7, 1919, at 10 a. m.

#### Appeals Relating to Piers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### BOARD OF APPEALS.

Wednesday, May 7, 1919, at 1.30 p. m.

#### Under Building Zone Resolution.

149-19-BZ—East Side Forest av, 25 ft. north of Bleeker st, Ridgewood, Queens.

182-19-BZ—296-298 Pacific st, Brooklyn.

189-19-BZ—West side Beach 116th st, corner Newport and Bay avs, Rockaway Park, Queens.

190-19-BZ—2546-2562 Atlantic av, Brooklyn.

197-19-BZ—950-954 Fulton st, Brooklyn.

858-18-BZ—14-16 Powers st, Brooklyn. Reopened April 8, 1919.

13-19-BZ—534 5th av and 248 14th st, southwest corner, Brooklyn. Reopened April 8, 1919.

188-19-BZ—1156-1158 Southern Boulevard, The Bronx.

204-19-BZ—1244-1250 Franklin av, The Bronx.

205-19-BZ—1331 Franklin av, The Bronx.

212-19-BZ—16 Herriman av, Jamaica, Queens.

#### CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Wednesday, May 7, 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 Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.