

Real Estate Record and Builders Guide

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EDITORIAL

New York's Harbor

The adoption of Dock Commissioner Hulbert's program for the improvement of the harbor will set at rest fears that the foreign trade supremacy of New York City will be seriously impaired by the efforts of Boston and Philadelphia to draw shipping to these ports by affording better docking facilities, lower lighterage and storage costs and greater railroad connections than New York provides. The fourteen new piers at Staten Island, costing more than \$15,000,000, will pay 7½ per cent. on the investment under leases made from the plans giving the city a small financial profit on the operation. This consideration, however, although representing a better business policy than the old system of renting piers at a nominal price so as to attract shipping to this port, is secondary to the chief benefit to be derived from the extension of the dock improvements to other parts of the harbor instead of confining the shipping business to the locations along the Hudson and East Rivers, heretofore believed to be the only sections where it was possible to carry it on. Congestion along the waterfront already improved has brought about most of the conditions which resulted in the removal to other ports of some of the business which formerly was handled here.

Commissioner Hulbert's decision to push the Staten Island improvement before going ahead with his other plans for longer piers on the Hudson to replace old ones and for the reconstruction of piers on the East River between East Fifth street and East Twenty-sixth street, so that the Sound steamers can dock there, will relieve the congestion and allow for the improvement of the present facilities along both rivers. Railroad terminals and storehouses in Richmond which will have to be provided in connection with the new docks will form a welcome addition to the port facilities. Staten Island real estate assuredly will be affected favorably, owing to the increase of population which naturally will follow the completion of the docks, which it is estimated will take place in about two years.

The revived project of a great passenger port for the giant ocean liners at Montauk has only academic interest. If the money which it would cost to develop Montauk is spent on the harbor here, a deeper channel and docking accommodations can be provided for the largest liners that are in prospect or that a fervid imagination can conceive as likely to be built in this century. No one who has made the trip from New York to London via Liverpool would favor the Montauk project. The railroad journey of several hours and the necessity of transfer of passengers and baggage from trains to steamship, with all the accompanying annoyances, more than offset the advantage of the small saving in time of the ocean passage. While all the traffic and travel making the port of Montauk would have to pass through this city, Montauk is not a legiti-

mate part of New York's harbor.

New York needs to concentrate on the one important problem of making its already excellent port still better. Dock Commissioner Hulbert is working along the right lines. When the New York-New Jersey Port Development Commission completes its survey and makes its report, other steps can be taken to relieve commerce from exorbitant expense and to eliminate delays in transfer of goods from rail to water carriers and generally to bring about ease and quickness in the handling of our growing foreign business.

Demonstrated!

At midnight Thursday, the telegraph and telephone lines were returned to their rightful owners by Postmaster General Burleson. On the first of next January the railroads will revert to their original status of private ownership.

Thus the two greatest examples of government administration of public utilities will have come to an end without protest from the great majority of those who formerly were vociferously clamoring for Federal ownership against the re-establishment of "plutocratic" control of the country's biggest enterprises. In itself this fact would prove that the experiment, forced upon the nation as a war measure, has been a dismal failure. Whatever may be said of Mr. Burleson's conduct of the Post Office Department, it is quite certain that there will be few who will subscribe to the Postmaster General's laudation of his own administration of the wires and rails.

"The labors of the Postmaster General," he says, "are brought to an end with a consciousness on his part of having at all times administered these wire systems with justice and fairness to the employees and the owners of these properties and in such a way as to render the best service possible to the general public under abnormal conditions."

The travelling public and those who are obliged to make constant use of telegraph and telephone have fresh in mind too many instances of bad service of all kinds to concur in Mr. Burleson's remarks—delayed trains, bad dinners, inattentive porters, high fares, old and unclean cars, messages carried by mail, messages that never came, interminable waits for telephone numbers, inability to get telephones installed, impossibility of having telephones repaired—all these and many more annoyances, and disadvantages and costly experiences have decided the question of Federal ownership of railroads, telegraphs and telephones without a plebiscite.

In his valedictory, Mr. Burleson does not and cannot point to one successful achievement of governmental management. In receiving back their property the wire officials are unable to congratulate the government upon the improvements it has brought about in any phase of the business, relinquished reluctantly by the Postmaster General. The only friendly tone to the comments on the re-establishment of private control comes from the telephone

company, which says that the government did the best it could under the circumstances. If the president of a company said that to one of his staff of executives it would be to damn him with faint praise.

One thing, however, has been accomplished. In the short time that the Federal Government has had control of these companies it has solved one of the biggest questions of modern times to the satisfaction of over a hundred million people—whether big business affairs should be conducted by politicians for political purposes or by big business men for the benefit of investors in these properties and to the advantage of those who make use of them. The solution arrived at is that big business must be left in the hands of big men, competent by education and training to handle it and not made the plaything of officeholders who may be conscientious in the belief that they are working for the benefit of the people but who are certainly not fitted by temperament or training for the work in hand. Even the employes of the railroads, who a while back put forward a tentative plan for co-operative management of the railroads by the men themselves, have not continued agitation for the acceptance of this program. The fallacy of uneducated and communistic management of large enterprises is equal to or better than competent and accountable control by men selected because of their peculiar fitness for the work to be done was too evident to invite public response to their feeble effort at socialism.

What has happened in the large field of the nation would be re-enacted in city affairs if Mayor Hylan and his friends were able to get control for a limited period of the municipal utilities. If there was not so much at stake, financially and otherwise, it might be a good thing to give the present city administration full swing in running the subways, the "L," the gas and electric light companies for the rest of its term of office. But it is morally certain that in a short time the transportation lines and the gas and electrical facilities of the city would become demoralized, that the city's indebtedness would be greatly increased and the rate of taxation advanced to an alarming figure. The termination of such an experiment, if undertaken, would certainly be received by the public with the same cheerful compliance as exists throughout the country today over the action of the Federal government in returning the wire lines to their owners.

Health a Good Asset

Vital statistics prepared by Health Commissioner Royal S. Copeland for the week ending July 26 show that the death rate in the city is the lowest since 1866, at which time the first records were made. There were only 1,021 deaths, or a rate of 8.87 per thousand of the population, as compared with 1,262 deaths, a rate of 11.21, for the corresponding week of 1918. The death rate has been steadily declining for a number of years and is much lower than in any large city in the world.

New York City is particularly favored in its natural advantages. Drainage can be effected readily because of the natural slope of the terrain from the ridge along which Broadway runs to the East River and the Hudson. Even the most crowded districts are invaded con-

stantly by fresh air from the ocean and the usual adjuncts of a large city devoted to foul smelling and disease breathing operations are generally situated far off from the populous sections, because of the area of water which surrounds Manhattan Island and which isolates the other boroughs.

Good health is a city asset of no little consequence. That the death rate has declined is due not only to the natural advantages, but very largely is the result of the great amounts of money spent upon sewers, upon the rehabiliation of the tenements since the new law went into effect and upon the various activities of the municipal charities, child welfare board, medical and sanitary inspection, bureaus of preventable diseases and food and drugs, and other activities often objected to by the less farseeing critics because of their great expense and the charitable features connected with them. It is argued that parts of the expenses of many activities of the Department of Health should be met personally by those benefited thereby.

All these costly and elaborate functions of the city government have the constant effect of increasing the tax rate, thereby bringing home to the property owners the unpleasant fact to them that the city government is becoming more and more burdensome every year. It must not be forgotten, however, that there is the compensating feature in the increasing healthfulness of the city which is in itself one of the greatest reasons why city property constantly enhances in value. If this city were subject to periodical scourges of pestilence it would not be long before the floating population at least would decrease rapidly. Visitors from other sections of the country would be deterred from visiting a city known to be regularly afflicted with communicable diseases. The resident population would also be greatly affected. It would certainly not increase as rapidly if the death rate were greater. It would be harder to get people to take up their permanent residence and business would suffer. Real estate would not have the same value.

It is therefore pleasing to learn that what has cost the city so much and has been such a burden upon taxpayers is at least money not ill spent. The decreased death rate is at least some compensation for the increased tax rates of the past.

Study of the problems of developing the port of New York is being continued by the New York-New Jersey Port and Harbor Development Commission, according to the progress report of that body, just issued. As yet the commission is not ready to make a definite statement on any of the details which go to make up the port work, but hope to be able by next year to complete its work and make detailed recommendations. The report outlines, however, the studies which have been made into the present operation of commerce in the port. It is the opinion of the commission that co-ordinated action between the various Governmental bodies contributing to the port must be assured if the development of the harbor is to continue at its proper rate.

REAL ESTATE SECTION

Active Buying of Private Residences on Lenox Hill

Removal of Hahnemann Hospital Will Throw Open Another Block for Hand-some Structures in Center of District

CULMINATING the long series of deals involving residential holdings in the Lenox Hill section is the interesting transaction which will mark the passing of the famous old Hahnemann Hospital property, occupying the entire block front on the east side of Park avenue, from 67th to 68th street, with a depth of 129 feet in each street. The trustees of the hospital, of which T. Frank Manville is President, who are represented by Harris & Towne, attorneys, have just signed contracts for the sale of this property to a syndicate formed by Douglas L. Elliman & Company and represented by George T. Butterworth, of Cadwalader, Wickersham & Taft.

The hospital, which occupies an imposing site just south of the crest of Lenox Hill, is surrounded by some of the finest mansions in the city, and is protected by three prominent institutions: on the south by the Seventh Regiment Armory, on the east the Baptist Home, and to the north Hunter College.

Directly opposite the Hahnemann Hospital blockfront, at the southwest corner of Park avenue and 68th street, Harold I. Pratt intends to erect a \$300,000 residence on the site of two old dwellings now at that location. The balance of the block front including the 67th street corner, is occupied by the former home of Emily T. Grigsby. At the northwest corner of 68th street and the avenue is the costly home of Perry R. Pyne, one of the finest private dwellings in New York City. A new house for Bertram H. Borden is being built at 50 East 68th street.

Continuing to the crest of Lenox Hill, there is the home of William Sloane at 686 Park avenue, midway between 68th and 69th streets, and adjoining is the home of Henry P. Davison, taking in the 69th street corner. Around the corner is the new residence of Otto Dommerich. Arthur Sachs is planning a costly new home on the site of the buildings at 40-42 East 69th street. At the northwest corner of 69th street, on the site of the old General Theological Seminary is the palatial home of Arthur Curtiss James, and covering the remainder of the blockfront is the residence of George Blumenthal, of Lazard Freres. On the opposite side of the avenue, at the southeast corner of 70th street, is the house of Robert Brewster, and opposite is the plot acquired by Thomas W. Lamont, of J. P. Morgan & Co., for a dwelling improvement. Gerrish Milliken has remodelled for his own occupancy, into one house, the two dwellings at 721 and 722 Park avenue.

The plot at the southeast corner of the avenue and 71st street is covered by the former house of Elihu Root, and now owned by Carll Tucker. The George Brewster place is at the northwest corner, and adjoining the latter property, the residence of Theodore Douglas Robinson and the Robert Collier house just bought by William Woodin.

The northward march of apartment houses along Park avenue was abruptly halted at the north side of 66th street, and they have been prevented by restrictive purchases from invading the intervening stretch to 72nd street, from which point the march continues. It is intended when the hospital moves, to restrict this property to private residences only, and it offers one of the most attractive sites for such purposes anywhere in New York. Resting on a southerly slope

and well guarded from intrusion by tall buildings, it is assured unusual light and air.

The many sales of property in this immediate neighborhood since last December have practically cleared the market of all available sites, and this addition to the Lenox Hill residential section will be a welcome indeed. The need has been so urgent that in the lower Sixties this development has extended even to Second avenue and in practically all other blocks to Third avenue. When it is considered that the Lenox Hill district extends only between Fifth to Third avenue, from 65th to 72d street, with a great part of this territory occupied by large institutional buildings, the array of nearly fifty private house deals closed within its environs since the first of the year, assumes added significance. Among the recent buyers who have acquired houses on Lenox Hill since January 1st, and the property locations, are as follows: James L. Laidlaw, 60 East 66th street; Stanhope Nixon, 46 East 65th street; W. E. S. Griswold, 128 East 70th street; Richard S. Costello, 122 East 71st street; William M. Benjamin, 127 East 69th street; Harry A. Kahler, 111 East 65th street; Winthrop W. Aldrich, 23 East 73d street; J. Herbert Johnson (for his daughter), 46 East 66th street; Malcolm Littlejohn, 23 East 67th street; Mrs. Helen Reupping, 21 East 67th street; Miss Johnson, 141 East 72d street; Joseph W. Burden, 169 East 70th street; F. W. Joy, 64 East 66th street; Henry C. Cryder, 181 East 64th street; E. T. H. Talmadge, 15 East 69th street; Mrs. A. Armstrong, 11 East 67th street; Arthur Hodges, 182 East 64th street; E. V. R. Thayer, 132 East 71st street; Carl Boker, 29 East 69th street; Mrs. C. J. Smith, 25 East 64th street; Lewis Gawtry, 58 East 68th street; Israel Putnam, 21 East 69th street; S. Hinman Bird, 127 East 64th street; C. G. Cornell, 24 East 64th street; Robert L. Bacon, 130 East 65th street; Col. Maitland F. Griggs, 154 East 70th street; Percy R. Pyne (for his daughter), 119 East 70th street; W. E. Bruyn, 49 East 67th street; Stuart D. Preston, 139 East 71st street; H. J. Pritchard, 109 East 65th street; Mrs. H. McMahan, 134 East 65th street; Mrs. James N. Hill, 131 East 64th street; E. A. Potter, Jr., 32 East 65th street; Leon Israel, 5 East 69th street; Florence J. Nichols, 183 East 64th street.

The site of the Hahnemann Hospital was formerly owned by the City of New York, but in 1917, after many years of effort, the Trustees, through an act of the Legislature and approval of the Mayor, secured title.

Before completing this sale of the hospital property, it was necessary for Douglas L. Elliman & Co., the brokers, to secure a suitable plot for a new site. For this purpose they have obtained entire block front on the east side of Fifth avenue, between 105th and 106th streets, running 150 feet in each street. The larger portion of this has been purchased from the New York Life Insurance Company, who took it under foreclosure many years ago. To square out the block, No. 3 and No. 5 East 105th street, two five story flats, each on lot 25x100, were purchased from Morris Goodman and John Feehan, respectively, giving a lot with a total area of over 30,000.

The hospital will have a balance left over from this transaction for the erection of a thoroughly modern and complete equipment of buildings, which will be started at an early date.

Reconstruction Commission Sees East Side Tenements

Two Crowded Blocks Made Subject of Investigation in Movement to Better Housing Conditions

THE New York State Reconstruction Commission, Senator Lockwood, Chairman of the Joint Legislative Committee on Housing, with three members of his committee, and Nathan Hirsch, Chairman of the Mayor's Committee on Rent Profiteering, last Wednesday visited two typical blocks included in the survey of housing conditions just completed by the Reconstruction Commission. Chairman Abram I. Elkus, Alfred E. Marling, John G. Agar and Mrs. William H. Good, of the Commission, were included in the party.

One of these blocks, the investigation of which was conducted by the Hamilton Street Settlement, is in the Cherry Hill district. It houses 2,714 people, of whom 561 are children under five years. Its predominant nationality is Italian. Mixed with these are Irish, Jews, Spaniards, Americans and five Lithuanians.

The report made by the Reconstruction Commission shows that all but three houses in the block are badly in need of repairs. Under the heading "Toilets" the report notes that in two houses the only toilets are in the yard. This means for the people on upper floors a trip of from eight to twelve flights of stairs. In half of the other houses noted the toilets are in the hall—usually one for every two families. The report in the majority of cases records their bad condition. Only two houses are marked "O. K." in this respect.

Practically every apartment has dark rooms. It is interesting to note that there is only one new law apartment in this entire block—that is, only one apartment conforms with the minimum standard for health and sanitation laid down by law in 1901. It is estimated that it will be 100 years before the last of the old law tenements will have disappeared from natural causes, such as fire, tumbling down, or abandonment by tenants because of such conditions that they cannot be inhabited by human beings.

Under "Modern Conveniences" the report notes in most cases cold water in the apartments. There are only two houses which provide hot and cold water. Two are labelled "No conveniences."

Only in exceptional cases throughout the block is there a note made of clean cellars or yards free from refuse. In only three houses are there enough garbage cans to go around.

The chief occupation is that of day-laborer. Next in numbers are longshoremen. Two chauffeurs and one musician are recorded. Among the women there are many who sew on coats and pants.

The majority of the apartments consist of two and three rooms of which one faces a court and the other one and two are dark. They have no windows and are lighted and ventilated only through a door opening into the room which faces the court. In these inside blind rooms as many as 5 people sleep and it is no exception to find three and four occupying one bed.

The total number of apartments is 658, of which 606 are rented. The lowest rent is \$5.00 for an apartment of one room. The highest rent for one room is \$16.00. Three rooms rent for from \$6.00 to \$17.00, 6 rooms from \$18.00 to \$25.00 and one 9 room apartment is quoted at \$35.00.

The relation of rent to income is difficult to obtain. The highest income is \$260.00 per month—probably the result of temporary conditions and work of grown children saving for marriage. The lowest income is \$21.60 monthly. There were more incomes between \$60 and \$70 per month than at any other rate, and there were more apartments rented at from \$12.00 to \$14.00 per month than at any other price. It would seem therefore fair to correlate the \$12.00 and \$14.00 rental with the \$60 and \$70 income.

The 52 vacancies shown in this block occur in houses which are in such tumbledown condition as to be indescribable. In-

vestigators state that it would be impossible for human life to be maintained in any of them.

The other block visited by the members of organizations interested in housing conditions was surveyed by the Henry Street Settlement. It houses a total of 2,628 persons, of which 417 are children under five years and 97 are boarders. Jews are in the majority, numbering 1363. Mingled with these are a few Italians, Poles, Russians, Lithuanians and Irish. In all there are 544 apartments occupied, containing 1890 rooms. Seventy apartments totalling 217 rooms are vacant, making a total in the block of 614 apartments containing 2107 rooms.

The reason for the unusual number of vacancies in this block is that a number of the houses are absolutely uninhabitable. The flats found vacant are mostly in the rear on the ground floor, at the bottom of air shafts ten feet wide; they are about as light as pockets, and many rooms have no outside ventilation at all, even that afforded by the ten foot shaft. The floors in these vacant flats in many cases lack several boards, and the plumbing is rotten. One entire wing is built close up against a stable without even the ten foot space required by law. Only four houses in this block are so-called "New Law Tenements," following the standard laid down in 1901.

The average length of tenancy is shown to be less than three years. This conforms with an investigation of other blocks which prove the yearly "tenants' turnover" to be over 20 per cent. There is only one resident landlord in the block. It is found of course that where landlords occupy the houses which they rent, conditions are likely to be far better than ordinary.

The lowest rent paid is \$5 for two rooms; the highest \$14 for two rooms; three room apartments rent for from \$8 to \$19; five rooms are \$12 to \$21. During 1918 and 1919, 68 tenants were raised 50c., 162 were raised \$1.00, nine \$1.50, nine \$2.00

Other features of the report follow:

Taking as a basis the assumption that in every family there should be one room not used for sleeping, and a maximum of two people sleeping in each bed room, 185 apartments in this block are seriously over-crowded. The families consisting of more than five people are found to be sleeping four and five in one room, sometimes as many in one bed.

Only one tenement house in this block provides bath tubs. Of 31 houses, 25 have toilets in the public hall—usually used by two families—and 8 have them in the apartments.

Only thirteen houses in this block have dumb-waiters, which means that tenants in all the other houses must carry their garbage sometimes as many as seven flights of stairs, to the garbage cans in yards or hall-ways.

This block shows a better record in regard to indirect light than some other blocks in which half of the rooms are practically dark. Only 41 rooms in the block are blind, that is, receive light only through a door opening into another room. It is found, however, that a large number of the rooms open on courts no more than five feet wide.

In the attempt to find the relation between rent and income investigators experienced a great deal of difficulty. Many of the people refused to tell how much they made. The average seems to be about \$80 per month per family. The minimum wage earned by the man of the family was \$60 per month. In these cases the wife is found to earn from \$20 to \$30 a month by sewing at home for the factories. These women of course vary in the amount of time which they are able to spare from their household occupations. Many of their children help with the sewing. It is found that a large number of children add to the family income by cutting buttonholes and doing other small jobs of the sort.

Unusual Features Mark Plans of New Cunard Building

Erect Hall in Which Steamship Company Will Transact Passenger Business—
Is of Architectural Merit

DETAILS of the plans for the new Cunard Building at 25 Broadway disclose advantages for corporations seeking adequate floor space at the southern tip of Manhattan Island where shipping, finance and big business meet and where each year the rentable space grows more and more limited. Tenants of the Twenty-five Broadway Corporation who so desire may obtain twenty-one-year leases and thus secure a guarantee of reasonable permanency of location without the responsibilities of a privately owned building.

More than two years have been spent in the study of the problem and in the preparation of the plans and the building will embody the best possible practice and experience in every detail relating to a modern office building of the best type. Advantage has been taken of every recent improvement tending either to increase the comfort of the tenant or expedite his business. There will be twenty-eight high-speed passenger elevators. The freight elevators are totally distinct from the passenger service with separate approach. The entrance halls will not be covered up with newsstands, cigar booths, bootblacks, and other miscellaneous minor business adventures which have been tolerated in many of the bigger New York buildings. The building's architectural style expresses in plan and construction the present day, the general type being an adaptation of the Italian Renaissance.

Certain unusual features in the location of the plot have

been taken advantage of by the architects, Benjamin Wistar Morris, associated with Carrere & Hastings. The site is opposite the upper end of Bowling Green, where Broadway widens out to contain the Bowling Green Park and faces the southern end of Trinity place, where that street widens out into an open square as it turns into Greenwich street. The

Fire Escape Regulations To Be Revised

THE Tenement House Department is at present revising its Fire-Escape Regulations in relation to tenement houses. The principal changes proposed in relation to new fire-escape work are as follows:

1. The safe load is increased from 80 pounds per square foot to 100 pounds per square foot.
2. The size of brackets will be increased from 1¾ inches to 2 inches in depth.
3. On buildings more than four stories in height fire escapes located in courts and yards must have their stairs extending to the roof instead of a gooseneck ladder.
4. A guard rail is to be required around each hatchway instead of simply around the hatchway on the top balcony as at present.
5. Double handrails on the fire escape stairs will be required on all balconies more than four stories in height.
6. The angle iron supports for the treads of fire escape stairs must be ⅜ of an inch thick or will be permitted to be ¼ of an inch in thickness if galvanized.

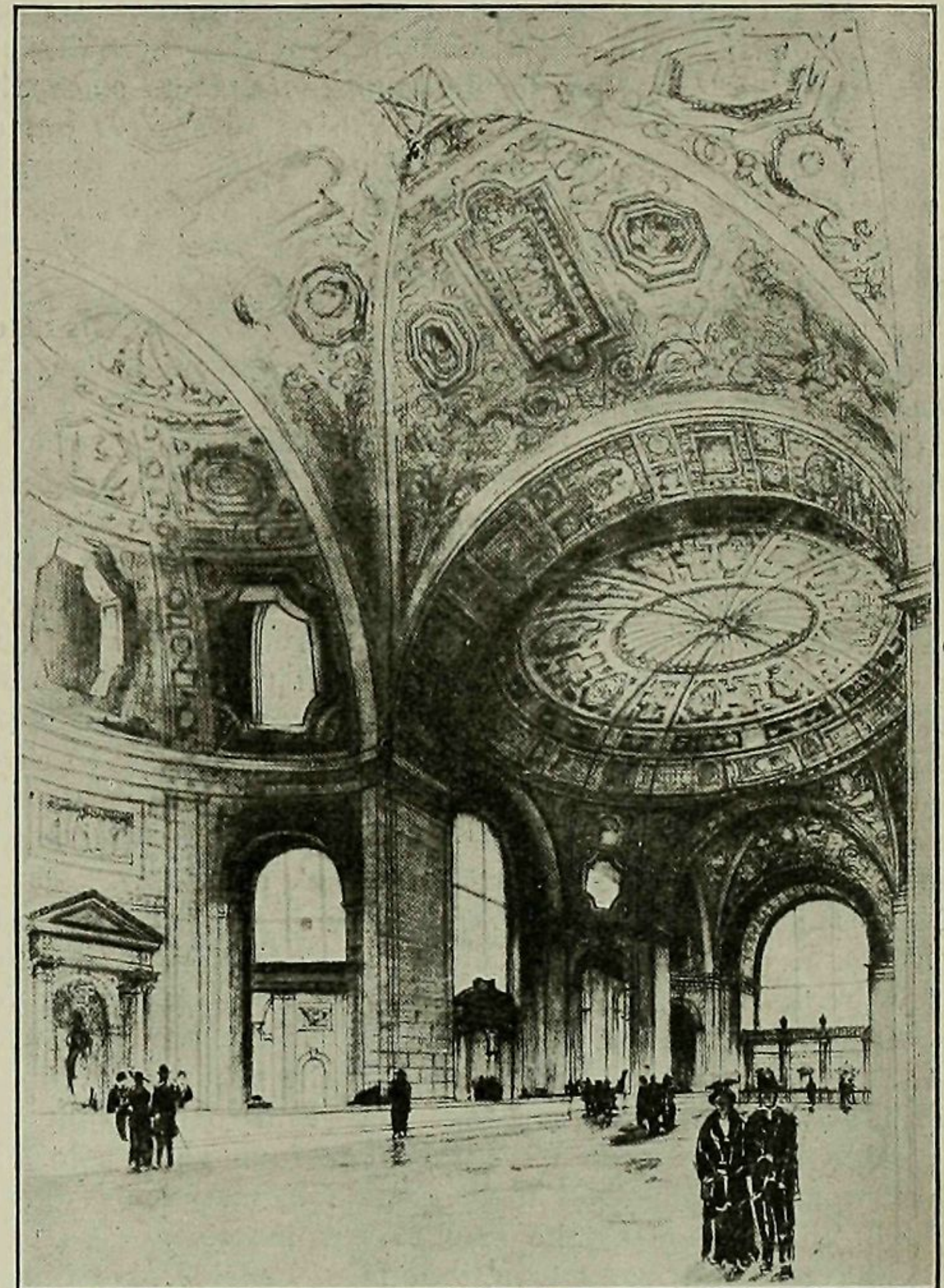
These new rules are issued in order to establish uniformity in fire escape requirements to harmonize with the Building Code and the State Labor Law, and to provide additional safety.

This applies to Nos. 1, 2 and 3. The requirements for 4, 5 and 6 are also deemed necessary and are based upon the knowledge and experience gathered in the course of the Department's activities during the last eighteen years, to the effect that when the advantages to be derived therefrom in the safeguarding of life and limb are compared with the small increase in cost, the latter should be considered as negligible.

The attention of owners and others interested in tenement houses is directed to the recent amendment to Section 144 of the Tenement House Law, as follows:

"The commissioner shall have power to charge and collect fees for searches and to make rules governing such charges in all cases where application is made to the department for certification of pending violations."

This change was discussed with representatives of the real estate interests at conferences in reference to the Dodge bill affecting four-family houses, and approved.



Benjamin W. Morris, Architect.

ROTUNDA OF THE NEW CUNARD BUILDING.

floor plans show that there are no interior courts; but in the center of the northerly frontage on Morris street and at the southwesterly corner on Greenwich street, there are two open courts much wider than the average street in lower New York. There are no inside offices in the building. The building is of fireproof skeleton steel construction, the Broadway front being entirely of stone and the remaining fronts of stone, brick and terra cotta.

Perhaps the most striking feature about the new building to the public will be the great hall provided for the Passenger Department of the Cunard and its allied and subsidiary lines. This room is the largest of its kind in this country and probably in the world, devoted to steamship traffic. It compares rather with a large auditorium or with the terminal waiting rooms of our railways than with the average steamship ticket office as it now exists. The floor plans show that the great hall has a length of 185 feet, a width of 74 feet, and a height of 65 feet. These figures represent a height greater than the average six-story dwelling, three times the width and nearly double the length. The future Cunard passenger after May 1, 1921, may make his arrangements in a hall the size of a six-story building covering nearly six city lots. This will occupy the major space of the grade floor and the first three floors.

Provision has been made in the plans for the housing of a bank at the Broadway and Morris street corner.

Good Demand For Moderate Cost Homes on Long Island

In Some Sections Building Lots Are Being Picked Up by Speculative Builders and by Private Buyers

INTEREST in suburban property is so pronounced that the Record and Guide has asked realty men on Long Island to describe market conditions in that section. Among the replies received are the following:

HENRY A. ROGERS, Vice-President of Wheatley Hills Real Estate Corporation.

The general demand along the North Shore of Long Island is for a country property already improved with a livable house and the necessary outbuildings. In fact, since the armistice was signed up until a month or so ago, 99 out of 100 prospective purchasers have intimated that they did not care to consider a building proposition at present. During this period we have had the most active sales market for the better class of improved properties that I can remember.

The following kind of buyers are in the market: Men of considerable means, who would have purchased before this time had it not been for the World War and who during that time were using a large part of their available funds in supporting the Government by subscribing to war loans. There are also buyers for a cheaper class of properties who are in the market to purchase probably because it is next to impossible to find a moderate priced house which can be had under lease. Gradually the trend is coming around to the purchase of unimproved property on the part of home-seekers and there have been several instances where good sized tracts have recently been acquired with a view to early improvement. There is also a fairly good demand for lots by builders who realize an opportunity to build moderate priced house in villages and make a quick turn-over.

Many men who have been overseas with the Army seem to have found out that plenty of fresh air and open country agrees with them and then, too, the excessive rentals for houses and apartments in town and a great scarcity of such habitations tend to drive the people to the suburbs.

Prices asked for country properties seem to be about one the same level as they were three or four years ago. In other words, the values have remained stationary during most of that period as the market was inactive.

We have closed many transactions of considerable importance recently for the sale of properties ranging from \$150,000 to \$500,000, and we look forward to a steady demand during the rest of this summer and well into the fall.

JEREMIAH ROBBINS

With regard to the situation in Babylon and the vicinity, I would say that the kind of properties that are most in demand at this time seems to be the smaller ones ranging in price from \$3,000 to \$10,000; as there has been an active local market in this class of holding, owing to the scarcity of houses and increase in rentals and the number of outside people who have been looking around for homes. There is also a good demand for a better class of houses as the **increased rental is going to drive many people to living in the suburbs**, say, for nine or ten months in the year and in a hotel in New York or vicinity for two or three months in the winter.

There is only a limited demand for unimproved property at this time, as the market up to the present has concerned itself entirely in improved property. The building situation seems to be improving steadily as there are a number of small dwellings contemplated, and several of our large builders have numerous good sized contracts under way for the finest kinds of country estates. There is very little speculative building through this section and nearly all of the buildings are financed very easily, as all the local savings banks have abundant funds to loan on improved property.

I would say that the increased demand for suburban houses is due to the improved transit facilities in the tunnels and

suburban train service running out of New York and the possibilities of people of moderate income getting so much more out of life than they would in a congested city. The surroundings are much more attractive than in many sections of the city. Perhaps another way of putting it would be as follows: a man making from \$2,500 to \$5,000 lives in comparative comfort in a good suburban town outside of New York, but in New York he would have hard work to drag through with a family even in an undesirable neighborhood. We have had a number of good sized sales this year and have prospects of a number of others in the near future.

CHARLES E. HYDE Of Hyde & Baxter.

The trend, to suburban homes was never greater than at present, and the North Shore of Long Island, particularly that section beyond New York City limits, like Great Neck and Port Washington, are simply being invaded by former city dwellers. There are manifold reasons for this condition, some of which are the extreme increase in rents of New York City apartments, which has taught the tenants that it is better for them to buy their own homes and thus avoid, what appears to them to be an uncalled for increase in rents, and again, in consequence of no new apartments having been built in New York City, during the war, it is very difficult for them to find accommodations.

They have also learned that a suburb, like Port Washington for instance which has electric railroad service direct to Pennsylvania Station, in 35 minutes, is just as convenient to their business as an apartment uptown in New York.

Practically, every builder, in our section, is clogged with work, and houses are springing up in all directions. The building operations are chiefly private dwellings of the one-family detached type, usually on lots 50x100 or plots 100x150 or larger. Most of the building operations is being financed by individual mortgagees or through Building and Loan associations. The large mortgage or title companies being ultra-conservative in the amount of money they will loan, makes it practically impossible to do business through them.

There is, however, plenty of mortgage money available from individuals, and the building of homes goes on a merry pace. The class of homes varies from one costing \$6,000 to \$25,000, with the main about \$10,000. It is actually surprising to see the fine home one can obtain for, say, \$8,000, with a cash payment of 20% or \$1,600, the balance being taken care of by **amortizing mortgage plan.**

The purchasers are chiefly business men of not particularly large finances. Many are salaried persons who have decided to make use of the slogan "Own Your Home."

There are those who buy properties ready for occupancy, and many who are buying plots and building from their own idea, but most sales are for improved properties. In many instances, properties are being sold, to-day, for less than it would cost to build the house. The reason is, that a house built, say 10 years ago, at a cost of \$5,000 on plot that cost \$1,500, making a total of \$6,500 for the purpose of renting; the owner finds a market for it to-day at, say, \$7,500, and lets it go with a \$1,000 profit, without considering the cost of reproduction.

We have sold more property since Jan. 1, 1919, to date, than we did in the four years last past, and the market is better right now than it was May 1. While most of our sales have been dwellings, we have also sold a great many plots on which dwellings are being erected, costing from \$5,000 to \$25,000 each. There is little doubt but that Sept. 1 will find suburban dealers swamped with applications, many of which will have to go unserved, because of the inability to accommodate them. Rentals have been absolutely nil since May 1, and our firm has had to refuse 400 application for leases.

Real Estate Review for the Current Week

Market Continues to Display Broadening Tendencies—Operators Lead—Strong Buying Movement Centering on Improved Holdings

INTEREST in improved properties continued without diminution this week, the demand centering chiefly upon residential properties. An outstanding feature of the market, however, was the large amount of trading involving high class apartment properties, notably on the west side, where a number of high class income producing holdings passed into new control. The professional element was the leader in this phase of market activity, such operators as Frederick Brown buying the Allendale; J. C. and M. G. Mayer acquiring similar property at 105 West 72d street; Benjamin Winter taking over the Della Robia at the northeast corner of West End avenue and 96th street; and Joseph Shenk acquiring the Rodna at 98 Morningside avenue. Other apartment deals involved holdings at 39 West 81st street and 600 West End avenue, taken over by investment interests.

There was also considerable speculative interest manifested in commercial buildings, operators taking over two valuable buildings from the Metropolitan Life Insurance Company at 50 West 17th street and 652 Broadway. The Greenwich Savings Bank also sold a 13-story loft building at 85 Fifth avenue.

The sale of the Hahnemann Hospital block front on the east side of Park avenue from 67th to 68th streets focused interest on the extensive buying movement which has been going on for some months in the Lenox Hill district, where

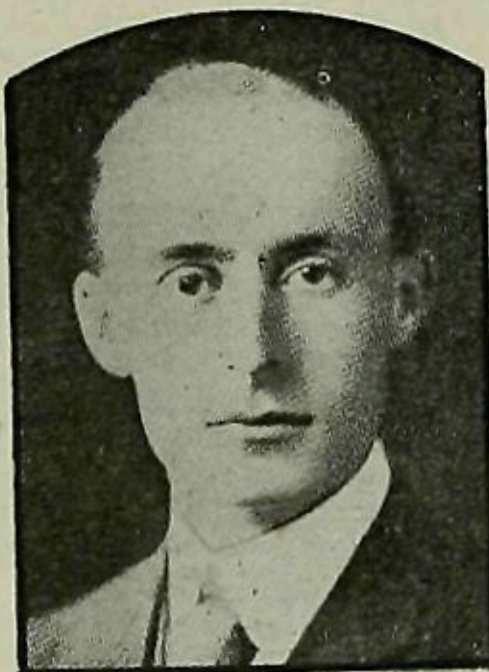
a great many deals involving private houses have been closed. The hospital has acquired a new site on Fifth avenue between 105th and 106th streets.

Continued expansion of large retail establishments in both the old and new shopping districts was reflected in the acquisition of the holdings by Bonwit Teller & Company, at 14 East 38th street, and the purchase by Schraffts' of property abutting their present home at 47 and 49 West 22nd street.

The arrival of the 1st of August and the ushering in of the real hot season of the year has in no way tended to exercise any depressing effect upon market activity. In former years, the month of July meant the beginning of a period of quietude which reached its low ebb during August; this year not only was there no decline during July but a distinct upward trend. The early days of August brought with them no waning interest in real estate purchases, and the week compares more than favorably with the business of former weeks. The actual growth in business and broadening of the demand is perhaps best indicated by the comparison of the figures this week with those of the corresponding period last year, when only 28 transactions were closed in Manhattan, and 16 in the Bronx, as compared with 96 in Manhattan and 60 in the Bronx during the past week.

R. E. Simon Active in Market.

CONSIDERABLE interest centered this week on the sale of the 6-story loft building at 208-210 Wooster street to Robert E. Simon, who recently became actively associated with the real estate market as an operator. This is Mr. Simon's first venture in the old dry-goods district. He recently acquired the eight buildings at 115-131 West 33d street, forming a plot 200x100, in one of the largest transactions of the year involving properties in the Pennsylvania Station zone.



ROBERT E. SIMON

Mr. Simon brings into the operating field a varied real estate experience covering twenty-five years. His first position was with the firm of L. J. Phillips & Company with whom he became associated a quarter of a century ago. He organized and directed the Auction Sale department of that firm for about twelve years and during that time conducted some of the largest lot auction sales in the history of the city. Notable among them was the sale of the Bathgate and Beck estate at Belle Harbor in Queens. In connection with the sale of the Varian estate in the Bronx which Mr. Simon conducted, it is interesting to recall that he was the first man in the real estate auction business to adopt the full page advertising plan in the New York dailies, which created quite a stir at the time. He is also said to have been the first auctioneer to offer to take savings bank books as deposits after lot knock downs.

When Henry Morgenthau took over all the vacant property of the Central Realty Bond and Trust Company, Mr. Simon became identified with that organization and figured prominently in its affairs. He bought the Garden City Estates which were subsequently sold to Gage E. Tarbell and was managing director in the development of the large tract known as Buena Vista estates, taking in the territory bounded by Broadway and Riverside Drive, between 172d and 181st streets. He supervised the installation of all the municipal improvements which prepared this barren tract for the high class apartment development which followed. Later the Henry Morgenthau Company paid one million dollars for nine hundred lots in the Huntspoint district and ushered in the sensational development of that section of the borough which resulted in the creation of practically an entire new city.

When Mr. Morgenthau was appointed Ambassador to Turkey some years ago Mr. Simon was elected president of the company which ceased to operate and became a holding corporation for the extensive Morgenthau properties. Later, when Mr. Morgenthau decided to retire

from active association with the real estate field, Mr. Simon began to liquidate the various holdings, and when this had been completed he began, some months ago, to operate on his own account. He has already figured in a number of interesting transactions.

He expressed great confidence in the future of holdings in the old dry goods sections, yesterday, which confidence he has manifested in the purchase of the business building at 208-210 Wooster street. It is Mr. Simon's belief that this section will eventually become the centre of an extensive buying and building movement and he bases this belief on the steadily growing commercial supremacy of New York City which must eventually capitalize every available building site in the entire down-town section in the borough of Manhattan.

\$138,210 For Howard Beach Lots.

Joseph P. Day on Saturday at Howard Beach and Monday in the Vesey street salesroom sold at auction 500 lots for a total of \$138,210, an average of \$275 a lot. S. C. Estey bought two and a half lots in Metco avenue, near the Metco Club of the Metropolitan Trust Company, for \$2,250, at the rate of \$900 a lot. Two and a half lots adjoining were secured by Charles Grosch on a bid of \$2,062, or at the rate of \$825 a lot.

Lots on Morrell avenue brought \$375 each, on Lambertson avenue \$400 each, on Egan avenue, near Hawtree avenue, \$400 a lot. Lots on Hawtree avenue brought from \$195 to \$200 each; on Hatch avenue \$230 each, and on Vandeverer avenue from \$230 to \$250 each.

Among the buyers were Walter Rosenbaum, Harry Volbacht, Joseph Quigley, S. L. Becker, E. J. Dearing, W. F. Callender, Louis Lilly, Thomas Moore, F. L. Johnson, Jr., R. A. Flynn, M. Roche, A. A. de Richmond, F. Kotch, M. D. Fairchild, J. M. Hogan, A. L. Barnes, Joseph Nordins, John J. Gill, Nito Baretto, F. Doertz, H. H. Goldsmith, William Hauer, Stephen Sevetten, James O'Connell, Edith Peterson, L. L. Lichtenberger, H. Lilliberg, and Alice H. Lang.

\$1,425,000 for Old Church.

According to the application for permission to sell the St. Bartholomew Church property at the southwest corner of Madison avenue and 44th street, which was granted by Justice John Ford, of the Supreme Court, the purchase price is \$1,425,000. Of this sum \$725,000 is paid in cash and the balance remains on mortgage, to be paid off December 1. This will enable St. Bartholomew's to clear the debt off its new church edifice on Park avenue.

Holland House in New Hands.

New interests have taken over the Holland House at the southwest corner of Fifth avenue and 30th street. According to papers filed, William W. Stevenson and William W. Brown, of this city, have leased the old hotel from the Holland House Company for a period of six years and three months at a rental based on the net profits from the operation of the hotel under Stevenson and Brown.

Stacey Alexander Paxson.

Stacey Alexander Paxson, business manager of the Record and Guide, died suddenly at a private hospital on Thursday, July 31, after an operation for an abscess of the brain. His home was at No 125 East 92d street. He was born forty-nine years ago and was a grandson of the Rev. Charles C. Lathrop, formerly a prominent member of the Baptist ministry.

After completing his education, Mr. Paxson entered the newspaper and publishing business in which, with the exception of a number of years in the United States Army, all of his time has been spent. His first connection was with the Independent Magazine. In 1890 he joined the advertising staff of the Record and Guide and became well known among the leading real estate and building men of the city. Mr. Paxson had been with this publication for nearly four years when he accepted an important post with a California industrial enterprise. Later he became advertising and general manager of the Mexican Mineral Hot Springs Company and subsequent to that was appointed publicity agent for the 101 Ranch at its Oklahoma headquarters, and travelled over the entire country. Mr. Paxson was at one time manager of the State Printing Company, of Houston, Texas, and was later associated with the Army and Navy Life Magazine.

Just prior to the Spanish-American War, Mr. Paxson enlisted as a volunteer in the United States Regulars and served through three full enlistments. He advanced rapidly through the various non-commissioned grades and when he retired from the service, held a commission as First Lieutenant in the 8th United States Cavalry. For a time he was stationed at West Point, as a part of the detail of Regulars.

In June, 1905, Mr. Paxson arranged a special supplement devoted to the West Point Military Academy which appeared in the New York Commercial of June 28, and later arranged a special issue devoted to the United States Naval Academy at Annapolis, which appeared in the New York Evening Mail. Both of these supplements were notably successful and Mr. Paxson received complimentary letters about them from prominent Federal authorities and ranking military and naval officers.

Later Mr. Paxson became publicity manager for the San Benito Land & Water Co., in Texas, and managed a number of wide-spread advertising and general publicity campaigns for local industries.

About four years ago Mr. Paxson returned to New York City and resumed his work as an advertising solicitor on the Record and Guide and one year ago was appointed business manager.

He is survived by his widow, a son and one sister.

Doherty Company Is the Buyer.

Henry L. Doherty & Co., 60 Wall street, are the purchasers of the Chesebrough Building, 10-14 Pearl street, through Joseph P. Day. Their purchase some time ago through the same agency, of the Dollard properties, 9-12 State street, gives them a plot 231.10x159.5.

MONEY TO LOAN

on

New York City
Real Estate

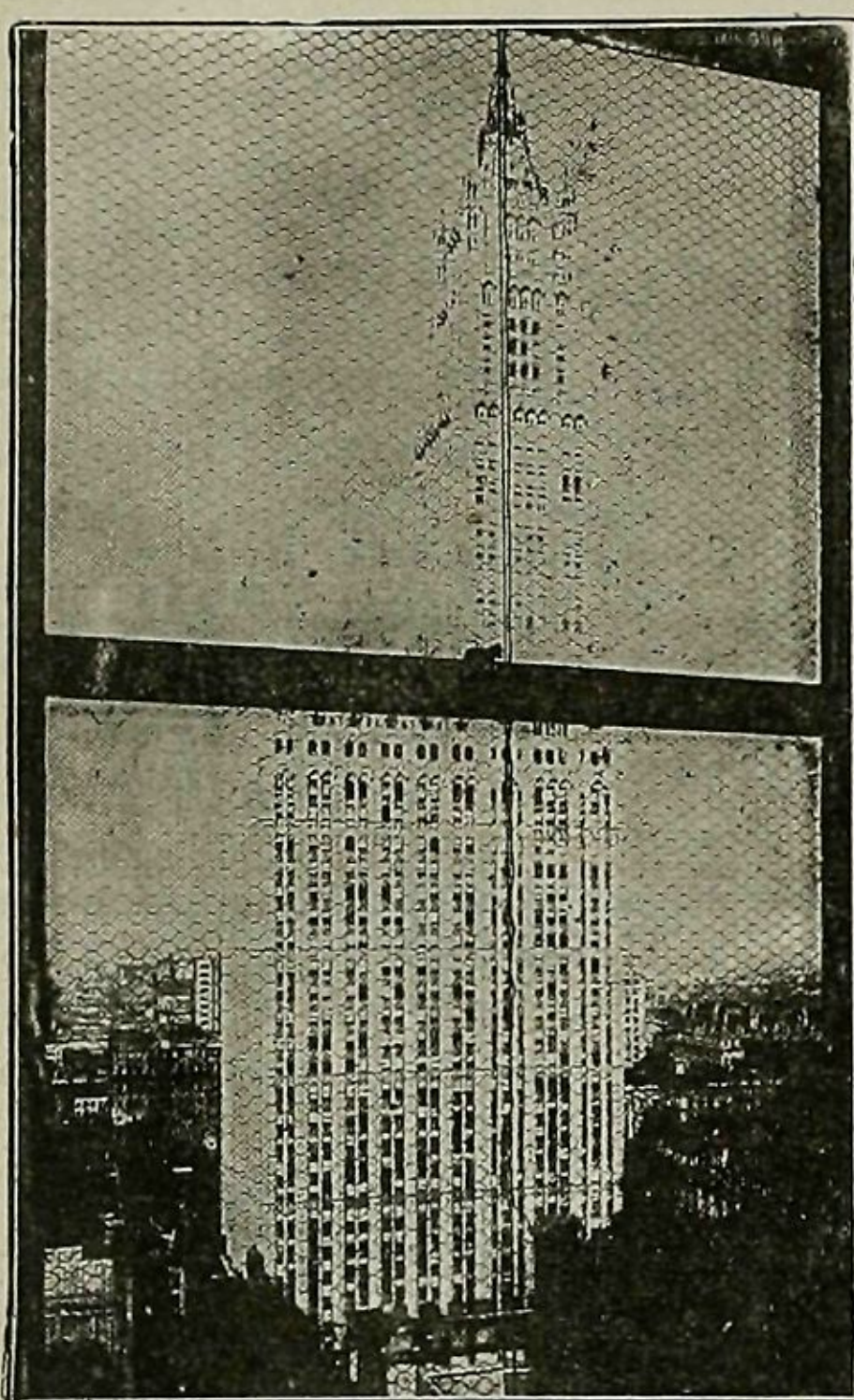
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

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

59 Liberty Street, New York

184 Montague Street, Brooklyn



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

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

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

Write for Catalogue and Samples.

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220 Fifth Ave., New York City

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 96 as against 99 last week and 28 a year ago.

The number of sales south of 59th street was 36 as compared with 34 last week and 12 a year ago.

The number of sales north of 59th street was 60 as compared with 64 last week and 16 a year ago.

From the Bronx 60 sales at private contract were reported as against 45 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 152 of this issue.

Hahnemann Hospital Sold.

Trustees of the Hahnemann Hospital have sold the hospital property on the east side of Park avenue from 67th to 68th street, 200x125, through Douglas L. Elliman & Co. to a newly formed syndicate, and have purchased the block front on Fifth avenue, from 105th to 106th street, upon which will be erected a new hospital structure. The Park avenue plot occupies an imposing site just south of the crest of Lenox Hill and is surrounded by many of the finest residences in the city. The Fifth avenue property was bought from the New York Life Insurance Company, and two five-story flat houses on 105th street were acquired from Morris Goodman and John Feehan respectively. These properties made a combined plot of about 30,000 square feet, each of the street depths being 150 feet. The Park avenue property was held at \$1,250,000 and the Fifth avenue plot at \$500,000. The hospital will obtain a new building, on a larger plot, which will cost less than one-half the amount received for its old structures. One of the terms of the sale is that possession of the Park avenue property need not be given for two years.

Bonwit-Teller Co. Enlarges.

Bonwit, Teller & Co. have added to their holdings, through the purchase of 14 East 38th street, a five-story building, 25x100, from the I. Harson Purdy estate, Albert Tross and the New York Trust Company, trustees. It was held at \$105,000. The property will be extensively altered. It adjoins the ten-story Scribner Building at 10 and 12, leased by Bonwit, Teller & Co. a few years ago when it was found that the corner building at Fifth avenue and 38th street was insufficient to care for their growing business. The present purchase is to afford still more space for the concern. This is the first purchase of land in this section by the merchants. They now control a frontage of 275 feet in 38th street. Pierre Van Arsdale was the broker.

Brown Buys the Allendale.

Frederick Brown purchased the Allendale, a twelve-story apartment at 808 West End avenue, northeast corner of 99th street, from the 808 West End Avenue Company, Samuel Eiseman, president, who acquired the property upon its completion in 1911 from Benjamin Mordecai. The Allendale occupies a plot 100x116, has a rent roll of about \$100,000, and was held at \$900,000. Byrne & Bowman negotiated the deal.

Schrafft's Enlarges Holdings.

Schrafft's will enlarge its establishment in West 23d street through the purchase of the abutting property at 47 and 49 West 22d street, two four-story buildings, 48x98.9, owned by the New York Trust Company since 1916. The buyers control 51 and now have a frontage of 72 feet in 22d street and 50 feet in 23d street, including 60 and 62 in the latter thoroughfare. The property just acquired will be altered and connected with the properties now occupied by the purchasing company.

72d Street Apartment Sale.

J. C. and M. G. Mayer, builders, purchased from William S. Hill, president of the 105 West Seventy-second Street Company, the modern twelve-story apartment building, 59x102.2, at 105 West 72d street, near Columbus avenue. This structure was erected a few years ago by the Brown Brothers Realty Company, from whom Mr. Hill acquired it, and had been held in the market at \$600,000. Walter D. Ebbitt, of Slawson & Hobbs, negotiated the transaction.

"Della Robbia" in Deal.

C. J. Elgar and Solomon Feinberg sold for the Essie Construction Company (Marcus Brown and Harry Schiff), to the Winter Realty Company, Benjamin Winter, president, the northeast corner of West End avenue and 96th street, a thirteen-story apartment, known as the Della Robbia, on plot 100x125. The property was held at \$1,250,000. It was built by the present sellers about four years ago.

Plan Co-operative Apartment.

Douglas L. Elliman & Co. sold for Ashbel H. Barney to Walter Russell 110 to 120 East 55th street, a row of six dwellings, 100x100, which the seller completed assembling last January

when he acquired 118 from Mrs. G. L. Hart. A nine-story co-operative apartment house will be erected on the site, the general contract having been awarded to the Fred T. Ley Company. It was valued at \$210,000. It adjoins the MacDowell Club home.

Bank Sells \$900,000 Loft.

The Greenwich Savings Bank sold, through Walter M. Wechsler, 85 Fifth avenue, a thirteen-story loft building at the northeast corner of 16th street. The property fronts 50 feet in the avenue, 142 feet in the street, and has an "L" 25x43 feet. Andrew F. Gilsey was the broker. The holding price was \$900,000. It is leased for about \$75,000 a year.

Manhattan Square Apartment Bought.

The Orvista Realty Company, Henry B. Davis, president, sold to an investor the twelve-story apartment, 75x102.2, at 35 to 39 West 81st street, facing Manhattan Square. The property is assessed at \$440,000. The selling company bought the property in 1915 from the McMorrow Engineering & Construction Co., plans having been filed for the building in August, 1912.

Metropolitan Life Sells Two Lofts.

The Metropolitan Life Insurance Company sold to Max Natanson 50 to 54 West 17th street, a twelve-story loft, 66x92, assessed at \$250,000. The selling company acquired the property in 1914. The company has sold several other properties recently in this vicinity, including 43 and 45 East 19th street, 37 to 45 West 20th street, 15 and 17 West 21st street and 43 to 47 West 24th street.

The Grand Concourse Realty Company, Michael Kaufman, president, bought the twelve-story loft, 29x130, held at \$300,000 and renting for about \$30,000, at 652 Broadway, from the Metropolitan Life Insurance Company, and re-sold it to Katz & Auerbach. Bleiman & Co. were the brokers in both deals.

West End Apartment Deal.

Mark Rafalsky & Co. sold for the West End Construction Company the twelve-story apartment house 600 West End avenue, at northeast corner of 89th street, 100.8x100, erected several years ago from plans of Schwartz & Gross, architects. A refrigerating plant and double hung soundproof ceilings were among the features of construction. It contains but two suites on each floor, consisting of ten and eleven rooms, and has an annual rent roll of \$100,000. The building was held at \$850,000.

Cluett Building Sold.

Frederick Brown has purchased the Cluett Building, an 11-story structure at 22-28 West 19th street, extending through the block to 19-23 West 18th street. The property, valued at \$1,100,000, was sold by William C. Walker's Sons for George Stugard of the First National Bank of Cincinnati, which acquired the property in 1912 through the financial adjustments of the Lemus Realty Company.

The Cluett Building was only recently released from Government service, having been taken over last September in connection with war work as a department for the personnel of hospitals and supply depots.

\$400,000 Madison Square Deal.

In a transaction involving \$400,000, the Union Chemical Glassware Company purchased from Dr. Joseph Roth through Julius Scott, an 8-story fireproof apartment house at 39-43 East 27th street, opposite Madison Square Garden and adjoining the French Church du Esprit. It covers a plot 75x100 and rents for about \$50,000 per annum.

West Side House Resold.

A quick profit has been taken by a client of Nathan H. Stone on the 12-story fireproof apartment house at the southeast corner of West End avenue and 89th street, reported sold about two weeks ago. Feldman & Feinberg, brokers in the former transaction, announce a resale to the Hensam Realty Corporation. The structure fronts 110 feet on West End avenue and 100 feet on 89th street. The property returns a yearly rental of \$92,900. It was held at \$850,000, is assessed for \$740,000, and is taken by the new owner subject to a first mortgage of \$500,000 held by the Metropolitan Life Insurance Co.

Buyer for the Rodna.

The "Rodna," a seven-story elevator apartment, located at 98 Morningside avenue, corner of 123d street, on plot 100x100, and directly opposite Morningside Park, has been sold by Wm. H. and Elwood S. Bartlett, of Atlantic City, to the College Holding Co., Joseph Shenk, president. The property has been held by the sellers at \$300,000 and has not changed ownership for over twenty years. Porter & Co. were the brokers in the sale.

Park Avenue Leasehold Deal.

Douglas L. Elliman & Co., agents for the White Company, sold to a client of Bleiman & Co. the White Company Building, at the northwest corner of Park avenue and 57th street, leasehold, fronting 39 feet in 57th street and 100

feet in Park avenue, together with an "L" in the rear. The fee to the corner property is owned by the White family, and the rear plot, 20x79, by Henry B. Anderson. The building is five stories and was erected by the White Company several years ago at a cost of about \$300,000. The leaseholds carry with them an option to purchase. It was held at \$315,000. The purchase was made possible through the purchase by the White Company several months ago, through Douglas L. Elliman & Co. of the block front in Thompson avenue, Long Island City, 200x600, which will be improved with a modern structure for its own occupancy.

Large Edgemere Transaction.

The Lewis H. May Co. has sold for the Phillimon Realty Co. (Manning Phillips, president) the Phillips homestead, fronting on the Atlantic Ocean, and bounded by Bay avenue, Beach 28th and Beach 29th streets, at Edgemere, L. I., to the Lorraine Realty Co. The property consists of the homestead on a plot of over 100 lots. The purchaser will subdivide and improve with fifty private seashore dwellings. This is the last large ocean front plot in the Edgemere section that has been acquired by developers for small seashore homes. The property was held at \$100,000.

Manhattan.

North of 59th Street.

GREENE ST.—Chas. Wynne and Louis H. Low purchased from the Lorrillard estate the 6-sty business building at 8 Greene st, adjoining the northeast corner of Canal st, size 22x100. This is the first sale of above premises since 1840. Douglas Robinson, Chas. S. Brown & Co. were the brokers.

VESEY ST.—E. Fougere & Co. purchased from the Trinity Church Corporation 36 Vesey st, a

WOOSTER ST.—Robert E. Simon made his first venture in property located in the lower section of the city since he began operating as an individual when he bought from Lewis Spencer Morris and Ana R. Morris, trustee for Henry Lewis Morris, the 6-sty loft, 45x100, at 208 and 210 Wooster st, through Spear & Co. and Wm. A. White & Sons. Title has been in the Morris family for more than 25 years.

1ST ST.—William J. Gabel sold for the Scheuermann estates the two 5-sty tenements with stores at 97 1st st and 202 East Houston st, to the Foster Land & Mortgage Co., Inc. This is the first sale of this property in about fifty years.

12TH ST.—The 4-sty dwelling, 20x97.8, at 28 West 12th st is reported to have been sold by Frank C. Townsend.

16TH ST.—William T. Wheeler, of Philadelphia, purchased through James J. Crowe the 2-sty garage, 115x195, at 415 to 423 West 16th st from Henry Hencken, with a fifteen year lease, at an aggregate rental of \$240,000.

17TH ST.—I. Randolph & Everett Jacobs sold to Frederick Brown, through Byrne & Bowman, the 11-sty mercantile building 17 and 19 West 17th st, 53x92. The building has a 100 per cent. sprinkler system and was held at \$265,000.

20TH ST.—Frederick Brown has resold the 12-sty structure at 9 West 20th st, acquired about six weeks ago from the Karis Realty Co. The property has been bought by an investing client of Byrne & Bowman.

21ST ST.—Spear & Co. sold for the Burden Realty Co. the 7-sty building, 25x100, at 41 West 21st st to Herman Lakner, leather goods merchant.

21ST ST.—C. J. Elgar and Sol. Fineberg sold for the estate of Leonard Lewisohn 218 and 220 West 21st st, a 7-sty apartment, 48x100, held at \$150,000.

22D ST.—Dwight, Archibald & Perry sold for Middleton Borland, of the law firm of Middlebrook & Borland, the 3-sty dwelling at 331 West 22d st to a purchaser represented by George W. Mercer & Son, who will remodel for his occupancy.

25TH ST.—J. W. May Co. sold to a client of P. J. Ryan the 4-sty tenement 313 West 25th st, on lot 24x100, held at \$20,000.

25TH ST.—Brown, Wheelock Co. sold for the Seamen's Bank for Savings 41 West 25th st, a 7-sty loft, 25x100, to the Burden Realty Co., Kenneth C. Newman, president. The property was held at \$100,000.

27TH ST.—Mannheimer Brothers, Inc., sold for H. B. Ripley 213 West 27th st, a 4-sty building, 20x98.9.

45TH ST.—P. Chauncey Anderson sold through John Finck the 3-sty dwelling 156 East 45th st, 19x100.

48TH ST.—Elizabeth J. White bought from L. Z. Vanderhoef 29 West 48th st, a 4-sty dwelling, 22x100, Columbia College leasehold.

49TH ST.—George E. Wood sold to Caroline O. Tolfree 51 West 49th st, a 4-sty dwelling, 20x100; Columbia College leasehold.

56TH ST.—John Finck sold for Mrs. Margaret Murphy the 3-sty dwelling at 163 East 56th st, 20x100.

AV B.—James H. Cruikshank purchased from the Maximilian Fleischmann Co. the southeast corner of Av B and 13th st, a 4-sty front and

rear tenement, with two stores, on plot 29.6x92, assessed by the city at \$30,000. A. W. McLaughlin & Co. were the brokers.

BROADWAY.—L. Tanenbaum, Strauss & Co. sold for Henry B. Vaughan to a client for investment the 5-sty mercantile building 443 and 445 Broadway, between Howard and Grand sts, in size 50x200.

LEXINGTON AV.—Bernard Goodman bought 110 Lexington av, a 3-sty building, 19.9x77. The new owner will alter the building into small suites, of two rooms and bath each. J. H. Newman & Co. has the general contract. Francis Speir and others are the owners of record.

WEST BROADWAY.—Pesagno & Montessoro bought from the Parodi & Ermino Co. 534 to 538 West Broadway, an 8-sty loft building, 65.4x90, held at \$185,000.

WEST BROADWAY.—Wm. Cruikshank's Sons sold for the Markham Realty Co. and the estate of Charles P. Smith 140-142 West Broadway, corner of Thomas st, two 5-sty buildings, covering a plot 60x100, to the Dr. J. A. Posner Shoe Co., Inc. The purchaser has been a tenant in the building for some years past. The one-half interest sold by M. Eckardt was recently sold to him through the same brokers by the City Real Estate Co. and the heirs of Isabelle Beekman. The purchaser, after extensive alterations, will continue to occupy the building for his own use. He is engaged in the manufacture of special shoes for children.

3D AV.—Hugh E. Miller, president of the Alchemist Realty Corporation, bought from Henrietta Miller and Henrietta Paul 876 3d av and 165 East 53d st, 24x75, forming the north-west corner of these thoroughfares. The corner is improved with a 5-sty building and the street front with a 3-sty building. I. Block was the broker. This is the first transfer of ownership in fifty years. It is assessed at \$39,000.

7TH AV.—Wm. A. White & Sons sold for an investing client 825 7th av, a 5-sty building, with stores, 25x100. The property was held at \$50,000.

8TH AV.—Horace S. Ely & Co. sold for M. M. Franklin and others, 396 8th av, a 4-sty dwelling, 23.6x60.

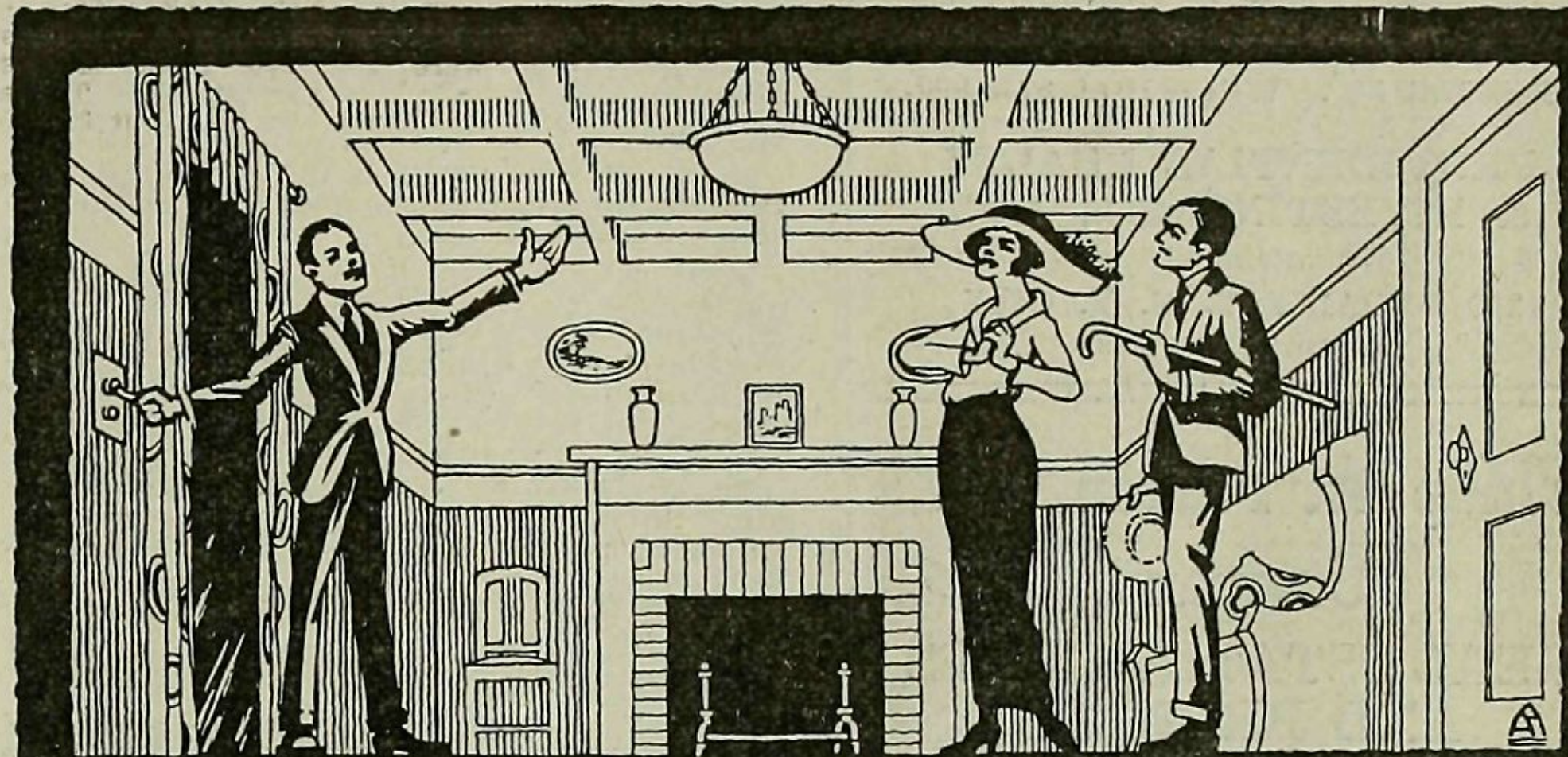
9TH AV.—Bernard J. Foss sold for the Biehler Estate Corporation the dwelling 476 9th av, 24.8x100.

South of 59th Street.

JUMEL PL.—J. Warren Hardenburgh sold the plot, 100x90, in the east side of Jumel pl, 130 ft. north of 167th st.

62D ST.—Dr. George Draper bought 237 East 62d st, a 3-sty dwelling, 16.8x100, through Harris & Vaughan, and resold it to a buyer who will occupy.

62D ST.—Pease & Elliman sold for Frederick Brown the 3-sty dwelling at 169 East 62d st, 16x101.1.



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74TH ST.—Lewis Cass Ledyard has sold the two 4-sty buildings at 36 and 38 East 74th st. The houses are on the south side of the block between Madison and Park avs. They cover a site 40 ft. wide and 100 ft. deep, about 140 ft. east of Madison av. The dwellings rear on the Presbyterian Home. The intentions of the buyer are to build on the site.

75TH ST.—Pease & Elliman sold for Paula W. Siedenburg 314 West 75th st, a 5-sty dwelling, 33x133, held at \$125,000.

78TH ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, resold for Frederick Brown the private dwelling held for \$40,000 at 67 East 78th st to a client for occupancy.

79TH ST.—Pease & Elliman sold for Mrs. Jacob Klingenstein the 4-sty dwelling, 20x85, 102 East 79th st, held at \$60,000.

79TH ST.—Foote & Martin, Inc., resold through William B. May & Co. 108 East 79th st, a 4-sty dwelling, 20x100.2, valued at \$60,000, which the sellers bought in April from Mrs. J. West Roosevelt.

79TH ST.—F. R. Wood & Co. sold for the Edmund Frances Realty Co. 225 West 79th st, a 4-sty dwelling, 16x102.2.

83D ST.—P. J. Mulcahy sold the 3-sty frame building, 25x102.2, at 227 West 83d st. The buyer is reported to be an adjoining owner.

85TH ST.—Slawson & Hobbs sold for Henry Nungesser 158 West 85th st, a 3-sty dwelling, 25x102.2.

88TH ST.—Frederic H. Allen, of Frederick Zittel, sold for the estate of Rufus E. Moore 38 West 88th st, a 4-sty dwelling, on plot 22x102.2, to a client of Mrs. E. L. Landon for occupancy.

90TH ST.—Dr. William Bradshaw sold the dwelling, 18.9x100, at 57 West 90th st through Slawson & Hobbs.

90TH ST.—Mrs. R. L. Fowler, Jr., sold her residence at 17 East 90th st, 28.1x100.8, through William B. May & Co. to an unnamed buyer for occupancy. The building is five stories high and is on the block with the Carnegie mansion. It was held at \$250,000. Last January the sale of this property was reported, Frederick Brown having been named as the buyer. The sale did not go through.

95TH ST.—James J. Etchingham sold for Mary I. McCarthy the 3-sty dwelling, 18x100, at 149 West 95th st.

96TH ST.—Alfred Mitheas sold to Annie Perloh 105 East 96th st, a 5-sty flat, 18x100.11.

97TH ST.—James J. Etchingham sold for estate of Julia McDermott 165 West 97th st, a 3-sty dwelling, 19x100.11.

98TH ST.—Edward N. Crosby & Co. sold for Dr. Christopher J. Musgrove the two 5-sty apartments, 52 and 54 West 98th st, 25x100 each.

106TH ST.—Charles Berlin sold for Nellie Brennan the 6-sty apartment 232 to 240 West 106th st, 150x100.

107TH ST.—The Union Chemical Glassware Co. resold through J. Blum 84 West 107th st, a 7-sty apartment house, 49x100, acquired last month.

112TH ST.—Postal Insurance Co., through a subsidiary company, sold to Joseph Shenk the 6-sty apartment at 511 and 513 West 112th st, 66x100.11, having 24 apartments and renting for about \$20,000 a year. A. J. Lilly was the broker.

112TH ST.—John Finck sold for the Goldmyr Realty Co. the 6-sty apartment house at 522-524 West 112th st, on plot 50x100.

114TH ST.—Fischer Realty Co. sold the dwelling, 18.8x100.11, at 220 East 114th st, for L. Lowenstein.

116TH ST.—Sisca & Palladino sold for Leslie Sutherland, executor of the estate of Raymond Xifo, the 3-sty dwelling 217 East 116th st, 17x100.

116TH ST.—The Ritter Realty Co. sold through Jerome A. Kohn the 5-sty flat at 137 West 116th st, 30x100.

118TH ST.—Ralph Russo sold the dwelling 445 East 118th st for Mrs. Edson to Antonio Sirico.

121ST ST.—Ralph Russo sold the dwelling 428 East 121st st for Walter Smith to Michele Anzalone.

121ST ST.—James L. Van Sant has bought from L. H. Terf 244 West 121st st, a 3-sty dwelling, 16.8x100.11.

124TH ST.—E. Sharum sold to Joseph G. Abramson the Elmore Court, 541 West 124th st, a 6-sty elevator apartment house, plot 108x100. S. Rosen was the broker.

125TH ST.—J. W. May Co. sold for the Bridgetown Realty Co. the 5-sty apartment house 543 West 125th st, near Broadway, on lot 25x100, to a client for investment.

130TH ST.—John H. Pierce sold for Dr. William L. Johnson for occupancy 114 West 130th st, a 3-sty dwelling, 16.8x100.

136TH ST.—John H. Pierce sold for Harry Baumann the 3-sty dwelling at 231 West 136th st, 15x100.

139TH ST.—Charles Shimmer sold 132 West 139th st, a 5-sty flat, 26x100.

142D ST.—Snowber & Smith have sold for

Harry Grant to Dr. Edward Marscheider the 3-sty dwelling, on lot 20x100, at 527 West 142d st.

142D ST.—Snowber & Smith sold for Harry Grant to Dr. Edward Marscheider the 3-sty dwelling, 20x100, at 527 West 142d st.

140TH ST.—Della Goldsmith sold to a Mrs. Sampson the 5-sty flat at 273 West 140th st, 25x100.

149TH ST.—Charles Wynne resold the two 5-sty apartments, 54x100, at 557 to 559 West 149th st, to J. McAfee through Robert Fulton.

165TH ST.—Ennis & Sinnott resold 470 and 472 West 165th st, a 5-sty flat, 50x102, to Hyman Rosenblum. Sam Cowen and Max Alexander were the brokers.

204TH ST.—William F. Kenny Co. sold to Samuel Behrman through Maurice I. Strunsky six 5-sty apartments, five 40x105 each and one 50x105, at the south corner of 204th st and Post av, between Academy st and 204th st. The houses have an annual rent roll of about \$60,000 and were held at \$400,000.

AUDUBON AV.—George J. Wallach sold the 6-sty apartment, 75x100, at 260 Audubon av, northeast corner of 178th st, to Samuel Cohen. The house rents for \$25,000 and was held at \$175,000.

AUDUBON AV.—Wessley Brothers sold through J. Rosenbaum to Stark & Spitzer 431 Audubon av, adjoining the northeast corner of 186th st, a 5-sty apartment house, 90x95, held at \$125,000.

BROADHURST AV.—Shaw & Co. sold for the estate of Elizabeth W. Whitlock 35 Broadhurst av, a 3-sty dwelling, on plot 18x70, to James Miller, who will make extensive alterations.

FORT WASHINGTON AV.—S. & J. H. Albert sold for the Hudson Trust Co. the 6-sty apartment, 122x100, at the southeast corner of Fort Washington av and 172d st. The property, which shows a rent roll of about \$31,000, was held at \$225,000. The buyer is M. Presberger.

LEXINGTON AV.—James H. Cruikshank purchased from the Lawyers Title and Trust Co., as executors of James W. Hawes, 1559 Lexington av, a 5-sty double flat, on plot 25x100, assessed by the city at \$20,000. J. Edgar Leaycraft & Co. were the brokers.

LEXINGTON AV.—James H. Cruikshank resold to Ida Rubin 1559 Lexington av, a 5-sty double flat, on lot 25x95. Millard Veit was the broker in the resale.

PARK AV.—Leon S. Altmayer sold for D. Klenke the 3-sty dwelling, 18.8x88, at 1165 Park av, just north of 82d st. The property adjoins the extensive holdings of George Ehret at this location.

PINEHURST AV.—Charles S. Kohler sold for the Benenson Realty Co. to the Libertan Corporation Arrowhead Court, 2 Pinehurst av, southwest corner of 177th st, a 6-sty apartment, 95x125, held at \$250,000.

ST. NICHOLAS AV.—Jacob M. Keller bought from David Pasinsky the 5-sty flat at 191 St. Nicholas av, 31x87, through Mrs. N. Bennett and J. Anthony Minott.

ST. NICHOLAS AV.—The Cameron, a 7-sty apartment house, 68.4x100x irregular, at the southeast corner of St. Nicholas av and 126th st, has been sold by the Dormond Realty Co., which acquired the property last month from the Cameron Apartment Co. It is assessed at \$180,000.

ST. NICHOLAS AV.—Lebertan Corp. bought from Edward Moushekian the southeast corner of St. Nicholas av and 145th st, an 8-sty apartment, 184x102. The purchaser paid all cash over a \$300,000 mortgage. Burton Thompson & Co. was the broker.

WEST END AV.—Anthony A. Paterno, as president of the 505 West End Avenue Corp., formed at Albany recently, purchased from Cecilia Muser the property at that location, a 4-sty dwelling, 34x100, adjoining the northwest corner of 84th st. George Ranger was the broker. Mr. Paterno contemplates altering the house into small suites.

3D AV.—John Finck sold the four buildings at 2366-2372 3d av, northwest corner of 128th st, 100x110, for Mrs. Ella J. C. Armour and others, who have owned the property for 75 years.

7TH AV.—Charles Galewski bought from the Royton Realty Co., Inc., Harold C. Matthews, pres., through Desmond Dunne Co., the 7-sty apartment, 50x100, at 1854 and 1856 7th av, and the 6-sty apartment adjoining, at 1858 and 1860 7th av, 50x100.

Bronx.

AUGUSTA PL.—Richard Dickson sold for Hyronimus Breunich 1118 and 1120 Augusta pl, 50x100, with a 2-fam. frame dwelling.

BARTHOLDI ST.—Hugo Wabst sold two dwellings, on a plot 50x95, on the north side of Bartholdi st, about 120 ft east of White Plains av, to an investor.

FAIRMONT PL.—D. Tanenbaum sold to a client of S. Rosen 892 Fairmont pl, adjoining the southwest corner of Southern Boulevard, a 5-sty house, on a plot 50x125, renting for \$11,000 and held at \$60,000.

BECK ST.—Thomas Mullen bought through Joseph Kaufman from Frederick Brown 905 Beck st, a 5-sty apartment, 36x100, giving as

part payment 180 Saratoga av, Brooklyn, a 4-sty house, 25x100.

JEFFERSON PL.—Philip D. Wattenberg sold the frame buildings, 17x110 each, at 662 and 664 Jefferson pl to Weinstein Bros.; also similar buildings at 666 to 670 Jefferson pl to Henry Breisinger and Joseph Margold.

OAKLAND PL, ETC.—Phillip Wattenberg, president of the Newat Realty Co., sold to Joseph Cohen 745 Oakland pl, a 5-sty flat, on a lot 25x100, held at \$33,000. He also sold to Anthony Carpentiri 646 Jackson av, a 4-sty building, on a plot 50x100, held at \$15,000.

ROGERS PL.—The C. M. J. B. Realty Co., Inc., bought the 5-sty building, with stores, held at \$100,000, at 900 Rogers pl, southeast corner of 163d st.

SIMPSON ST.—The Dormond Realty Co. resold to a client of Geo. Bongieronuro the 5-sty and basement new law apartment house at 1094 Simpson st, housing 25 fam. on lot 38x100, which they recently acquired through Fred Oppenheimer, the associate broker in the resale.

TIFFANY ST.—J. Clarence Davies sold for Jacob B. Baum 937 Tiffany st, a 4-sty apartment house on lot 35x100.

133D ST.—The Manhattan & Bronx Co., Arthur J. Sessa, treasurer, bought a 3-fam. house, with store, 65x103, at 713 East 133d st.

134TH ST.—J. Clarence Davies sold for Charles Hlawatsch to Horanch Plumbing Supply Co. 615 East 134th st, 425 ft east of St. Anns av, a 2-sty brick building on lot 25x100. The new owner will occupy upon completion of alterations.

134TH ST.—Rosa Weiss sold to Anton Gursco 359 East 134th st, a 3-sty dwelling.

137TH ST.—Meyer Cutter bought the 6-sty apartment house, 37.6x100, held at \$40,000, at 630 East 137th st, through Millard Velt.

140TH ST.—Sterling Sterling sold for Margarethe Strese to M. Steffensen, for occupancy, the 3-sty dwelling 440 East 136th st 1.8.9x100.

156TH ST.—Harry Sugarman sold 748 East 156th st, a 1-sty taxpayer, 25x100.

164TH ST.—J. W. May Co. and John P. Peal Co. sold the frame dwelling 432 East 164th st.

165TH ST.—Philip Wattenberg sold to George Bang, a client of S. Rosen, 266 East 165th st, a 5-sty apartment house, 33x100, for \$30,000.

166TH ST, ETC.—S. G. Katzon sold to a Mr. Greenberg for investment the 6-sty apartment house, containing 36 apartments, at 445 East 166th st, renting for about \$11,518 and held at \$70,000. The same broker sold the 4 fam. house

at 810 East 168th st to Louis Held for investment; 812 East 168th st to a Mr. Krell for occupancy; 816 East 168th st to a Mr. O'Connor for investment, and 1547 Morris av, a 2 fam. dwelling, to a buyer for occupancy.

167TH ST.—Samuel Cowen sold for Walter C. White 945 East 167th st, a 5-sty apartment house.

188TH ST.—John A. Steinmetz sold for D. Picciolo to S. Borrello 510 East 188th st, a 3-sty dwelling.

199TH ST.—Greenfeld & Saffir sold for the Benenson Realty Co. to a client for investment the 5-sty apartment house, known as The Touraine, located at 375 East 199th st, on plot 62x100, arranged for twenty families and held at \$75,000, returning a rental of \$11,000.

236TH ST.—Joseph Algozinno bought the dwelling, 25x100, at 70 East 236th st, through George N. Bruno & Co.

246TH ST.—The Delafield estate sold a plot of ground on the northwest corner of West 246th st and Delafield av, Fieldston, Riverdale, to Elizabeth A. LeCato, who plans to build a residence for her own occupancy. George Howe was the broker.

254TH ST.—Louis Bry sold at the northeast corner of 254th st and Sylvan av, 75x100, to an investing client of John H. Day.

BAILEY AV.—Cahn & Pittman purchased from Levi S. Hulse, trustee for H. A. Webb estate, 3-sty brick dwelling at 2882 Bailey av, 25x100.

BOSTON RD.—Arthur Herzog bought for investment the 5-sty apartment house, 1024 Boston rd, from the George Jacobs Construction Co.

BRONX BLVD.—Fish & Marvin sold for the estate of Frederick de Peyster an acre in the Bronx blvd, near the Woodlawn station, to F. S. Warren.

BRYANT AV, ETC.—Philip Wattenberg sold two 2 family houses, 34x100, held at \$15,000, at 2110 and 2112 Bryant av, to Nerenberg Bros. He also sold the plot 500x100, at 813 Trinity av, on which he is erecting a 1-sty taxpayer, to Harry Berger.

CLAY AV.—Charles Berlin resold for F. D. Mooney 1702 and 1704 Clay av, a 6-sty apartment.

DALY AV.—William Peters & Co. sold for Mrs. Christine Hinrichs to Julius C. Schappaul the apartment dwelling at 2082 Daly av.

EAGLE AV.—J. Hyman has bought from

Peter Ferester the 3-sty brick house, on lot 20x115, at 696 Eagle av, held at \$10,000.

EASTBURN AV.—Harry Staats sold the plot, 75x95, on Eastburn av, 91 ft. north of 173d st, to Benjamin Rutchik, through John A. Steinmetz. The same broker sold for D. Picciolo to S. Borrello 510 East 188th st, a 3-sty dwelling.

EDGEcombe AV.—Mrs. S. Norma Winch sold a 4-sty dwelling at 48 Edgecombe av to Dr. Godfrey Nourse through James C. Thomas, Jr.

GRAND AV.—Thorn & Co. sold the dwelling at the northeast corner of Grand av and 192d st, 50x100, for T. H. Thorn to Louis Rosenbluth.

HEATH AV.—Cann & Pittman sold to Jennie J. Weller 2-sty frame dwelling at 2701 Heath av, 25x100, through S. Ullman.

INTERVALE AV.—The Isaac Lowenfeld Realty Corp. purchased from John Diehl 1330 Intervale av, a 5-sty new-law apartment, on a plot 78x80, renting at \$10,000, and held at \$70,000. Wagman & Ziegler were the brokers.

JACKSON AV.—Phillip Wattenberg sold to Anthony Carpentiri 646 Jackson av, a 4-sty building, 50x100, held at \$15,000.

MAPES AV.—August H. Dahl sold 1979 Mapes av, a 2-fam. frame house, with garages, to Philip Glass through the Reconstruction Realty Co.

MONTEREY AV.—Joseph G. Abramson, through Frederick Oppenheimer, sold to Moses A. Steinhardt 2027 Monterey av, a new 5-sty apartment, 51x100.

MONTGOMERY AV.—A. D. Rockwell, Jr., sold for Joseph Russhon, to a client for occupancy, 2 family house at 1743 Montgomery

MT. HOPE AV.—The Eberhart Building Co. has sold to an investor 1800 Mt. Hope av, northeast corner of 174th st, a 5-sty apartment house, on plot 38x70, through William Elkan.

TELLER AV.—I. Lester Wood sold the plot, 58x94x irreg., on the west side of Teller av, 83 ft. south of 170th st, through Harry Levy.

TELLER AV.—Thornton Brothers sold the 2-fam. house at 1273 Teller av to Antonio Suriano.

TIEBOUT AV.—Kurz & Uren sold the 2-sty dwelling, on a plot 42.9x100, at 2450 Tiebout av, near 188th st, to an investor.

TINTON AV.—J. Clarence Davies sold for Margaret M. Freney 984 Tinton av, a 2-sty house, on lot 19.11x100.

TINTON AV.—J. Clarence Davies sold for Nora E. Murphy 982 Tinton av, a 2-sty house, 20x100.

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TINTON AV.—J. Clarence Davies sold for Nora E. Murphy 988 Tinton av, a 2-sty private house, on lot 20x100; also for the same seller 1002 Tinton av, a similar house, on lot 18.9x100.

TOPPING AV, ETC.—Charles F. Deshler purchased through Williamson & Bryan the 5-sty new law house at the southwest corner of Topping av and 173d st, 45x95, containing nineteen apartments and store. Mr. Deshler recently purchased the apartment house on the southwest corner of Monroe av and 173d st through the same office.

VYSE AV.—Joseph G. Abrahamson purchased through Pease & Elliman from John N. Luning the 5-sty apartment house, 37x100, at 1438 Vyse av.

WALLACE AV.—William Peters & Co. sold for Henry Brenneke the two 2-fam. houses at 1910-1912 Wallace av to Johanna Birnhaupt.

WALTON AV.—Richard H. Scobie sold for the Concourse Estates Corp, Ely Maran, pres., the 5-sty apartment at 1926 Walton av, 50x135.

WASHINGTON AV. — Philip Wattenberg bought from a Mr. Breunich 1302 Washington av, a 5-sty apartment house, on plot 50x100.

Brooklyn.

BERKELEY PL.—John Pullman Real Estate Co. sold 46 Berkeley pl, a 3-sty dwelling, for Mrs. Frederick Kornahrens to James Edwards.

PLAZA ST.—Howard C. Pyle & Co. sold the 3-sty residence 5 Plaza st for Mrs. Margaret Lynch to Dr. John M. Taylor. The property faces on Prospect Park Plaza and is on the same block as the Montauk Club.

SAND ST.—George W. Mercer & Sons sold for the E. P. Smith estate, the six buildings at 183 to 189 Sands st and 150 to 154 Gold st, to a client of Joseph Gans. The property has been in possession of the selling family since 1823.

57TH ST.—B. J. Sforza sold for Anna M. Varvaro to Victorio Grille the 1-fam. cottage 1102 57th st, 60x100.

57TH ST.—B. J. Sforza sold for Anna M. Varvaro the plot, 40x100, on the south side of 57th st, 60 ft. east of 11th av, to Nathan Sulsky, who will improve with two 1-fam. stucco houses.

60TH ST, ETC.—Meitser Builders, Inc., sold 929 60th st, a 2-sty house, to a client, and purchased from the Bursch estate the eighteen 2-fam. houses at 813-865 72d st, on plot 450x100. The property was held at \$125,000.

65TH ST.—Realty Trust sold for Alco Building Co. the 1-fam. brick dwelling 2033 65th st, Mapleton Park, to Frank Laura, the tenant.

EAST 19TH ST.—Samuel Galitzka and J. Lacov sold for the Webster Building Corporation to a client for occupancy the new 2-sty house, with garage, on a plot 30x100, at 1448 East 19th st, Flatbush. The same brokers also sold from the plans for the Miller Berg Realty Co. to a client the new 2-sty, 1-fam. house, with garage, on a plot 45x100, on the east side of East 23d st, 100 ft. south of Av J.

3D AV.—Frank A. Seaver & Co. sold the 3-sty building at the southwest corner of 3d and Ovington avs for A. Eckel to an investor.

15TH AV.—Leitner, Brener & Starr have sold to a syndicate of builders the block front on 15th av, between 77th and 78th sts, Flatbush (ten lots), which will be improved with ten 2-fam. brick houses. The brokers have negotiated building and permanent loans for the improvement.

17TH AV.—Meister Builders have purchased two block front of vacant lots on the west side of 17th av, from 80th st to 83d st, on a plot 340x100, including three corners.

CLERMONT AV, ETC.—Bulkeley & Horton Co. sold dwellings at 33 Clermont av for Mrs. Pauline B. Fox; at 1292 Bergen st for Henry Cunningham; at 311 Eastern pkwy for Francis A. O'Neil, and in conjunction with the William F. Taylor Realty Co., 1191 Bergen st for the estate of Annie Dauphinot.

CORTELYOU RD.—Clinton Trading Corporation sold to Nicola Setteducati and Ida Setteducati the 2-fam. dwelling at 2822 Cortelyou rd, on a plot 20x87. F. G. Agresta was the broker.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Charles and Louise Ahrens the 5-sty store and apartment building at 1044 Flatbush av, 21x92.

FLATBUSH AV.—Realty Associates purchased the southeast corner of Flatbush av and Farragut rd, taking in 1425-7 Flatbush av and 2708-14 Farragut rd, three buildings containing stores and flats, having a frontage of 69 ft. on Flatbush av and 165 ft. on Farragut rd. In part payment for this property they gave a plot 120x250 ft. on the east side of Ocean pkwy, 120 ft. north of Av P. This exchange was made by I. Weinbach and S. Welch Sons.

FRANKLIN AV.—Charles Partridge sold for the estate of Arthur H. Solinger the store and apartment building at 680 Franklin av; also sold the store and apartment building at 672 Franklin av to Joseph Monday for investment.

MYRTLE AV.—Edward N. Crosby & Co. sold for Veronica Bryant the 4-sty apartment house on the southwest corner of Myrtle av and Emerson pl, size 25x100, to Frank Silberman.

RIDGE BLVD.—Frank H. Malone sold the 1-fam. dwelling 6929 Ridge blvd for Ida G. Davis to a purchaser for occupancy.

RECENT LEASES.

Schulte Co. in Big Lease.

The Hotel Wallick property at the northeast corner of Broadway and 43d street has been leased to the Schulte Cigar Stores Company for twenty-one years. The annual rental will be graduated from \$125,000 to \$150,000 a year. The building is eight stories high and measures 91 feet in Broadway and 85.6 feet in 43d street. The old cafe, at the immediate corner, will be removed and this space subdivided into stores. Herbert Hecht & Co. and Harris & Vaughan were the brokers.

The same company also leased, through the same brokers, to the Loft chain of candy stores, represented by P. H. J. Daly, a large store in Prospect avenue, near Westchester avenue, in the McCrory property. The lease is for a long term of years, at an aggregate rental of about \$175,000. The Chain Shirt Shops recently leased the adjoining store in the same property.

Activity in Penn. Zone.

The Charles F. Noyes Company has negotiated another important transaction on 33d street, between Sixth and Seventh avenues. For Daniel P. Morse the Noyes Company has rented 133-135 West 33d street, 50x100, for twenty-one years to Grammas Brothers, who, after extensive improvements have been made, will open their ninth retail confectionery store in the premises and sublease the balance of a modern store and loft building which they are to immediately construct. The lessees are the owners of the famous "Grammas Sweets" trademark. The transaction aggregates \$350,000, including taxes and improvements.

Cotton Firm Moves Uptown.

Clarence Whitman & Son, Inc., for the past forty years on Leonard street, leased through the Brown, Wheelock Company, Inc., an entire floor, containing 20,000 square feet, in the Hess Building at the southwest corner of 4th avenue and 26th street, which they will occupy as offices and show rooms on February 1, 1920. They are one of the first large cotton goods houses to leave the old dry goods section and locate uptown. M. & L. Hess represented the owners in the lease.

Long Lease on Madison Avenue.

E. A. Turner leased for Dr. Monroe the 5-sty building at 126 Madison av, measuring 20x100 ft, for a term of twenty-one years to the Madison Av. Co., Inc., which is now being formed to take over this lease to a Mr. Levine who is a client of E. A. Turner's. The intention is to remodel this building immediately into stores for the silk trade, at an expenditure of at least \$20,000. Bids have already been made for the leasing of the stores. This property is adjoining the Colony Club, between 30th and 31st sts, one of Madison av's choicest houses. This house was formerly owned by Dr. Herrick, and was sold to Dr. Monroe about 15 years ago. The upper floors are to be altered into choice two-room apartments. The premises will be ready for occupancy by Oct. 1.

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AMES & CO. leased for Lehman Brother to the Acouti-Scope Corporation to top floor at 249 West 42d st, and for Max Stark and Harry Schaffer the top floor at 125 West 26th st to Leon Greenberg; for A. Stathapoulo the 4th floor at 68 West 39th st to the International Jig Sawing Products Co., Inc., for three years.

ALBERT B. ASHFORTH (INC.) leased apartments at 42 West 57th st to Mrs. Clara Smith, C. McCornick; at 6 East 30th st to Dr. Louis Draper; at 17 West 50th st to Mrs. Eleanore Phipps; at 25 East 30th st to Edmund Marvin, for Cammann, Voorhees & Floyd.

VASA K. BRACHER leased apartments for the Manhattan Leasing Co. at 312 West 99th st to Mrs. Joseph S. Whiteside, and for Mrs. Cornelia H. Coffin at 206 West 95th st to S. A. Loper, J. Walter Davidson and Mrs. John Cheatman, and at the "Milton," 24 West 60th st, to Mrs. Cainhall and Miss Campbell.

THE BRETT & GOODE CO. leased for Samuel Frost in his new building at 41-43 West 14th st the 3d floor to Benjamin Buchbinder, the 4th floor to Michael H. Wegman and Leon Benn, and the 5th floor to the Admirable Shirt Co.

CAMMANN, VOORHEES & FLOYD leased apartments at 449 Park av to Oren Root and Mrs. Reina B. Saportas; at 13-16 Central Park West to Dr. A. Eugene Austin, John V. Parker, Harry T. Gardner and Anna M. Swift; at 571 Park av to Archibald P. Evans and Charles C. Martin; at 1184 Lexington av to Mrs. Katherine Wilson; and at 22 West 9th st to Col. Talbot Smith, Mrs. Herbert Groesbeck, Jr., and Lloyd Wallace Georgeson.

CROSS & BROWN CO. leased the 1-sty garage now being built at 357-359 West 12th st and 88-90 Jane st for Stephen C. Sofield to Jaburg Bros., of 10 Leonard st.

CUSHMAN & WAKEFIELD (INC.) leased for Peter C. Lee the entire floor at 8 East 39th st to Hurlbert Motors (Inc.).

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Anna Van Vlack 22 East 66th st, adjoining the corner of Madison av, a 4-sty private house, on a lot 20x100, to Miss Frances Karr for a private school.

DOUGLAS L. ELLIMAN & CO. leased apartments at 129 East 82d st for Bing & Bing to Mrs. Watler Kernan; at 145 East 35th st to Mrs. Eleanor V. Paul; at 930 Madison av to Miss Margaret W. Brown; at 471 Park av to Miss Jane J. Hawley; and have renewed the following leases of apartments: at 274 Madison av to A. B. Turner; 414 Madison av to Elsie Cobb Wilson; 122 East 34th st to Miss J. A. Dickinson; 126 East 34th st to Dr. Benjamin P. Riley; 128 East 34th st to S. A. Keim.

GOODWIN & GOODWIN rented for Benjamin Fox to S. Hoberg the 3-sty dwelling at 209 West 127th st.

DOUGLAS GIBBONS & CO. leased for Mrs. Henry F. Shoemaker 6-sty American basement dwelling 4 East 65th st, adjoining the corner of 5th av, to Thomas B. Yuille, of the American Tobacco Co., furnished, held at \$12,000, for the winter season.

F. J. GUILFOYLE & CO. have made the following leases in 487 Broadway: to Louis Michael, Stunner Hosiery Co., Harry Gurien, William Stroll, F. Saenz, Barquinero, Teijeiro & Co., Ideal Trading Co., Max Bennick, Cohen & Feit, Inc., Phillipine Importing Co., Samuel Zackheim, Philip H. Cohen, Jacob L. Yedinak, Twail & Co., Nippon Sema Kaisha, Chas. E. Moody, Max Kreinbuhl, Michaan & Paz Co., Byers Export Agency, American Paper Products Co., M. Eichler & Sons, The Sayer Mfg. Co., Superior Silk Undergarment Co., and Rabhor Co.

HAGGSTROM & CALLEN leased for the Augusta Erlanger estate the 4-sty dwelling at 36 West 96th st to Mary Collins.

THE HOUGHTON COMPANY leased for Mary Casson the rear part of the ground floor 305 Amsterdam av, near 74th st to Clifford L. Miller for restaurant purposes, as an addition to space which Mr. Miller at present occupies at 303 Amsterdam av, which he leased through the same brokers.

CHARLES F. NOYES CO. leased for Harry Gilbert, representing Sarah Craft and Catherine Herron, to Meyer & Benjamin Mofsovit, the building 50 New Bowery, for five years at an aggregate rental of about \$17,500; space in 41-43 Maiden Lane to Meyer Koulsh; a floor at 319 Pearl st to David and Max Perlstein, and a floor at 22 Bond st to Hyman Smith.

OGDEN & CLARKSON CORPORATION leased a floor in 549 5th av to M. de Zayas, art dealer, and the 5th floor in 131 West 35th st to Max Meurer & Sons, and an office in 45 West 34th st to the Saltzer Millinery Co., of Atlanta, Ga.

PEASE & ELLIMAN leased for Mrs. J. Weissman to C. W. Dew the 4-sty American basement dwelling at 271 West 90th st.

PEASE & ELLIMAN leased two apartments in 115 East 82d st, which J. E. R. Carpenter is building for occupancy in the fall, to Dr. H. E. Shattuck and to Lieutenant-Colonel Sanger Brown. The same brokers also leased for Frederick Johnson an apartment in 850 Park av to Henry A. Riley.

PEASE & ELLIMAN leased for Mrs. Clara C. Erickson to Frederick Bellamy the 4-sty dwell-

ing at 63 Riverside dr; also sub-leased offices in 56 West 45th st, for the Premier Engineering Co., to the Savings Bank Association of the State of New York.

PEASE & ELLIMAN leased furnished for Kenneth M. Murchison to E. Lawrence White the 4-sty dwelling at 49 East 63d st; also offices in 42 West 39th st to A. A. Steiner.

PEASE & ELLIMAN leased for the Americas Union Trading Co. offices at 152 Broadway to Hall, Provost & Webster; also at 33 Whitehall st to W. and A. Fletcher Co. for M. J. Cohen.

PEASE & ELLIMAN sub-leased for Mrs. Bache McE. Emmet her apartment in 535 Park av to John C. Livingston; in 145 East 35th st to Lorenzo Semple; in 135 West 58th st for the Jobba Realty Co. to Daniel H. Burnham; in 58 West 57th st, furnished, for G. R. Boynton, to Maurice F. Revnes; in 490 Riverside dr, furnished, for Mrs. M. E. McWilliams, to W. I. de Troubinkoy; in 344 West 72d st, for Mrs. H. C. Lansdowne, to Lawrence Tompkins; and in 321 West 92d st, for the estate of Bernard Bandler, to James B. Little.

JOHN PETERS leased for the Dry Dock Savings Inst. to John L. Peterson the three upper

floors at 318 3d av, southwest corner 24th st, formally known as the Bellwood Hotel.

JOHN PETERS leased for Betti Muller to the Amalgamated Textile Trimming Workers of America for general offices the parlor floor at 233 East 14th st.

PEPE & BROTHER subleased for Oscar E. Cesare the private residence at 40 7th av to Frank Harris.

GEO. R. READ & CO. leased the entire building 5 East 30th st to N. Nakachian; floor at 291 5th av to Ferdinand Pavel, a client of Daniel Bidsall & Co.; at 293 5th av to John J. Kelly & Co.; at 297 5th av floor to Eugene Morin, and at 1170 Broadway office to C. H. & R. C. Peckworth (Inc.).

M. ROSENTHAL CO. leased to Scharfman Bros. the 1st floor at 26 West 26th st; to Albert Israel, space at 31-33 East 27th st; to B. J. Goldfield, a loft at 8-14 West 30th st; for the Bradkin Realty Co., floor at 6-8 West 32d st for five years, to S. & J. Barnet; to Grinke & Kraler, at 122-130 West 27th st; to Ralph Naclerio, at 6th av and 28th st; to Gabowitz & Schwadron, at 148-150 West 24th st; to J. E. Bernstein, at 43-47 West 24th st; to Circle

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Art Embroidery Co., at 239 5th av; to Cohen & Feldman, at 151-153 West 19th st; to Chic Cloak & Suit Co., at 13-15 West 24th st; to Siff Bros., at 71-73 5th av for a long term of years, at an aggregate rental of \$30,000.

SHAW & CO. rented for Mrs. Emily A. Kipp the 3-sty dwelling, 20x100.11, at 20 West 121st st to A. J. Ristorcelli.

ARTHUR C. SHERIDAN, INC., has leased an apartment in the Stratford Apartment at Madison av and 81st st to Allan MacDougall.

ARTHUR C. SHERIDAN, INC., has leased an apartment in 26 East 91st st to Mrs. John Fairfax Sheridan; also an apartment in the Strathmore, at Madison av and 81st st, to Allen MacDougall, and the ground floor store in the former Cutting dwelling at 135 East 57th st to Adelaide, milliner.

SLAWSON & HOBBS rented the store at 2721 Broadway to the United Eye Glass Shops Corp.

SPEAR & CO. leased for the Astor estate the store, basement and sub-basement at 573 Broadway to Lewis & Bashlow, jobbers in hosiery and underwear; for Wm. A. White & Sons store, basement and sub-basement at 541 Broadway to Hayman Benowitz; to D. L. Davis, Weissman Co. space at 133-41 West 21st st; for Cabot estate loft at 23 East 17th st to Katz & Lesser; for Eleda Realty Co. at 40-6 West 20th st to Crescent Leather Goods Co.; for Listowel Realty Co. at 343-7 West 26th st to Floyd Y. Keeler; for Manitoba Realty Co. at 6-8 West 22d st to Adolf Newman; for Herald Square Realty Corporation at 826-8 Broadway to Pekett Headwear Co.

SAMUEL J. TANKOOS leased for Valentin Schmitt the 4-sty building at 26-28 North William st, for a term of twenty-one years at an aggregate net rental of \$125,000. The lessee will open a restaurant.

WM. A. WHITE & SONS leased at 131-35 Prince st lofts to Haber & Thurschwell and to Adelstein & Messing; at 325-31 Lafayette st to Nager & Nager and L. & M. System Clothes; at 26 West 58th st to Hulda Herrstadt; at 335-9 5th av space to Joseph H. Calisher; at 395-99 Washington st, corner Leroy, three entire buildings to Arnold & Co.; 27 William st floor to H. B. Wills, and in the Singer Building, on the Liberty st side, ground floor space to the United Shipping Board.

WHITE-GOODMAN leased space at 24-6 East 21st st to the Alco Garment Mfg. Co. and Morris Lichtenthal; also the front half of the 1st loft at 46 East 14th st to the Liondale Shirt Co.; 2d loft at 149 Bowery to Samuel Rubin; 4th loft at 94 White st to Nicholas Lattour.

WORTHINGTON WHITEHOUSE (INC.) leased apartments at 635 Park av to Clarence Dillon; at 829 Park av to Miss Mary E. Mortimer; at 108 East 82d st to Edward T. H. Talmage, Jr.; at 103 East 86th st to Frank Shepard; and at 103 East 86th st, furnished, for Mrs. Paul Renshaw to James L. Putnam.

REAL ESTATE NOTES.

G. F. WOERTHER has become associated with the organization of Haggerstrom & Callen as office manager.

PEASE & ELLIMAN have obtained for Mrs. M. N. Davis, through Hughes & Hammond, a mortgage of \$80,000 on the 5-sty building at 52 West 57th st.

HERBERT HECHT & CO. and J. M. Silver were the brokers in the sale of the 21-year lease of the Strathmore Apartments by Robert M. Kern to Walter J. Salmon.

QUINLAN & LELAND placed for the Packard Commercial School Co. a mortgage of \$170,000 at 5 per cent. for five years on their building at 253 Lexington av, southeast corner of 35th st.

THE MERCHANTS PROPERTY CO. has taken title to the property 83, 85 and 87 John st, northwest corner of Gold st, which it has recently purchased, and has appointed Wm. A. White & Sons agents for the buildings.

BENJAMIN ENGLANDER sold for The Midwood Building Corporation to the Ivoryloid Company a vacant plot, 75x100 ft, on 8th st, near East av, Long Island City. The sellers are to erect a 2-sty structure on the plot.

THE SCHULTE CIGAR STORES CO. secured from the City of New York a lease covering two spaces on the Manhattan side of the Brooklyn Bridge mezzanine promenade and will immediately construct and operate additional branch establishments.

SINCLAIR BUILDING CO. has taken title to the Liberty Tower, 55 Liberty st, and Pease & Elliman have been appointed agents to continue the management of the property. This building has now been under the supervision of Pease & Elliman during three ownerships, covering the last nine years.

STUART M. WALDENBURG and Lieut. Arthur J. MacSherry have opened offices at 189 Montague st, Brooklyn, where they are transacting a general real estate business. Lieut. MacSherry was for a number of years connected with the Title Guaranty & Trust Co. Mr. Waldenburg has been actively identified with Brooklyn real estate affairs for many years.

SERG. FRANK R. PARISH, of Headquarters Co., 19th Field Artillery, returned with the 5th Division, after over a year's service in France, on the transport America on Tuesday, the 22d, and received his discharge from the service at Camp Dix on the 29th. He has re-established headquarters with his father, John L. Parish, at 149 Broadway.

W. MALCOLM GRAY, who has recently obtained his honorable discharge from the United States Army, in which he served as lieutenant in the aid service during the war, is now associated with Burling & Swan (Inc.) in the real estate and insurance business. Before entering his country's service Mr. Gray was well known in New York as an architect. Mr. Gray will make his headquarters at the downtown office of Burling & Swan, Inc., 189 Montague street, Brooklyn, N. Y.

PROPOSALS.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, Albany, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m. on TUESDAY, AUGUST 5th, 1919, for the improvement of the following highway:

Warren.....(one highway: 4.59)
 AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Broome.....(two highways: 6.93 & 4.70)
 Franklin.....(one highway: 11.41)
 Genesee.....(two highways: 2.62 & 7.94)
 Rensselaer....(two highways: 7.20 & 2.97)
 St. Lawrence.(two highways: 11.16 & 4.60)
 Warren.....(one highway: 5.13)
 Wyoming.....(one highway: 4.73)

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

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

FRED'K STUART GREENE,

Commissioner.

ROYAL K. FULLER, Secretary.

HENRY MAURER & SON Manufacturer
 of
Fireproof Building Materials OF EVERY DESCRIPTION
 Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
 Office and Depot, 420 EAST 23RD STREET
 Works: Maurer, N. J. NEW YORK

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Building Construction

Gramercy 3971

162 East 23rd Street

New York

The Telephone Properties Have Been Returned

After a year of Federal Control, the telephone property, which makes up the Bell Telephone System, has been returned to its owners by the United States Government.

WHILE the property has been properly maintained, it is not the same property which the Government took over on August 1, 1918. It is not as adequate for its job or as well manned as it was; that it is not, is no way the fault of Federal control which was eminently fair. It is due to causes for which neither the Government nor the companies are to blame.

A year ago we were at war. Labor and materials needed for both telephone operation and construction were turned to military uses. Some materials were so vital to the carrying on of the war that even the work of providing telephone facilities for the Government was retarded and no part of them could be spared for commercial telephone purposes.

No less vital was the Government need for those skilled to create, maintain and operate the vast intercommunication system necessary in modern warfare and in the conduct of the vastly increased Government services.

Thousands of telephone men were already at the battlefield. Thousands more were under arms, and still telephone experts and skilled operators went into the service of the Government and contributory industries by the tens of thousands.

The reserves of plant and equipment were drawn upon until they were entirely used up, and the experienced staff was gradually depleted. To find others to take the places of those who had gone was difficult, to train them takes time.

During the year came victory and the armistice; and instantly the business world sprang

into intense activity. The demands for telephone service passed all former records.

To replace the exhausted reserves which had been carried for just such purposes and to replace the skilled forces to meet this unprecedented emergency, there began a rush for construction, for readjustment, for high pressure repairs, for feverish extensions. All these must be continued with increasing effort. The return of the property comes in the very midst of this race between an overpowering demand, and an upbuilding of a system whose growth was held back and whose forces were scattered by the vital needs of war.

Much progress has been made in the upbuilding of this system, but far more is still required to meet the swift growth of business; and also to give "first aid" to every other business and every other service struggling against an unprecedented demand.

The prosperity which creates this emergency in service creates also a scarcity of those desiring employment in the service.

Under such conditions telephone service generally has not been and could not be up to the pre-war standard. It is beyond human power to immediately overcome the handicap which the situation imposes.

There are no people in any public or private endeavor who are working more tirelessly or strenuously for the common good than those of the telephone companies. Service has always been given. More of it must be given and it must be improved. That improvement in some cases will take months. Eventually service must win the race with demand.



NEW YORK TELEPHONE CO.

BUILDING SECTION

High Lumber Prices No Deterrent to Construction

Despite Growing Shortage and Steadily Advancing Prices no Decrease in the Demand Is Apparent

ONE of the most pertinent questions pertaining to the building situation at present is how will the current high price level and the acknowledged shortage of lumber affect the future of the building industry? Lumber products in some form or other are essential to every building operation. Although the quantity actually a component part of many modern structures may be relatively slight there is a large amount of timber and lumber required for various purposes during the period of construction. The trend of the past month or six weeks has been toward sharply advanced price schedules both at wholesale and retail, coupled with a growing shortage in the available supply of the more popular grades and sizes and building contractors are at a loss to figure exactly in what manner to plan for their future work.

In 1914, shortly after the outbreak of the European War, prices for lumber products of practically every type and description started to advance and the upward movement since that time has been steady and consistent. Until the past month or so, however, this advancing tendency was gradual and manufacturing consumers and builders were able to keep abreast of prices. Lately, however, the market has been characterized by numerous sharp advances that have startled consumers to some extent, but that have not apparently affected the volume of demand. Furthermore, there is no anticipation that the current conditions are likely to undergo a change in the near future, notwithstanding the efforts now being made in some quarters to stabilize both demand and price.

It might be interesting here to outline the market conditions that maintain at present for some of the more important lumber products. Conditions as given apply more particularly to the Metropolitan district, but with certain modifications are identical to those that might be found in a nationwide canvass of the lumber industry.

Dealers in Southern pine claim that never before in the history of the industry has there been a time when the demand for this lumber was as heavy as it is now. In a number of instances premiums have been offered and even urged for preferential delivery of flooring material badly needed to complete some important contract. There is a growing feeling that notwithstanding the curtailment of Southern pine production, that the market has to some extent over-extended itself and that a reaction will follow. On the other hand, mills are practically all sold for some time ahead and it is difficult to find anyone who is willing to predict a recession from the current level of prices either at wholesale or retail.

Conditions applying to the North Carolina pine market are largely similar. The demand for lumber of this type continues to grow in volume and is on a broader basis than it has been for months past. Mills are reporting more business than they are capable of handling and wholesalers find increasing difficulty in allocating their supplies on account of the growing shortage at mill points. Recently there has been a fairly wide range in quotations, but the trend has been steadily upward and no difficulty is being experienced in obtaining top prices.

There has been no reduction in the rate of demand for hemlock, but mill offerings are light. The outlook that conditions

will change for the better is not particularly bright. The vast amount of new building activity that is now underway in the suburban sections adjacent to New York City is largely responsible for the situation and retail yards are considerably more concerned in obtaining promises of quick shipments from the mills in order to fill their contract orders than they are about prices.

Wholesalers of Eastern spruce report that business is remarkably firm, and although stocks are in reasonably good shape as compared with some of the other lines, that some scarcity is developing and this factor is affecting the price situation somewhat. The mills have recently announced that considerable difficulty exists at production points, traceable to the almost universal shortage of unskilled labor and with a continued low rate of output manufacturers claim that prices are bound to hold firmly to the present levels.

Shingle producers would have no difficulty whatsoever in selling a vastly greater output than that of the present. The supply of red cedar logs, which at no time this season has been up to the normal average of past years, has been further decreased by the shutdown early in July and there is no reason to believe that the shingle output will be materially increased for some time. Meanwhile a real scarcity exists in this part of the country and it is claimed that a considerable amount of small house construction is being held up for roofing and siding materials. The result is that prices for shingles are firmly established at a level previously unheard of and according to the best informed dealers there is no immediate possibility of a recession. Producers of cypress shingles have been shipping their output in better time of late, but that is chiefly due to the fact that the mills are refusing new orders so that they might accumulate a stock ahead. The call for cypress shingles has been greatly in excess of the supply throughout the entire season and the shortage is growing. White cedar shingles are in good demand and the same applies to pine, but prices are all advancing and no one is willing to predict the probable end of the advance.

Hardwoods are relatively in the same position that applies to other kinds of lumber products. The demand is gaining in intensity and at the same time production is at a low ebb because of the scarcity of labor at mill points.

Throughout practically all phases of the lumber business reports of extremely heavy demand are current, but producers are somewhat doubtful as to their ability to fill future orders as rapidly as consuming interests might wish. All of the lumber interests agree that during the past two months there has been a steady growth in the volume of actual and prospective business and it appears as though the movement had not yet reached its full momentum. The supply of labor is not adequate to meet the demands being made upon the producers. Mills could use a large amount of man-power in excess of that which they are now forced to operate if it was possible to obtain. A supply of labor sufficient to meet the demands of the lumber producers would be a prime factor in reducing the present shortage in the lumber market and would have a most favorable effect in holding prices to their present levels if not making reductions possible. With sufficient labor to turn out the large amount of lumber

(Continued on Page 154)

Thirty New Factory Buildings in Queens Since Jan. 1

Big Boom Extends to Dwelling Houses For Which 4,000 Plans Have Been Filed in Last Six Months

THE greatest industrial development that has ever taken place in New York City, or in any other community in the United States within a similar period, has taken place in the last six months in the Queens Borough section of New York City, according to a report of the Chamber of Commerce of the Borough of Queens. It is stated that "since January 1, 1919, more than 30 factories have established in Queens, occupying in ground area nearly two and a half million square feet and which will make available when finally constructed, approximately 5,000,000 square feet of additional manufacturing space.

Ten of these new plants have a national reputation, the two largest of which will erect plants costing \$2,000,000 each.

Queens Borough has advanced equally from a residential standpoint, as during the first six months of this year nearly 4,000 plans were filed for new building at an estimated cost of \$16,457,731. During the month of May, 1919, only two cities in the United States—Chicago and Philadelphia—exceeded Queens in the value of plans filed for new buildings.

Many of the new industrial corporations moving into the Borough of Queens have already started building operations and others have plans ready to begin construction at the earliest possible moment. The 10 largest concerns during 1919 are as follows: The American Chicle Company, with 120,000 square feet of ground, are erecting a five story building at an estimated cost of \$2,000,000; Famous Players-Lasky Corporation are well under way in the construction of a \$2,000,000 studio on a plot of 140,000 square feet; the White Company have purchased a plot of 200x600 square feet and have started a building to be ready by December, for service, export and sales of automobile trucks; Egleston Brothers purchased a plot of 300x200 and have plans for a million dollar factory. Joseph N. Courtade & Sons, on a plot 176x210 ft. frontage on Jackson avenue, Long Island City, have plans ready for the erection of a building for the manufacture of piano cases, and will, in this building, combine the four plants of the same company now located in the South; the Wappler Electric Co., makers of X-Ray apparatus, with over 300 employes, have purchased over 50,000 square feet of ground for the erection of their factory; S. Blickman, manufacturer of sheet metal specialties, purchased a plot 150x200; the General Carbonic Co. purchased a plot 200x265 on which they plan to erect a \$300,000 building; Wm. Wrigley, Jr., Co. are erecting two buildings on a site of 22 acres where they plan the largest chewing gum factory in the world; the Sawyer Biscuit Company, on a plot 200x300, will erect a plant containing nearly 150,000 square feet; Repetti, manufacturers of high-grade confectionery, are at work on the construction of a four story building containing nearly 100,000 square feet; Tiffen Products, Inc., have taken over a building of more than 200,000 square feet and plan to start operation August 1st of this year, employing about 500 workers.

A complete list of new factories established in the Borough of Queens section of New York City since January 1, 1919, are as follows: White Company, auto trucks; American Chicle Company, chewing gum; Famous Players-Lasky Corp., motion pictures; Tiffen Products, Inc., candy; General Carbonic Company, carbonic gas; Sawyer Biscuit Company, biscuits; Egleston Brothers, foundry work; Wappler Electric Company, electric and X-ray apparatus; J. N. Courtade & Sons, piano cases; National Foundry Co. of N. Y., Inc., plumbers' supplies; Repetti, Inc., caramels and bon-bons; Lauraine Magneto Company; S. Blickman, metal stampings; Wm. Wrigley, Jr., Company, chewing gum; A. J. White, Ltd., pharmaceuticals; Concrete Steel Company, reinforcing bars; American Die & Tool Works, dies and tools; Cole-Duncan Boiler Company, boilers; H. & B. Development Company,

storage batteries; Howard Printing Co., printing; Rex Paint Corporation, paints; Shore Instrument & Mfg. Company, scientific testing instruments; Liquid Carbonic Company, carbonic gas; Staunchwood Shops, toys; Ames Material & Supply Company, building material; Fabric Cleaning & Dyeing Company, cleaning and dyeing; Master Motor Truck, Inc., motor trucks; Rose Brothers, women's silk underwear; J. F. Tapley Company, book binders; Columbia Hat Works, hats; American Radiator Company, radiators; and the Carbola Chemical Company, disinfecting paint.

AT a conference at Albany recently at which a representative of the Real Estate Board was present it was unofficially estimated by the State Comptroller's office that the next State Budget would be in the neighborhood of \$110,000,000. This would provide for \$2,000,000 for a state office building in New York, should an appropriation be made for such a building, and for the payment of \$8,000,000 of canal claims on which judgment has been taken.

In the event of its being decided to issue bonds for the canal claims, for which a referendum would be necessary, the budget would, of course, not include that sum. It is also not certain that an appropriation will be made for an office building but very strong pressure will be exerted to erect such a building.

Developments of Friday morning indicate that the lock-out threatened by the Building Trades Employers' Association against all classes of workmen employed in the industry has been averted and that the dispute in progress between some of the employers and a number of trade unions will be settled amicably within the next few days. Many of the strikers returned to their work Thursday morning and others went back to their jobs Friday.

The Board of Governors of the Building Trades Employers' Association at an all day meeting last Thursday considered the advisability of taking further action on their threat of a general lockout unless sympathetic strikers returned to work. At this meeting no definite date for the lockout was determined upon and that was a part of the business of the meeting held Friday.

A lockout in the building industry at this time would affect more than 125,000 workmen and would in addition seriously affect the housing problem as it would mean the cessation of all work on structures now underway and would require the postponement of a large number of housing projects

Lumber Prices no Building Deterrent

(Continued from Page 153)

now required by the national building and manufacturing program, both demand and prices could be stabilized. As it is, the consumer is certain of practically only one thing, and that is that his lumber will cost more next week and the week after and so on, than it does today.

There is little doubt but that the conditions as they apply in the lumber markets have caused anxiety and doubt among the builders in this part of the country. At present more than one important structural project is being held up pending the arrival of lumber and timber required for construction and also for finished products, such as trim, sash and doors, that have been ordered months ago. Price, while a factor of prime importance, has been made a secondary consideration in many instances. Builders who have their operations fairly started and who are in hope of obtaining the full advantages of the current excellent selling and renting conditions are more desirous of being assured of quick deliveries than they are of promises of reduced prices.

Reports Indicate No Recession in Building Activity

Figures Prepared Weekly by the F. W. Dodge Company Show Consistent Progress in All Phases of Local Construction

DURING the week of July 19 to 26, inclusive, new building and engineering construction to the extent of approximately \$25,000,000 was announced for an early start in the territory involving all of New York State and New Jersey, north of Trenton. The total was divided into three separate groups, the first including 225 projects representing a valuation of about \$9,000,000 for which plans were being prepared. The second group consisted of 105 operations to cost \$5,821,376 that were in the hands of the building trades for estimates, and the third group involved 234 separate jobs for which contracts were awarded and which will involve the expenditure of more than \$9,000,000.

Announcements of new construction in this territory have indicated a healthy condition in the building industry during the past few weeks. Although the totals have fluctuated somewhat the average for the past month or six weeks has been consistent and shows a steadily upward trend in the local building situation.

Among the 225 new building and engineering projects for which plans were in progress during the week of July 19 to 26 were included 2 bridges and culverts, \$60,000; 3 hotels, clubs and institutions, \$335,000; 2 Federal, State and municipal operations, \$675,000; 18 stables and garages, \$466,500; 17 factory and industrial projects, \$2,119,000; 2 public im-

provements, \$200,000; 137 residential operations, such as apartments, flats and one and two-family dwellings, \$4,409,000; 10 churches, schools and theatres, \$356,500, and 34 store, office, loft and banking buildings, \$379,000.

The group of 234 projects that were placed under contract during the week was sub-divided as follows: 3 bridges and culverts, \$17,600; 7 clubs, hotels and institutions, \$1,721,000; 9 Federal, State and municipal projects, \$249,000; 12 stables and garages, \$148,000; 31 factory and industrial buildings, \$1,709,000; 32 public improvements, \$1,944,867; 67 residential operations of various kinds, \$1,201,000; 44 churches, schools and theatres, \$1,025,500; 28 store, office, loft and banking buildings, \$356,000, and one not classified, \$10,000.

Included in the group of 105 projects that were in the hands of builders for estimates during the week were 8 bridges and culverts, \$235,000; 5 hotels, clubs and institutions, \$185,500; 2 Federal, State and municipal operations, \$45,000; 2 stables and garages, \$130,000; 16 factory and industrial buildings, \$2,299,000; 30 public improvements, \$1,435,367; 26 residential projects involving apartments and one and two-family dwellings, \$945,000; 7 churches, schools and theatres, \$281,500, and 15 store, office, loft and banking buildings, \$265,000. At this writing the estimates for the major portion of this work have been submitted and it is anticipated that contracts will be awarded without delay.

PERSONAL AND TRADE NOTES.

Geo. A. Fuller Co., building construction, announces the establishment of an office in the American Building, Baltimore, Md.

Rosendale-Reddway Belting & Hose Co. Newark, N. J., announces the appointment of E. O. Floyd as its general sales manager.

B. F. Affleck, president of the Universal Portland Cement Company, has been elected a director of the Great Lakes Trust Co., of Chicago.

C. F. Keller, for the past fifteen years assistant engineer, Department of Docks, New York City, has been appointed engineer, succeeding C. Staniford, resigned.

Philip G. Tillion has recently returned from duty as a detached engineer with the American Expeditionary Forces and has resumed his practice as an architect with P. Tillion & Sons, 101 Park avenue.

Captain Harry W. Andrews, Engineer Corps, U. S. A., has been mustered out of service and has resumed his practice as a consulting engineer with offices in the Flatiron Building, 949 Broadway.

Robert Dunn, formerly a general contractor in this city and during recent years connected with the E. Brooks Company, has again entered the general contracting field and has established offices at 168 East 32d street.

E. Brooks, builder of the Lord & Taylor department store building on Fifth avenue and other important structures in this city, has retired from the general contracting business and has become associated as a member of the firm of Starrett & VanVleck, architects, 8 West 40th street.

Chicago Pneumatic Tool Co., announces the appointment of L. C. Sprague, formerly district manager of sales at New York, as manager of western railroad sales, with headquarters at Fisher Building, Chicago, and H. G. Barbee, as manager of eastern railroad sales with headquarters at 52 Vanderbilt ave., New York City. Nelson B. Gatch, formerly district manager of sale at Chicago, has been appointed district manager of sales at New York, succeeding Mr. Sprague.

Own Your Home Committee.

Chairman Alfred H. Wagg, of the New York Own Your Home Committee, which was organized last week to conduct a campaign of education and publicity in relation to the "Own Your Home" movement in the metropolitan section and suburban district of New York to culminate in the exposition to be held in the 71st Regiment Armory, September 6 to 13, has announced the following appointments on the ways and means committee:

Alfred H. Wagg, ex-regional director of Own Your Home Division of United States Department of Labor; Robert H. Sexton, representing the "Own Your Home" Exposition; Joseph W. Doolittle, Long Island Real Estate Exchange; Fred F. Rockwell, Nurserymen's National Service Bureau; Stowe Phelps, American Institute of Architects; William H. Mills, Westchester County Real Estate Board; E. A. MacDougall, Queens Chamber of Commerce; James Frank, the Real Estate Association of the State of New York; Franklin T. Miller, National Federation of Construction Industries; H. A. Gould, National Association of Decorative Arts and Industries; William D. Carter, Metropolitan League of Savings and Loan Association; Albert E. Lyons, Wall Paper Manufacturers' Association; E. F. Perry, National Wholesale Lumber Dealers' Association; S. B. Donnelly, Building Trade Employers' Association; David E. Breinig, National Paint, Oil and Varnish Association; Anning S. Prall, Board of Education of the City of New York; William R. Burling, Brooklyn Board of Real Estate Brokers; Major C. R. Hulsart, Portland Cement Association; John A. Schwarz, New York Furniture Association, Inc.; H. A. Ahern, Daily Newspapers Advertising Managers' Association; Lincoln B. Palmer, American Publishers' Association; Willis O. Robb, Fire Underwriters' Association; E. J. Hardenberg, New York City News Association; John L. Eddy, Standard News Association; Ernest Boehm, Central Federated Union; Frank S. Gardner, New York Board of Trade and Transportation; Burt L. Fenner, Merchants' Association's Special Committee on Housing, and Archibald W. McEwan, New York State League of Savings and Loan Associations.

This committee held a luncheon meeting in the Hotel Pennsylvania last Tuesday, at which time it considered the extent and scope of its activities.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

National Hardware Association and the American Hardware Manufacturers' Association will hold a joint convention at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 15 to 17, inclusive.

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

Interesting Feature of New Development.

There are now in course of construction forty private dwellings at Parsons and Forrest Avenues, Flushing, L. I., which are being erected by the Operators' Association, Inc., of which Henry Liebowitz is president, Wallace Hargrave, vice-president and George T. Martin, treasurer. These houses will be ready for occupancy next October, and it is the purpose of the Operators' Association, Inc., to add thirty-five additional private houses in connection with this development. The houses will cost between \$10,000 and \$15,000 each. The unique feature of these houses is that they will be heated exclusively by gas and gas will also be used for lighting and cooking. This is the first time that an entire colony of dwellings in this section of the country will be heated by gas although in the Middle West and West gas has been used extensively for the exclusive heating of dwellings. The heat will be furnished by gas fired steam boilers located in the cellar of each individual house. The gas boilers may be operated from the living room where a thermostatic arrangement is installed which controls the gas fuel.

CURRENT BUILDING OPERATIONS

ACCORDING to the recent reports of a new construction and the statements of responsible individuals closely affiliated with the industry it now appears as though the building situation has practically resumed its normal rate of activity. General and sub-contractors have taken a large number of important contracts during the past month or six weeks and in a number of instances claim that they have so much work ahead that it is impossible for them to find time to estimate upon additional work. Meanwhile the list of projects out for estimates is steadily growing and a large amount of active construction is assured throughout the autumn and early winter months.

During the past week or so there have been brought out quite a number of large apartment house projects in various sections of the city and architects are busily engaged in planning others that will be publically announced in the near future. In the Bronx, Brooklyn and Queens speculative activity of the multi-family house type is developing with great rapidity and although this form of building was somewhat slow in getting started, there is now no doubt but that it will be one of the noteworthy features of the building situation throughout the next ten or twelve months. The construction of moderate priced dwellings in the outlying boroughs of the city and also in the nearby suburban districts continues to be a prominent factor in current structural activity and according to the manner in which these dwellings are being disposed of, oftentimes before the houses are under roof, there is every likelihood of continued progress along this line.

There has been little change in the building material market situation. The high prices now current for materials and supplies of almost every description have not discouraged building. As a matter of fact the reverse is quite true. Prospective builders have now learned that they are able to save considerable time and money by purchasing at the current market levels and in a number of instances have deliberately speeded up the preliminaries of their projects in order to get in their orders for materials before the levels were again advanced. There is now no prospect of a recession in material prices. The trade as a unit is practically agreed on this and on the other hand there is more than a possibility that the prices of the present time will be generally advanced before long.

Common Brick.—Brick manufacturers and dealers are greatly encouraged by the revival of interest in the local wholesale market. Now that the strikes have been settled and the industry is again permitted to resume its normal activity business has picked up remarkably and all signs point to a continuation of the conditions. During the week common brick from the Hudson Valley has come into the market in excellent volume and sales have been exceptionally heavy. Just as rapidly as the brick arrives it is being sold and consigned to the various uploading points about the Metropolitan district. Jobs are now being fully supplied shortly after

orders are placed and there is no indication of any further scarcity. Prices are holding firmly at the \$15 level and will likely remain at this figure indefinitely.

Summary.—Transactions in the North River common brick market for the week ending Friday, August 1, 1919. Condition of market: Demand heavily increased; prices firm and unchanged. Quotations: Hudson River, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 46; sales, 46. Distribution Manhattan, 10; Brooklyn, 24; New Jersey points, 10; Astoria, 1; Flushing, 1.

Lumber.—Business in the New York wholesale lumber market has been ex-

BUILDING COMMODITY PRICES

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

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

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

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

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

Second-hand brick, per load of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

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

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens. **\$7.00** per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... **\$3.70** per bbl.

Common Lime (Standard 300-lb. barrel)..... **3.50** per bbl.

Hydrate Finishing, in cloth bags **22.60** per ton
Rebate for bags, 10c. per bag.

Plaster—

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

Neat Wall Cement, in cloth bags **\$20.30** per ton

Lath Mortar, in cloth bags. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton

Finishing Plaster, in cloth bags 24.00 per ton

Rebate for returned bags, 15c. per bag.

Finishing Plaster (250-lb. barrel) 3.50 per bbl.

Finishing Plaster (320-lb. barrel) 4.35 per bbl.

Plaster Blocks—

2-in. (solid), per sq. ft. **\$0.11**
3-in. (hollow), per sq. ft. 0.11

NUMBER SIX

This advertisement is number six of a series introducing Colonial Paints and Varnishes. Number seven will deal with Colonial Enamel Oil.

The Best for Wood, Metal and Concrete

COLONIAL PAINT OIL

—an Elastic, Drying, Lustrous, Wearing Oil

Colonial Paint Oil is scientifically compounded to blend with linseed oil to make a practical and impervious paint film. It is economical, because a paint made with Colonial Paint Oil will cover from 20 to 25% more surface than a pure linseed oil paint. Used either alone or with linseed oil, it needs no dryer. We especially recommend Colonial Paint Oil for factories. Write TODAY for full information.

COLONIAL WORKS

NEW YORK OFFICE, WOOLWORTH BLDG.
FACTORY, BROOKLYN, N. Y.



MATERIALS AND SUPPLIES

cellent during the past few weeks and there is no present reason to look for a change in the conditions for some time. All offerings are taken up without delay and in fact there is a considerable scarcity in some lines. Prices have been advancing steadily and there is no one who is willing to predict the limit of the existing movement. Although there is talk of stabilizing where possible, the price situation, the situation is one that will be extremely difficult to control as long as the demands for lumber products is greater than the available supply. Local wholesalers have recently discovered that their mill connections are sold for a long time

ahead, and it is becoming increasingly difficult to get quotations that will hold for any reasonable length of time. Retailers in the Metropolitan district are reporting a steady increase in the demand and at the same time are complaining of their difficulties in obtaining replacement stocks. Demand from building sources is now greater than it has been for many months and there are no signs of a let-up in the number and volume of orders from this source. Retail stocks are exceedingly low and in some lines orders are almost impossible to fill. Prices show the same tendency to advance that has marked the wholesale market, and it is apparent that

the highest levels have not yet been reached.

Structural Steel.—There has been no great change in the steel situation during the past week. The industry is in a better position today than it has been for many months past and bookings for fabric material for building purposes are coming through with considerable regularity. In the Metropolitan district the steel contractors have recently taken on a number of important contracts and there is a volume of new work at present out for estimates that will undoubtedly mean heavy tonnage bookings for the next six or eight weeks. Prices are steady and unchanged.

Electrical Supplies.—Manufacturers, jobbers and contractors are reporting better business conditions than have maintained for many months. Inquiries are growing in number and there is a vast amount of new business now out for estimates. There is a considerable shortage of labor among manufacturers and this condition is hampering production to some extent. There is a marked upward trend to the price situation. Announcement has been made of an increase of \$4 a 1,000 feet for flexible armored conduit and further advances would not come as a surprise to the trade. Flexible non-metallic conduit has also advanced about 14 per cent. chiefly on account of the sharp increase in cotton prices. Many manufacturers of electrical specialties have also revised their price schedules and in practically all instances the movement has been upward.

Linseed Oil.—The market has steadied somewhat and prices have remained at the level of one week ago. Demand is heavy and there is no indication of a decrease. Building interests have developed into one of the principal factors in the consumption of oil and as long as the present structural movement continues there will be a call for this material in large quantities. Current New York quotations are as follows: \$2.20 per gallon for lots of five or more barrels and \$2.23 per gallon in less than five barrel orders.

Wire Nails.—There is a steady increase in the demand and the mills are getting behind in shipments on the most popular sizes. The increased amount of building activity throughout the country is widening the market for nails and the demand from this source is not expected to let down for some time. Prices remain as they have been for the past few weeks.

Window Glass.—Both demand and inquiries are increasing greatly and producers look forward to considerable new business during the autumn months.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

Sand—

Delivered at job in	
Manhattan	\$1.85 to \$2.25 per cu. yd.
Delivered at job in	
Bronx	1.85 to 2.25 per cu. yd.

White Sand—

Delivered in Manhattan	\$4.00 per cu. yd.
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Broken Stone—

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

Building Stone—

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

Structural Steel—

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	41.00 to —
Hemlock, W. Va., base price, per M.	41.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	\$40.00 to \$45.00
Wide cargoes	52.00 to 56.00
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
Firsts and seconds, 1-in.	\$68.00 to —
Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	15.00 to —
Quartered oak	135.00 to \$145.00
Plain oak	95.00 to 100.00
Flooring:	
White oak, quart'd, select.	99.50 to —
Red oak, quart'd, select.	99.50 to —
Maple No. 1	69.50 to —
Yellow pine, No. 1, common flat	54.00 to —
N. C. pine, flooring, Norfolk	43.00 to —

Window Glass—

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

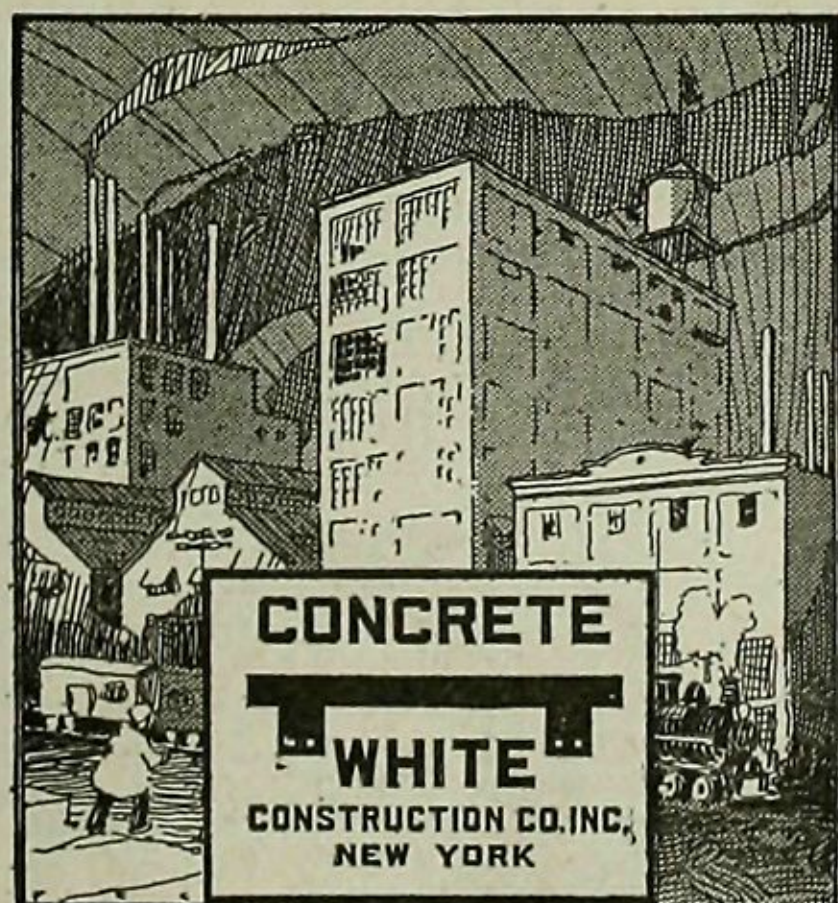
Linseed Oil—

City brands, oiled, 5-bbl lots	\$2.20 to —
Less than 5 bbls.	2.23 to —

Turpentine—

Spot in yard, N. Y., per gal.	\$1.35 to —
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Swift & Co., 2 buildings.

Chevrolet Motor Co., 3 buildings.

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Winnipeg, Can.	Toronto, Can.



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EQUIPMENT**

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SPECIAL BUILDING
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416 Broadway
New York City
FRANKLIN 4188

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

73D ST.—George F. Pelham, 200 West 72d st, has completed plans for two 9-sty brick and stone apartments, 82x63 and 84x83 ft, at 105-119 West 73d st for the 105 West 73d Street Corporation, Jacob Axelrod, president, 200 West 72d st, owner and builder. Total cost, \$450,000.

215TH ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 5-sty brick and terra cotta tenement, 65x88 ft, in the south side of 215th st, 100 ft west of Seaman av, for Rose G. Allen, 601 West 168th st, owner, who will be ready for estimates on general contract about August 5. Cost, \$75,000.

FORT WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty brick and limestone apartment, 99x149 ft, at the southeast corner of Fort Washington av and 173d st for the A. D. Winston Construction Co., 320 Broadway, owner and builder. Cost, about \$200,000.

DWELLINGS.

48TH ST.—W. L. Bottomley, 597 5th av, has plans finished for alterations to twenty 4-sty brick and stone residences, involving changes to front and general interior alterations and decorations, in East 48th st and 49th sts for the Turtle Bay Development Co., owner, care of architect. Cost, approximately \$100,000. Architect will take estimates.

73D ST.—Richard C. Buck, 571 West 159th st, has completed plans for alterations to the 4-sty brick and stone residence, 16x71 ft, at 132 West 73d st for Mrs. Emma B. Reynolds, 132 West 71st st, owner. Cost, \$4,000.

65TH ST.—J. M. Felson, 1123 Broadway, has prepared plans for alterations to the two 5-sty brick and stone residences, 31x90 ft, at 31 and 35 West 65th st for the Bridgetown Realty Co., Solomon Riley, president, 153 West 32d st, owner. Total cost, \$12,000.

STABLES AND GARAGES.

50TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick and concrete garage, 100x125 ft, at 126 to 128 West 50th st for the George Backer Construction Co., 11 West 55th st, owner and builder.

HOUSTON ST.—Lowinson & Schubert, 366 5th av, have completed plans for alterations and fire repairs to the 4-sty brick garage, 25x110 ft, at 200 West Houston st for Wolins & Bull, 214 Fulton st, owners and builders. Cost, \$5,000.

67TH ST.—J. M. Felson, 1123 Broadway, has prepared plans for a 4-sty brick and reinforced concrete garage, 55x100 ft, at 225-227 East 67th st for Jerry O'Leary, 227 East 57th st, owner, who will soon be ready for bids on general contract. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

30TH ST.—Theo. A. Meyer, 114 East 28th st, has plans under way for a 12-sty brick and stone office and loft building, 25x95 ft, at the northwest corner of 30th st and Madison av for S. Strauss & Co., 127 East 26th st, owner, who will be ready for estimates on general contract about August 15. Cost, approximately \$140,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 5-sty brick, limestone and terra cotta apartment, 160x95 ft, at the southwest corner of University av and 180th st for the Bensault Construction Co., owner and builder, on premises. Cost, about \$200,000.

BOSTON RD.—Goldner & Goldberg, 391 East 149th st, have plans in progress for a 5-sty brick and limestone apartment in the north side of Boston rd, 120 ft west of Charlotte st, for Kleban & Leader, Inc., 1560 Wilkins av, owners and builders. Cost, about \$125,000.

WEBB AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 87x100 ft, on the south side of Webb av, 232 ft east of Devoe ter, for Gersman & Pozner, owners and builders, care of architects. Cost, about \$110,000.

DWELLINGS.

MACE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2½-sty frame dwelling, 20x26 ft, on the south side of Mace av, 75 ft west of Colden av, for Augusta and Anna M. Seith, 2025 Ellis av, owners. Cost, \$3,000.

ZULETTE AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2½-sty frame dwelling, 21x52 ft, on the south side of Zulette av, 101 ft west of Gillespie av, for Ernest Haberland, 1573 Merry av, owner and builder. Cost, \$7,500.

DELAFIELD AV.—G. W. Dexter, Palisade, N. J., has completed plans for a 2½-sty hollow tile and stucco residence, 46x30 ft, at the southwest corner of Delafield av and 246th st for Mrs. J. A. LeCato, Palisade, N. J., owner, who will take estimates on general contract. Cost, about \$20,000.

RIVERDALE AV.—George B. Post & Sons, 101 Park av, have been selected to prepare plans for a 2½-sty tapestry brick residence on Riverdale av, Riverdale-on-Hudson, for Walter E. Kelly, president, Manhattan Oil Co., 101 Park av, owner. Details will be available later.

DORSEY ST.—Frederick Seelman, 3983 Carpenter av, has completed plans for a 2-sty frame dwelling, 22x40 ft, in the west side of Dorsey st, 155 ft north of Zerega av, for Isabella Bigley, 26 East 62d st, owner. Cost, \$4,000.

BRADFORD AV.—Anton Pirner, 2069 Westchester av, has completed plans for two 2-sty frame dwellings, 16x35 ft, on the west side of Bradford av, 359 ft north of Middletown rd, for the Edw. Moberg Co., Inc., 1319 Purdy av, owner and builder. Total cost, \$8,000.

FACTORIES AND WAREHOUSES.

141ST ST.—Ballinger & Perrot, 1328 Broadway, have plans in progress for a 6-sty reinforced concrete piano factory, 376x382x316x388 ft, at 141st st and Walton av for the Port Morris Holding Co., care of Winter & Co., 137th st and Southern blvd, owner. Cost, about \$1,500,000. Details will be available later.

133D ST.—Plans are being prepared privately for a 5-sty brick and reinforced concrete factory at 473 to 489 East 133d st for the R. F. Howard Piano Co., owner, on premises.

STABLES AND GARAGES.

WHITE PLAINS AV.—Charles Kreymborg, 163d st and Park av, has prepared plans for a 1-sty brick garage, 50x55 ft, on the east side of White Plains av, 64 ft south of 219th st, for the Ebro Realty Co., George Eberhardt, president, 413 East 137th st, owner and builder. Cost, about \$10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—McCarthy & Kelly, 16 Court st, have plans in progress for two 6-sty apartments, 79x110 and 98x110 ft, at Ocean av and Regent pl for Drapkin & Goldberg Construction Co., 501 Ashford st, owners and builders. Total cost, \$500,000.

DOUGLASS ST.—S. Millman & Son, 26 Court st, have completed plans for a 3-sty brick tenement, 25x97 ft, with stores, at the northwest corner of Douglass st and Dumont av for S. Bernstein, 165 Herzl st, owner and builder. Cost, about \$20,000.

43D ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 4-sty brick tenement, 83x77 ft, in the south side of 43d st, 266 ft west of 15th av, for the Conservative Construction Co., 1256 Eastern Parkway, owner and builder. Cost, about \$75,000.

UNION ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick, limestone and terra cotta apartment, on plot 81x100 ft, in the north side of Union st, 300 ft west of Schenectady av, for Michael N. Herschaft, owner and builder. Details later.

DWELLINGS.

EAST 38TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 22x49 ft, in the west side of East 38th st, 97 ft north of Av I, for J. T. Thompson, 1062 East 38th st, owner and builder. Cost, about \$8,000.

EAST 39TH ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for four 2-sty brick dwellings, 18x38 ft, in the east side of East 39th st, 108 ft south of Church av, for Grister & Grant, 3924 Church av, owners and builders. Total cost, \$18,000.

50TH ST.—Clarence L. Sefert, 2010 Broadway, Manhattan, has plans in progress for four 3-sty dwellings, 20x60 ft, in the north side of 50th st, 120 ft west of 11th av, for Geo. Eddy, 49-51 Raymond st, owner, who will take bids.

EAST 7TH ST.—Plans have been prepared privately for a 2-sty frame dwelling, 24x30 ft, in the west side of East 7th st, 300 ft north of Av L, for E. Walsh, 465 Ocean Parkway, owner and builder. Cost, \$5,000.

AV J.—Frank A. Norris, 584 East 14th st, has completed plans for a 2½-sty frame dwelling, 24x50 ft, on the southwest corner of Av J and East 7th st for the Miller Berge Bldg. Corp., 735 Flatbush av, owners and builders. Cost, \$17,500.

EAST 4TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for five 2-sty frame dwellings, 15x43 and 16x43 ft, in the east side of East 4th st, 310 ft and 240 ft south of Av M, for the Keppler Contracting Co., 90 East 16th st, owner and builder. Total cost, \$20,000.

6TH AV.—Thos. Bennett, 7826 5th av, has plans in progress for sixty brick and frame 2½-sty dwellings, 20x60 and 34x45 ft, on 6th av, 82d st, Fort Hamilton av and 81st st, for the Sunapee Realty Co., M. F. Jones, 256 Broadway, Manhattan, owner, who will take bids on general contract at once. Cost, \$500,000.

EAST 7TH ST.—M. Rothstein, 197 Snediker av, has plans in progress for a 2-sty brick dwelling, 20x58 ft, in the east side of East 7th st, 80 ft south of Ditmas av, for A. Steinberg, owner and builder, care of architect. Total cost, \$96,000.

EAST 28TH ST.—E. Jackson, Jamaica, has completed plans for twelve 3-sty frame dwellings, 18x38 ft, in the west side of East 28th st, 100 ft north of Av M, for Martin & Hornes, 3141 Jamaica av, owners and builders. Total cost, \$54,000.

OCEAN PARKWAY.—Benjamin Dreisler, 153 Remsen st, has completed plans for three 2-sty frame dwellings, 19x50 ft, on the east side of Ocean Parkway, 100 ft south of Av O, for C. & B. Construction Co., 828 Eastern Parkway, owner and builder. Cost, \$15,000.

BROOKLYN AV.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 16x40 ft, on the east side of Brooklyn av, 100 ft north of Faragut rd, for the Kings Realty Co., 312 Broadway, owner and builder. Cost, \$12,000.

MANSFIELD PL.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x47 ft, in the west side of Mansfield pl, 212 ft north of Av K, for Edward Realty Corp., Glendale, L. I., owner and builder. Cost, \$2,000.

EAST 37TH ST.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 21x25 ft, at the northwest corner of East 37th st and Farragut rd for the Kings Realty Co., 302 Broadway, owner and builder. Cost, \$6,000.

WEST 6TH ST.—Frank V. Laspia, 525 Grand st, has completed plans for two 2-sty frame dwellings, 18x36 ft, at the northeast corner of West 6th st and 86th st for Pietro Imperiale, 499 Lake st, owner and builder. Cost, \$7,000.

BAY 10TH ST.—Thomas Bennett, 7826 5th av, has completed plans for a 2-sty frame dwelling, 20x55 ft, in the south side of Bay 10th st, 100 ft west of Benson av, for O. & T. Thompson, 137 Bay 10th st, owners and builders. Cost, \$8,000.

MERMAID AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for a 1-sty frame dwelling, 25x68 ft, on the north side of Mermaid av, 300 ft east of Sea Gate av, for Philip Plotin, 3003 Mermaid av, owner and builder. Cost, \$6,000.

VAN SICLEN AV.—F. V. Laspia, 525 Grand st, has completed plans for two 2-sty frame dwellings, 22x36 ft, on the west side of Van Siclen av, 69 ft north of 86th st, for Pietro Imperiale, 499 Lake st, owner and builder. Total cost, \$7,000.

EAST 4TH ST.—Morris Rothstein, 197 Snediker, has prepared plans for three 3-sty frame dwellings, 18x53 ft, in the west side of East 4th st, 100 ft north of Av F, for Rosenberg & Greenberg, 635 Hinsdale st, owners and builders. Total cost, \$22,500.

78TH ST.—Harrison & Wiseman, 226 Henry st, have completed plans for a 3-sty brick dwelling, 40x20 ft, with stores, in the south side of 78th st, 59 ft west of 5th av, for P. J. Carley, 480 72d st, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

GRATAN ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for a 1-sty brick shop, 50x100 ft, in the west side of Gratan st, 85 ft from Barrack av, for Fred Webber & Son, Woodbine st, owners and builders. Cost, \$15,000.

LOMBARDY ST.—Samuel Cohen, 32 Union sq, Manhattan, has completed plans for a 2-sty brick shop and office building, 60x90 ft, at the northeast corner of Lombardy st and Vandervoort av, for the J. Cutter Iron Works, Inc., 247 Norman av, owner. Cost, \$14,000.

STABLES AND GARAGES.

CONEY ISLAND AV.—McCarthy & Kelly, 16 Court st, have completed plans for a 1-sty brick garage, 103x135 ft, on the west side of Coney Island av, 41 ft north of Foster av, for George N. Seger, Passaic, N. J., owner and builder. Cost, about \$25,000.

BARRETT ST.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, 18x18 ft, in the east side of Barrett st, 100 ft north of Blake av, for the Novelty Building Co., 436 St. Marks av, owner and builder. Cost, \$4,000.

UTICA AV.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 85x125 ft, on the west side of Utica av, 105 ft south of Herkimer st, for Carolyne D. Foley, care of the M. Black Realty Co., 361 Stone av, owner. Cost, about \$25,000.

BALTIC ST.—McCarthy & Kelly, 16 Court st, have plans for a 1-sty brick garage, 67x100 ft, in the north side of Baltic st, 80 ft west of 14th av, for the L. R. Building Co., 189 Montague st, owner and builder. Cost, about \$15,000.

VERNON AV.—Charles Goodman, 1399 St. Johns pl, has prepared plans for a 1-sty brick garage, 100x150 ft, at the southwest corner of Vernon av and Throop av for J. Sklar, 133 Floyd st, owner and builder. Cost, \$35,000.

FLOYD ST.—A. Brook, 215 Montague st, has completed plans for a 1-sty brick garage, 30x50 ft, in the south side of Floyd st, 69 ft west of Lewis av, for Samuel Jaffe, 167 Stockton st, owner and builder. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV EXT.—Frank H. Quinby, 99 Nassau st, Manhattan, has plans about com-

pleted for a 3-sty brick store and office building, 125x130 ft, on the plot bounded by Flatbush av ext, Gold and William sts, for the American Law Book Co., 80 Maiden lane, Manhattan, owner.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—Charles W. Hewitt, 613 Academy st, L. I. City, has completed plans for a 3-sty brick tenement, 25x47 ft with stores, at the southwest corner of Marcini and Newton av for Giuseppe Marchello, 152 West 52d st, New York City, owner and builder. Cost, \$9,000.

DWELLINGS.

WHITESTONE LANDING, L. I.—Al L. Marinella, 35 47th st, Corona, has completed plans for a 2½-sty brick dwelling, 18x40 ft, in

the north side of 31st st, 100 ft east of 14th av, Whitestone Landing, for A. Calamatia, 13½ Jackson av, Corona, owner and builder. Cost, \$6,000.

SOUTH OZONE PARK, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 16x35 ft, in the west side of 142d st, 40 ft south of Zeidler av, for Thomas F. Malone, South Ozone Park, owner and builder. Cost, \$12,000.

SPRINGFIELD, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for three 2-sty frame dwellings, 18x27 ft, at the northeast corner of 136th st and 203d pl for Christ & Stubbe, 26 Harman st, Brooklyn, owners and builders. Cost, \$10,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for eight 2-sty frame dwellings, 15x34 ft, at the north-

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A private plant that was considered, when it was installed, to be the very last word in electrical design was closed recently in the twelve story building of the Constable Estate at Fifth Avenue and Eighteenth Street. This plant was designed and installed under the personal direction of one of the foremost electrical engineers

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STEEL has exclusive advantages. It is non-absorbent and therefore sanitary. It does not crack; in fact, is indestructible. It has a neat, clean appearance. Costs less than other substances and is more easily and economically erected. It is the logical material.

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east corner of Shelton and Judd avs, Jamaica, for N. Rosenblum, 357 Fulton st, Jamaica, owner and builder. Total cost, \$42,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling, 29x43 ft, in the north side of Chestnut st, 586 ft east of Whitestone av, Flushing, for David Van Nostrand, 463 3d av, Long Island City, owner and builder. Cost, \$7,000.

FLUSHING, L. I.—H. C. Weigand, Port Washington, L. I., has completed plans for a 2½-sty frame dwelling, 40x27 ft, at the southwest corner of Broadway and 29th st, Flushing, for Jeanette L. Boskey, 614 Sandford av, Flushing, owner. Cost, \$13,000.

HOLLIS, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 24x30 ft, in the south side of Bradley st, 21 2ft east of Farmers av, Hollis, for Wm. J. Dixon, 2103 Carlton av, Far Rockaway, owner and builder. Total cost, \$10,000.

RICHMOND HILL SOUTH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for twelve 2-sty frame dwellings, 20x52 and 20x39 ft, at the southeast corner of Roanoke av and 109th st, Richmond Hill South, for W. R. Gibson Co., 766 Fresh Pond rd, Ridgewood, owner and builder. Total cost, \$52,500.

RICHMOND HILL SOUTH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for twenty-five 2-sty frame dwellings, 20x30 ft, in the east side of 109th st, 20 ft south of Roanoke av, Richmond Hill South, for W. R. Gibson Co., 766 Fresh Pond rd, Ridgewood, owner and builder. Cost, \$100,000.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 16x35 ft, in the west side of Hedges pl, 200 ft south of Cannonbury av, for Loschen Bros., 17 George st, Jamaica, owners and builders. Cost, \$12,000.

HOLLIS, L. I.—C. W. Ross, 45 Manor av, Woodhaven, has completed plans for three 2½-sty frame dwellings, 16x36 ft, on the south side of Carpenter av, 273 ft east of Pocohontas av, Hollis, for Anna A. Stearns, 55 Brandford av, Jamaica, owner and builder. Cost, \$13,500.

CORONA, L. I.—Alfred DeBlasi, 94 East Jackson av, Corona, has completed plans for three 2-sty brick dwellings, 20x52 ft, in the east side of 42d st, 300 ft north of Hayes av, for Paul Roth, 19 East Jackson av, owner and builder. Cost, \$19,500.

ARVERNE, L. I.—Philip Caplan, 16 Court st, has plans in progress for thirty-three brick 1 and 1½-sty bungalows, with garages, on Remington av, Arverne, for the Commuters Construction Co., Israel Lazarowitz, president, 375 Fulton st, Brooklyn, owner and builder. Cost, \$125,000.

WOODMERE, L. I.—Jas. F. Hughes, 442 Manhattan av, Brooklyn, has plans in progress for four 2½-sty brick and stucco dwellings, 28x52 ft, in Woodmere, L. I., for owner, care of architect. Cost, \$14,000 each.

JAMAICA, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 20x37 ft, at the southeast corner of Hillside av and Warwick blvd, Jamaica, for R. F. Mellan, Jamaica, owner and builder. Cost, \$15,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 27x48 ft, in the west side of 19th st, 60 ft south of Fairbanks av, for Mrs. Helen Eskowitz, 8 19th st, Elmhurst, owner and builder. Cost, \$6,500.

ELMHURST, L. I.—Charles J. Stidolph, 15 Ivy st, has completed plans for a 2-sty frame dwelling, 19x50 ft, in the east side of Wool st, 20 ft north of Manheim st, for Wm. Mayer, Seabury st, owner. Cost, \$3,000.

UNION COURSE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x37 ft, in the south side of Tianna st, 275 ft east of Shaw av, for Mary Schmidt, 139 Tianna st, Union Course, owner. Cost, \$4,000.

QUEENS, L. I.—John Boese, 280 Broadway, has completed plans for a 2½-sty frame dwelling, 24x26 ft, in the south side of Spruce st, 120 ft east of Madison av, for Ernest S. Sieloff, 536 17th st, College Point, owner. Cost, \$4,000.

BEECHURST, L. I.—Pease Construction Co., 38 Park Row, has plans on file for a 2½-sty frame dwelling, 33x37 ft, on the northeast corner of 16th av and 29th st, Beechurst, for Louis Spielman, 38 Park Row, owner. Cost, \$10,000.

HOLLIS, L. I.—A. & T. Riis, Poplar st, Queen, have completed plans for two 2½-sty frame dwellings, 17x39 ft, on the north side of Hillside av, 475 ft east of Carpenter av, Hollis, for I. Gudmundson, 1124 Spruce st, Richmond Hill, owner and builder. Total cost, \$12,000.

HOLLIS, L. I.—A. & T. Riis, Poplar st, Queen, have completed plans for two 2½-sty frame dwellings, 17x39 ft, on the south side of Fort Hill av, 475 ft east of Carpenter av, Hollis, for I. Gudmundson, 1124 Spruce st, Richmond Hill, owner and builder. Cost \$12,000.

FOREST HILLS, L. I.—Plans have been prepared privately for four 2½-sty tile dwellings, 21x49 ft, in the west side of Greenway North, 150 ft north of Puritan av, Forest Hills, for the Sage Foundation Homes Co., 27 Greenway North, Forest Hills, owner and builder. Total cost, \$59,000.

ST. ALBANS, L. I.—W. J. McKenna, 6 Taylor av, Flushing, has completed plans for a 2-sty frame dwelling, 16x32 ft, in the north side of Marks av, 40 ft east of Roosevelt av, St. Albans, for Carl H. Salzman, 58 Prospect st, Flushing, owner. Cost, \$5,000.

WHITESTONE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x23 ft, in the north side of 27th st, 160 ft east of 14th av, Whitestone, for the Pease Construction Co., 38 Park Row, Manhattan, owner and builder. Cost, \$5,000.

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FLUSHING, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for three 2½-sty frame dwellings, 18x52 ft and 24x25 ft, at the southwest corner on Hyacinth st and Parsons av for George P. Martin, 38 Exeter st, Elmhurst, L. I., owner and builder. Total cost, \$22,000.

OZONE PARK, L. I.—E. G. Peterson, 52 Remington av, Jamaica, has prepared plans for a 2-sty frame dwelling, 18x46 ft, on the east side of Freedom av, 150 ft north of Kimball av, for Tony Natoro, 1880 Ocean av, Ozone Park, owner and builder. Cost, \$7,000.

BAYSIDE, L. I.—J. W. Chapman, 46 Washington sq, Manhattan, has plans about finished for a 2½-sty frame and stucco residence, 20x38 ft, with garage, at Bayside, L. I., for E. C. Welsh, Bayside, owner, who will soon be ready for bonds on general contract. Cost, about \$10,000.

UNION COURSE, L. I.—James D. Geddes, Homer Lee av, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 18x55 ft, in the north side of 6th st, 175 ft east of Snediker av, for Wm. Molitor, 163 3d st, Union Course, owner and builder. Cost, \$9,000.

MASPETH, L. I.—A. Magnoin, 112 50th st, Corona, L. I., has finished plans for a 3-sty frame dwelling, 25x46 ft, in the north side of Grand st, 25 ft east of Remsen pl, for Stephen Caspar, 84 Remsen pl, owner and builder. Cost, \$6,000.

SPRINGFIELD, L. I.—Edward Jackson, Heriman av, Jamaica, L. I., has prepared plans for two 2½-sty frame dwellings, 24x20 ft, in the north side of Oakdale pl, 468 ft west of Farmers av, for W. H. Scharhorn, Springfield, L. I., owner and builder. Total cost, \$7,000.

FACTORIES AND WAREHOUSES.

LAUREL HILL, L. I.—Plans have been prepared privately for a 1-sty brick warehouse, 300x165x100 ft, between Newtown Creek and the L. I. R. R. tracks for the American Radiator Co., 104 West 42d st, Manhattan, owner. W. E. S. Strong, 31 Nassau st, Manhattan, engineer. Owners will soon be ready for bids on general contract.

HOMES AND ASYLUMS.

FAR ROCKAWAY, L. I.—Harry Allen Jacobs, 320 5th av, Manhattan, has sketches under way for a home to be constructed on a plot 300x225 ft at Far Rockaway, L. I., for the Children's Haven, E. L. Jacobs, attorney, 35 Nassau st, Manhattan, in charge. Details will be available later.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty reinforced concrete garage, 100x200 ft, on the south side of Jamaica av, near 102d st, for Louis Gold, 44 Court st, Brooklyn, owner and builder.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for a 1-sty brick store, 18x55 ft, in the south side of Fulton st, 40 ft west of Church st, for Max Deckinger, 100 Hardenbrook av, owner and builder. Cost, \$4,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Scott & Prescott, 1 Madison av, Manhattan, have completed plans for a 1-sty brick bungalow, 30x45 ft, at Easthampton, L. I. for Walter Roberts, Easthampton, L. I., owner. Cost, about \$20,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for a 9-sty brick and limestone apartment on a plot 100x112 ft, at 114-120 East 53d st, for the Montana Construction Co., 30 East 42d st, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, \$550,000.

DWELLINGS.

MANHATTAN.—Amsterdam Building Co., 140 West 42d st, has the general contract for alterations to three 4-sty brick residences involving new stone fronts and general interior changes at 159 to 167 East 63d st, for Elizabeth S. Girard, Hewlett, L. I., owner, from plans by Sterner & Wolfe, 569 5th av, architects. Total cost, \$15,000.

MANHATTAN.—Thomas T. Hopper Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 20x60 ft, at 236 East 62d st, for Mrs. Charles S. Guthrie, 863 Park av, owner, from plans by Hoppin & Koen, 4 East 43d st, architects.

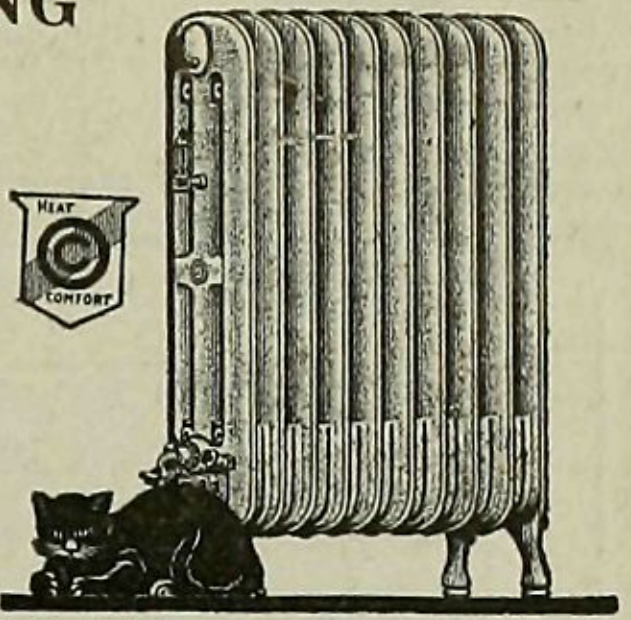
MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for alterations to the two 4-sty brick and stone residences, 40x70 ft, at 115 to 117 East 54th st, far Bayard Dominick, owner, from plans by Wm. F. Dominick, 3 West 29th st, architect.

MANHATTAN.—H. H. Vought, Jr., 70 East 45th st, has the general contract for alterations

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to the 3-sty brick and stone residence, 20x50 ft, consisting of a 1-sty addition and general interior changes and repairs at 157 East 63d st, for Mrs. Frederick R. Childs, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Cost, about \$15,000.

PELHAM, N. Y.—Joseph Walters, 258 Lockwood av, New Rochelle, N. Y., has the general contract for a 2½-sty frame residence, 30x40

ft, on the south side of Corona av, 330 ft south of the Boulevard, for Captain Squires, Medical Corps, U. S. A., owner, from plans by Charles A. Lupprian, 180 Main st, New Rochelle, N. Y., architect. Cost, \$15,000.

WEST BRIGHTON, S. I.—Hans Hermansen, 340 Oakland av, Port Richmond, has the general contract for ten 2-sty frame dwellings, 25 x25 ft, on Myrtle av, near Elizabeth st, for

the S. S. Holding Co., West Brighton, owner. Plans by Wm. Hoffman, Clove rd, W. Brighton, S. I., architect. Total cost, \$50,000.

KEW GARDENS, L. I.—The Kew Gardens Construction Co. has the general contract for a 2½-sty frame residence, 33x29 ft, in the south side of Quentin st, 239 ft west of Kew Garden road, for W. C. Beatty, 180th st and St. Nicholas av, N. Y. City, owner, from plans by Terwilliger & Son, 1 West 34th st, Manhattan, architects. Cost, about \$10,000.

KEW GARDENS, L. I.—The Kew Garden Construction Co. has the general contract for a 2½-sty frame residence, 32x42 ft, in the south side of Audley st, 125 ft east of Abingdon road, for Mrs. Dorethea Mayer, Hempstead av, Queens, L. I., owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40 st, Manhattan, architects. Cost, about \$10,000.

KEW GARDENS, L. I.—The Kew Garden Construction Co. has the general contract for a 2½-sty frame residence, 42x47 ft, on the north side of Richmond Hill av, 70 ft east of Abingdon road, for Wm C. Haskell, Jr., 228 West 71st st, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, about \$9,000.

HASTINGS-ON-HUDSON, N. Y.—Harley Thornton, 252 Broadway, Elizabeth, N. J., has the general contract for a 2-sty local stone residence, 30x50 ft, with garage, at Hastings-on-Hudson, for Chas. Wink, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architects. Cost, \$18,000.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for alterations to the 4-sty brick and stone residence, 20x52 ft, at 172 East 64th st, for Edward Schraeder, owner, on premises, from plans by Murray, Casale & Witt, 569 5th av, architects. Cost, about \$20,000.

MANHATTAN.—W. J. Taylor, 7 East 42d st, has the general contract for alterations to the 4-sty brick and stone residence, 22x56 ft, at 57 West 53d st, for Wm J. Bowe, 59 West 63d st, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, about \$10,000.

MANHATTAN.—Justin O'Brien, 624 Madison av, has the general contract for alterations to the 4-sty brick and stone residence, 16x55 ft, at 249 East 61st st, for Robert P. Breese, 249 East 61 st st, from plans by Sterner & Wolfe, 569 5th av, architects. Cost, \$8,000.

GLENCOVE, L. I.—The Matinecock Construction Co., Locust Valley, L. I., has the general contract for a 2½-sty frame residence, 26x40 ft, on Highland av, Glen Cove, for Dr. Edward C. Braynard, Sea Cliff, L. I., from plans by Franklin P. Hammond, 7 West 42d st, Manhattan, architect. Cost, \$15,000.

FAR ROCKAWAY, L. I.—White Johnson Co., 114 5th av, Manhattan, has the general contract for a 3-sty brick residence at Far Rockaway, for Nathan Jacobson, owner, from plans by Morrell Smith, Bank Building, Far Rockaway, L. I., architect. Cost, about \$30,000.

STANDARDS AND APPEALS

Calendar.

HOURS OF MEETING.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, August 5, 1919, at 10 a. m.
Appeals from Administrative Orders.

268-19-A—100 Broadway, Manhattan.
499-19-A—1427 East 14th st, Brooklyn.
539-19-A—1035 Atlantic av, Brooklyn.
540-19-A—West side Webster av, 220.19 ft. south of East 182d st, The Bronx.
541-19-A—111 East 11th street, Manhattan.
543-19-A—100 Broadway, Manhattan.
562-19-A—629-633 East 136th st, The Bronx.
Under Building Zone Resolution.
121-19-BZ—236-238 Stagg st, Brooklyn.
406-19-BZ—137-149 Robinson st, Brooklyn.
424-19-BZ—2275-2291 Bedford av, northeast corner Bedford av and Albemarle rd, Brooklyn.
433-19-BZ—954 East 34th st, Brooklyn.
455-19-BZ—Southwest corner Springfield av and Merrick rd, Queens.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, August 5, 1919 at 2 p. m.
Appeals from Administrative Orders.

542-19-A—23-27 5th av, 1 East 9th st, Manhattan.
544-19-A—1447 Metropolitan av, Queens.
547-19-A—1365-1369 Boston rd, The Bronx.
551-19-A—292 Chauncey st, Brooklyn.
556-19-A—8 Greene st, Manhattan.
557-19-A—65 Greene st, Manhattan.
561-19-A—241-247 Bay Ridge av, Brooklyn.
563-19-A—449-463 Hamilton av, Brooklyn.
Under Building Zone Resolution.
289-19-BZ—Wyckoff st, Brooklyn. Reopened July 22, 1919.
400-19-BZ—1761 East 12th st, Brooklyn. Reopened July 22, 1919.
530-19-BZ—937 East 176th st, The Bronx.
538-19-BZ—342-346 East 153d st, The Bronx.



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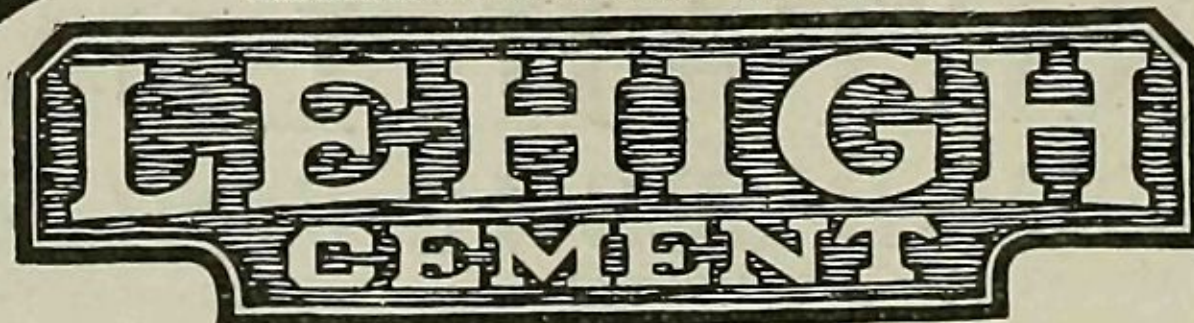
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