

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## Why Radicals Lose Out

Reports from London indicate that the alliance of railroad men, miners and transport workers, which threatened to enforce acceptance of its political as well as its economic demands by "direct action" has wisely given up its extreme and illegal course of procedure for a more moderate and less objectionable one. The failure of the police strike, engineered by the extremists, showed that the rank and file of the London bobbies were not in accord with their vociferous and vauntful spokesmen. Neither are the great body of railroaders, miners and transport workers ready to plunge the British Isles into a war between labor and capital that would be more terrible, in some aspects, than the contest between militarism and decent living from which the world is just emerging.

"Direct action" meant that labor leaders had autocratic powers to call strikes or use other coercive means to enforce any demands they might formulate without a referendum to the men. This principle has been repudiated. The men demand that they take a ballot on such questions as whether a strike shall be called to force the government to abandon the military occupation of Archangel or the release of conscientious objectors. In other words, in England, where conditions of wages and living are immeasurably less satisfactory than in this country, the three great organizations of wage workers have put aside extreme radicalism and hasty action for moderation and methodical procedure.

Too many labor leaders seem to have a fatuous inclination to get out of line with the real inclinations of their followers. Human nature is very much the same the whole world over, irrespective of class and condition. A steady job appeals to rich and poor alike—which is to say that most men want to get a little more than they spend, keep what they have saved and invested, provide for their old age and give their offspring a little better start in the world than they had themselves. Politicians and labor agitators often seem to feel that it is obligatory on them to urge propositions that will tend to upset rather than confirm this conservative and safe policy.

There are not ten thousand persons in this country who really want to overthrow this government or who really want to upset the existing order. There are a good many millions of people who would like to get more than they have and who feel that they have a right to more. They have the right to feel that way and to justify this demand if they can. Feeling as they do it often happens that when their self-constituted leaders stand up and declare: "We will get this and that for you" they are enthusiastically told to go ahead and do their level best. Perhaps something will come out of it.

It is in this spirit, probably, that the Plumb plan was sprung on the country. A paid agent of the unions conceived a scheme by which the limelight, which he

had so far escaped, might be turned on himself. The unions, always ready to advance their interests, backed him up. But if it came to a show down it is certain that the threat of union leaders to "tie up the railroads so tight that they would never run again" would be emphatically disavowed by the ten million people dependent on the continued operation of the railroads for their shelter, clothing and daily bread.

Andrew Carnegie once said that success in business depended on three things—labor, capital and management, and that no one of these could be dispersed with any more than one of the three legs of a stool. The trouble with the Plumb plan is that it proposes to make a two-legged stool out of a three-legged affair. The Plumb plan is to make one leg out of labor and management and to let the government, as the financier of this wobbly creation, be the other leg.

Railroad men already have as representatives in the management those who have worked their way up from jobs as section hands to the offices of managers and presidents. The rank and file of union men admire and respect those who, by their own individual energy, initiative and industry—not because they belonged to a union—have worked their way to the top. They are more likely to be influenced by the advice of such men than they are to follow the lead of those who, with only the ability to play politics, have succeeded merely in becoming union chiefs, seeking, among other things, self-aggrandizement.

## Progressive Action Should Result

Senator Calder, in a notable address before the Senate at Washington last week, urged favorable action upon his bill to create a Federal home loan banking system through the building and loan associations of the United States to enable the people to obtain money on reasonable terms for building homes. He recommended also that the income on a limited amount of real estate mortgages in the hands of individuals be relieved from taxation, thereby encouraging investment in these securities and assisting in making sufficient funds available for building purposes.

In the City of New York, Senator Calder said, mortgages on real estate total approximately \$5,000,000,000. Of this sum about \$2,000,000,000 is loaned by savings banks, insurance companies and building associations, the income from which is exempt from all Federal taxation. The remainder, he said, is lent by individuals, and because of the tax on incomes nets the lender so small a return that these mortgages are being called in in large volume, thereby reducing the available money for building development.

"Something must be done to improve this condition," said Senator Calder, "and rather than have the Government go into the housing business, which has already cost us more than \$150,000,000, with little appreciable

relief, it would be infinitely better to encourage private industry by passing the two bills I have described.

"The great difficulty today is in obtaining the necessary financial assistance for the construction of homes. There is an unusual demand for houses all over, despite the prevailing high prices, and there would be great building activity if it were possible to secure financial encouragement. The enactment of these two bills would tend materially to relieve the situation, and it is the only practical thing the Government can do to help."

Explaining the purposes of his bill for the creation of a Federal home town banking system, Senator Calder said: "The building and loan associations of the United States have encouraged saving for the purpose of home owning. The purpose of the home town bank bill is to

make part of the \$2,000,000,000 of good assets held by these associations immediately available for building. It is proposed that the Government license these associations to form in group organizations or local home loan banks with which they may deposit their mortgages and receive long term loans upon them, the funds becoming available through the issuance by the district home loan banks of salable bonds against mortgages deposited."

Senator Calder's bill has strong features that deserve the earnest attention of Congress, and the discussion which his address has started should lead to early and effectual relief of the housing situation through wise legislation. This is one of the most vital problems awaiting Congressional action.

## Readers' Comment on Current Topics

New York, August 11, 1919.

Editor of the Record and Guide:

**I**N these days when it is the fashion to launch propaganda for and against any and every thing, it is not surprising to find that a certain prominent bond house of this city has recently issued a circular comparing the relative investment merits of public utility bonds and real estate mortgages—to the decided disadvantage, of course, of the latter. But it does seem as though real estate interests might profitably take note of the existence of such propaganda material and protect themselves by publishing the facts in favor of real estate mortgages as investments. The circular in question, for example, refers to the fact that National Banks are not allowed to invest in real estate mortgages, but are heavy buyers of bonds and suggests as a reason:

"As there is no ready market for mortgages on real estate and it is practically impossible to sell them even after prolonged negotiations, it would be fundamentally unsound to allow the banks to invest their funds in such a security when they may at any time be called upon by their depositors for actual cash."

The facts that savings banks are not only authorized, but practically required by law to invest in these same mortgages to the extent of 65 per cent. of their assets and are limited in their investments in bonds to an aggregate of 25 per cent. of such assets are not mentioned, presumably because they would militate against the very attractive argument advanced in favor of bonds. So, too, the circular omits to state that real estate mortgages are proper investments for trust funds, which the class of bonds advocated are not. There are other features which might be adverted to but enough has been said, it is hoped, to justify the point made, viz., that the real estate interests of this city might profitably, at this time, do some publicity work on behalf of real estate mortgages as investments.

M. S. & I. S. ISAACS.

August 12, 1919.

Editor of the Record and Guide:

Why can not car-fare be arranged on the scaling list; a fare in Manhattan to be less than one which takes to the other boroughs. Are we here "our brother's keepers?"

Should we be penalized to pay a fare for a long ride, when what we get is a short one (one profitable to the road). Every railroad in the world charges mileage fare; why should urban travel be considered different from general railroad calculation, in this respect.

The surface roads have led the way, by an extra charge for a longer ride; why not regulate some system on "L" and Subway, that a circulation in Manhattan alone costs less than outside of its confines.

Manhattan has paid the piper's tune to, by far, the greatest extent in the cost of the subways, all over the greater city;

why aggravate the charge to the taxpayers here by making us pay the car fare of our neighbors in the other boroughs.

LEWIS PHILLIPS.

**T**HE clay-working industries experienced unusual conditions in 1918. The decreased demand for structural material was felt early in the year on account of the general decline in building operations. Vitrified brick, sewer pipe, and draintile are used principally in engineering works, and the demand for them apparently should have been strong for roads, farm drainage, and public utilities in the army camps and cantonments and in settlements for war workers, but the shortage of labor and difficulties of transportation restrained the output of these wares, which decreased considerably in value compared with 1917. The refractory products—fire brick and stove lining—showed considerable gains in value.

The industries were also subject to curtailment of fuel and to building and other restrictions imposed by the war boards with a view to making the country more efficient in the supreme business of the times, that of winning the war. The fuel-curtailment order issued by the Fuel Administration to the clay-working industries under date of April 13, 1918, provided that the percentage of fuel allowed for these industries, as compared with that shown by the average consumption in 1915, 1916, and 1917 would be 50 per cent. for common brick, paving brick, face brick, terra cotta, roofing tile, floor and wall tile, and sanitary ware; 75 per cent. for hollow tile, sewer pipe, drain tile, and flue lining; and 85 per cent. for stoneware, except chemical stoneware.

Notwithstanding these hindrances the value of the output of the kilns of the country in 1918 was the greatest recorded in any year except 1917. As might be expected, the decreases in quantity of output have been considerably larger proportionately than the decrease in value, owing to the higher average prices prevailing in 1918. The quantity of common brick, for instance, decreased 41 per cent. and the value decreased 22 per cent. The average price per thousand increased 32 per cent. The quantity of fire brick decreased 16 per cent. and the value increased nearly 10 per cent., whereas the average value per thousand increased 30 per cent. Hence where value only is given the decreases do not tell the whole story, but they constitute the best data now available for comparison. The only brick and tile products that increased in value were the refractories, fire brick and stove lining, for they were used in many war industries. The fire brick, including silica brick, was valued at \$63,637,000, an increase of \$5,625,000, or nearly 10 per cent.; the stove lining increased in value from \$619,882 in 1917 to \$730,000 in 1918, an increase of \$110,000, or 18 per cent.

Talk is cheap, and so are Thrift Stamps, but the similarity ends there.

# REAL ESTATE SECTION

## Contracts for Public Improvements in Manhattan

Fifty Per Cent of Work Planned for 1919 Now Completed—Much Street Paving Still To Be Done

**F**IFTY per cent. of the public improvement work planned for the Borough of Manhattan during 1919 has been completed and practically all of the work has been contracted for, according to information received this week at the office of Borough President Frank L. Dowling. The bulk of the work consists in the repaving of Manhattan's sadly battered pavements, for which an appropriation of \$1,700,000 was made by the Board of Estimate and Apportionment some time ago.

The healthy progression of work on the public improvement program may be considered satisfactory in view of the labor difficulties which have affected city construction even more than private builders, because the city's prices are fixed by the Board of Estimate and are not as flexible as the wage schedules adopted by private contractors. Particular difficulty has been encountered by the city in sewer construction, where the work is both arduous and hazardous and men demand steadily mounting wages.

Nevertheless, work on new and reconstructed sewers has been steadily under way. The largest single improvement of the year undertaken by the Public Works Department of the Borough President's office will be the reconstruction of the sewer on East 26th street, running from Madison avenue to the East River, which will involve an expenditure of probably \$500,000. Plans and specifications for this project have been prepared and bids will probably be advertised for in the fall. Bids were opened on August 11 for the reconstruction of the sewer on East 72d street, between First and Second avenues. On the same day, bids were also opened for the building of a new sewer on Prescott avenue, to run from Dyckman street to a point 750 feet north. There has been an additional appropriation of \$40,000 for repairs to barrel outlet sewers under piers at different location. About \$50,000 will be expended for regulating and grading streets in various parts of the borough. Altogether, plans and specifications are being prepared in the Borough President's office for about \$1,000,000 worth of sewer work of various description and part of this work may also be finished in 1919, but just how much is not at present known. The big Riverside Drive improvement which may cost more than \$1,500,000, will not be undertaken before 1920.

Plans and specifications, however, have been completed for a steel viaduct on West 134th street, from Riverside Drive to the high level street, 200 feet to the east.

The repaving of the borough streets has, as in former years, represented a considerable amount of the department activity. The 1919 appropriation for this kind of work aggregates \$1,700,000 as against \$2,000,000 for 1918, but a great deal of work has been authorized for downtown streets where the repair work is not as easy as in the quiet uptown residential neighborhoods, where traffic is light. For that reason, larger amounts of granite block have been used this year, such type of pavement being more effective where there is heavy traffic. In the residential neighborhoods, sheet asphalt is almost universally used. Following is the status of all repaving work completed, progressing or advertised for the year:

Lexington avenue, 32d to 35th—completed.

John street, Nassau to Broadway—under way.

Theatre alley, Ann to Beekman—will commence in fall.  
Walker street, Baxter to Center—will commence Sept. 1.  
Grand street, Baxter to Center—will commence Sept. 1.  
Broome street, Bowery to Center—will commence Sept. 1.  
Mail street, Park Row to Broadway—will commence Sept. 1.  
Leroy street, Hudson to West—will commence Sept. 1.  
Barrow street, Bleecker to Bedford—will commence Sept. 1.  
Bleecker street, Lafayette to Broadway—will commence Oct. 1.

Houston street, Allen to Eldridge—will commence Oct. 1.  
Avenue A, 57th to 59th—under way.  
15th street, Avenue B to C—will commence Sept. 1.  
Ninth avenue, 63d to 64th—under way.  
119th street, First to Third—will commence Sept. 15.  
121st street, Second to Lexington—will commence Sept. 1.  
28th street, Lexington to Fifth—about to be advertised.  
Duane street, Broadway to West Broadway—will commence in fall.

Worth street, Park Row to Broadway—will commence Sept. 15

28th street, Tenth to Thirteenth—under way.  
Second avenue, 79th to 83d—about to be advertised.  
118th street, Pleasant to East River—about to be advertised.  
Washington street, Christopher to West 12th—about to be advertised.

Park avenue, 40th to 42d—under way.  
William street, Pearl to Beekman—practically completed.  
Seventh avenue, 30th to 42d—practically completed.  
Greenwich street, Battery place to Vesey—will commence in September.

West Broadway, Vesey to Franklin—under way.  
Broadway, Battery place to Morris—about to be advertised.  
Beekman street, William to Nassau—completed.  
Park place, Broadway to West Broadway—completed.  
James Slip, South to Cherry—will commence in fall.  
New Chambers street, Cherry to Park Row—will commence in fall.

43d street, Third to Lexington—completed.  
59th street, Fifth to Eighth—will commence Sept. 1.  
Second avenue, 23d to 34th—under way.  
Fourth avenue, 32d to 34th—completed.  
33d street, Lexington to Fourth—completed.  
46th street, Eleventh to Marginal—bids opened Aug. 11.  
Amsterdam avenue, 90th to 100th—under way.  
Lenox avenue, 116th to 124th (west side)—about to be advertised.

Madison avenue, 116th to 125th—under way.  
155th street, Broadway to Riverside Dr.—Completed.  
Broadway, 181st to Nagle—under way.  
Lexington avenue, 86th to 98th—will commence Aug. 18.  
Lexington avenue, 53d to 86th (R. R. area)—about to be advertised.

Tenth avenue, 58th to 60th—completed.  
79th street, Second to Madison—under way.  
110th street, Second to Fifth—about to be advertised.  
Wall street, Pearl to Broadway—under way.

But the most notable achievement of the year in the entire department was the opening of Fourth avenue, on April 16, as a through and interrupted thoroughfare from Astor place

to the Harlem River. This was accomplished at a direct cost of \$1,228,000 to the city, \$1,131,150 to the New York Central and Hudson River Railroad Company and \$150,000 to the New York Railways System,

Since 1869, when the first Grand Central Station became a reality, and the city closed Park avenue to the public from 42d to 45th streets, and 43d and 44th streets, between Depew place and Vanderbilt avenue, and turned them over to the railroad company, there have been scores of projects for "improving" Park avenue and various cross streets north and south of 42d street have been successively opened and closed. For fifteen years there has been debate about undertaking a general reconstruction between 32d and 45th streets, but it took President Dowling only fifteen months to actually accomplish the work of reconstruction.

Before the reconstruction of the ramp extending from 32d to 34th street, there had been discussion for fifteen years over eight separate and distinct plans for the elimination of the blank wall at 34th street that served jointly as a portal for the Fourth avenue surface car tunnel and a barrier against all vehicular traffic on the east side of Fourth avenue at that point. Millions of pedestrians were forced to climb a long flight of stairs to get to and from the 34th street store district and the crosstown car lines. In place of the wall there is now a vehicular roadway 24 feet in width and a sidewalk for pedestrians that is 15 feet in width that connects lower Fourth avenue with the remainder of that thoroughfare designated from that point northward as Park avenue, and with 34th street, and the connection is made at grade. The new ramp or roadway has a grade of 3.6 per cent., and incidentally pro-

vides for opening 33d street at grade as a through thoroughfare by the elimination of the barrier that had existed for fifty years in the shape of a retaining wall that marked the beginning of the former tunnel at that point.

To bring about the opening of 33d street across Fourth avenue it was necessary to raise the grade of both the avenue and street at that point about 6½ feet. This has resulted in increasing the grade of the tunnel cut for the Fourth avenue surface cars at the point between 33d and 34th street to about 7 per cent. In the reconstruction work the west vehicle roadway of Fourth avenue has been widened 3 feet, making the vehicle roadway width for southbound traffic 34 feet, so that where in the past there had been but 31 feet for vehicles moving in both directions, there is now a clear width of 24 feet for northbound vehicles and 34 feet for southbound traffic.

To the casual observer the creation of the steel viaduct extending from 40th to 42d street is the most noteworthy portion of the Park Avenue Improvement. This viaduct had been under construction since immediately after Borough President Dowling assumed office, and it involved the setting up of six steel girders, each weighing from sixty to seventy-five tons, that act as the main supports of a high-level roadway springing from the centre of Park avenue at 40th street, and terminating at the hitherto unused thoroughfare surrounding the Grand Central Terminal Building. The width of this roadway, used entirely for passenger vehicles, is 36 feet. It connects at 40th street with two vehicle roadways 27 feet in width that are operated by a parked space in the centre of Park avenue immediately over the surface car tunnel.

## Rent Raises in East Side Apartment House Explained

**A**LLEGATIONS made in a morning newspaper on Thursday to the effect that while Nathan Hirsch, chairman of the Mayor's Committee on Rent Profiteering was fighting "profiteering" landlords in his official capacity, he was, as a property owner, raising rents himself in one of his apartment holdings, brought forth the following reply from Charles C. Hughes, his assistant on the committee. Mr. Hirsch is at present on his vacation somewhere in the northern part of New York State. Mr. Hughes' statement follows:

"The property, No. 47 East 88th street, is a five-story flat or apartment house, in good repair. Tenants are furnished with steam heat and hot and cold water. It is valued at \$40,000. The mortgage is \$25,000. Therefore, Mr. Hirsch's equity in the property is \$15,000.

"From January 1, 1917, to July 1, 1919, the total receipts were \$9,920.90, and the expenditure \$9,664.90, leaving a net profit of \$256, or one and seven-tenths per cent. for the two and one-half years. Figured by the year, the per cent. would be seven-tenths of one per cent. on the \$15,000 investment.

"For several years prior to January 1, 1917, the house was carried at a loss.

"The apartment house comprises ten apartments of six rooms and bath each. On January 1, 1917, these rented at \$25 to \$35 per month, or an average of \$5.30 per room. August 1, 1919, these same apartments rented at \$34 to \$42.50 per month, or an average of \$6.24 per room, an increase of 17 3/5 per cent. per room. These advances have been made as follows: On March 1, 1918, and May 1, 1919. These prices are considerably less than those charged in the neighborhood for many apartments. None is rented cheaper.

"Since January 1, 1917, there have been spent on repairs in these apartments the sum of \$1,360.17.

"The average increase in the amount of rent during the period mentioned was 17 3/5 per cent. The increase in the cost of maintenance in 1918 was 20 3/4 per cent. more than the year 1917. The year 1919 is, of course, incomplete, but it will undoubtedly show the same proportion of increase, if not more.

"Last May Mr. Wertheim, an agent, leased to one of the tenants an apartment at \$45 per month. Mr. Hirsch considered this \$2.50 per month more than proper, and instructed

Mr. Wertheim to so notify the tenant that her rent would be \$42.50."

Maurice Wertheim, who manages this property for Mr. Hirsch, told a Record and Guide representative that the rentals obtained in the houses, even after the advances, were very moderate for such a large number of rooms and for such a splendid neighborhood, the houses being near Central Park. He said that the rates in many instances were considerably lower than those obtained in neighboring and similar houses. He offered his books and ledgers for inspection, and they revealed the following comparative rental returns obtained from the ten apartments on June 1, 1917 (when he took charge) and August 1, 1919:

Apartment	1917	1919
1 East .....	\$25.00	\$34.00
1 West .....	25.00	38.00
2 East .....	35.00	42.50
2 West .....	32.00	40.00
3 East .....	34.00	37.00
3 West .....	35.00	37.00
4 East .....	35.00	37.00
4 West .....	33.00	37.00
5 East .....	31.00	36.00
5 West .....	32.00	36.00
Total .....	\$317.00	\$374.50

The 52 per cent. increase in the rental of apartment 1 West, from \$25 a month in 1917 to \$38 a month in 1919, he attributed to the fact that there were five removals within the two years, each one necessitating repairs and cleaning. The tenants were willing to meet this increased rent, he declared, in order to move into a well kept and redecorated apartment.

"The biggest item in the cost of operation of the house," he said, "is the interest on the \$25,000 loan and taxes, which rose from \$1,771 a year in 1917 to \$1,992 in 1919. Moreover, every item which enters into the efficient and orderly maintenance of a tenement house has gone up in cost to a corresponding degree. These tenants are provided with steam and hot and cold water, the production costs of which have materially risen."

# Palatial Fifth Avenue Apartment to Cost \$3,000,000

Fred F. French Company, Designers and Builders, Soon to Commence Active Construction—Suites Already Rented

THE Fred F. French Company, architects, engineers and builders, 299 Madison avenue, has been retained to prepare the plans and specifications and build the handsome new apartment house that is proposed for the north corner of Fifth avenue and 72d street. This structure, which will be twelve stories in height, will be owned by 910 Fifth Avenue, Inc., Fred F. French, president, and Clifford C. Roberts, attorney, and will represent an outlay of more than \$3,000,000.

The financing of this important operation was arranged through the first mortgage six per cent. serial bond issue that was underwritten by S. W. Straus & Company to the amount of \$2,000,000. The firm of Douglas L. Elliman & Company has been retained as manager of the building and is already negotiating a number of term leases direct from the plans.

This new multi-family project will occupy a plot containing five city lots, measuring sixty-two feet on its Fifth avenue frontage and one hundred and seventy-two feet in 72d street. The property runs back one hundred and two feet in the rear. The size of the plot affords unusual opportunities for design and layout as the location gives a large southern exposure in 72d street, this thoroughfare being one of the few streets one hundred feet wide in the city.

The owners have planned to make this structure one of the finest and most exclusive multi-family dwellings in the city, and the rents, which will be in keeping with the neighborhood and general character of the house, will be among the highest per square foot that have ever been obtained for living accommodations.

The construction will be fireproof throughout and the building will be a model in arrangement of its public spaces and private living units. The facades, both on the avenue and street sides have been designed in the style of the Italian Renaissance and will be constructed of Indiana limestone. One of the important features of the plan will be an interior driveway that will provide a sheltered approach to the main entrance foyer in the central part of the building. Entrances for pedestrians have been provided immediately off the sidewalk.

The designers of this project have made exhaustive studies of the probable requirements of the neighborhood and are working out their plans for this operation so as to provide for ten simplex and seven duplex apartments that will contain from fourteen to nineteen rooms each.

A typical living unit provides a private elevator lobby leading to the reception foyer, off of which is the living room, 20x38 feet, the library and the dining room. From a private gallery entrance is obtained to four master bedrooms, ranging in size from 14x18 feet to 17x23 feet, with two baths and one combination bath and dressing room.

In all of these units there will be five open fireplaces, a huge linen closet and a cedar closet. Service elevators and service halls lead to a service section consisting of a kitchen, large pantry, servants' hall and six servants' bedrooms. Additional rooms for domestic help are to be located in the pent house on the roof of the building and the laundry will also be located on the roof.

According to the estimate of the owners the actual cost of construction will be approximately \$1,750,000. This operation is the fifth important building project that the Fred F. French Company has had charge of within the past five years for companies controlled by the same owners. All of these contracts have been made on the basis of cost plus a stated fee. It was announced yesterday at the offices of the designers and contractors that the final drawings for this operation will be completed in a short time and that actual construction will

start immediately. Orders have already been placed for the limestone, structural steel and other materials.

In discussing this project Mr. French stated that in addition to the contracts already underway, including a ten-story reinforced concrete loft building in 29th street near Fourth avenue, a \$600,000 hotel in Kew Gardens, L. I.; a \$250,000 apartment house project in Mt. Vernon, N. Y.; and a large country hotel and apartment project at Greenwich, Conn., his firm expects shortly to obtain several other large contracts, and that it does not appear to him as if high construction costs or labor troubles can possibly prevent immediate building in this country. Although real estate is high and has advanced greatly in value during recent months, Mr. French still maintains that it is more surely than ever the safest investment for capital.

THE Real Estate Board of New York has repeatedly claimed that in many instances, especially in the Borough of Manhattan, real property has been over-valued by the Department of Taxes and Assessments.

Two years ago the Board notified its members that they should carefully examine their assessed valuations. The city's attitude as to assessed valuations will be shown in the proceedings in the Federal Court to test the validity of the eighty cents gas rate. The Consolidated Gas Company has offered to stipulate that for the purposes of the case its real estate shall be deemed to have a value equal to the value at which it is assessed by the Department of Taxes and Assessments for the purposes of taxation.

"If the defendants, representing the State and city, refuse to accept this offer and argue that the real estate is over-valued the property owners who are now trying by certiorari to reduce assessed valuations will be greatly encouraged," said Edward P. Doyle, chairman of the Budget Committee of the Real Estate Board.

"As the total value of the real estate under consideration is very large the result is awaited with interest. This is especially important in view of the threats made by the authorities as to increases in valuations where tenants have complained of high rents."

Queens Borough, New York City, is one of the fastest growing communities in the United States, according to figures compiled by The American Contractor of plans filed for new buildings in 145 cities throughout the United States during the month of July. During that month 1,324 plans were filed for new homes and factories in Queens Borough estimated to cost \$7,123,396.

This record exceeded every other city in the United States with the exception of Chicago and Detroit. Even more remarkable, is the fact that it exceeded every other borough of New York City for the number of plans filed, and the estimated cost, in Manhattan, Brooklyn, Bronx and Richmond, during July was as follows:

Borough.	No. of Plans Filed.	Estimated Cost.
Queens Borough.....	1,324	\$7,123,396
Manhattan .....	401	7,026,780
Brooklyn .....	1,120	6,958,805
Bronx .....	402	2,771,420
Richmond .....	170	385,647

The United States Geological Survey, Department of the Interior, now has ready for distribution its annual statement on the sand-lime brick industry in 1918. This report contains statistics of the production of sand-lime bricks since the beginning of the industry in the United States, in 1903.

# Need 8-Cent Fare on Interboro To Pay Fixed Charges

## Certified Accountants Make Investigation for Protective Committee Representing Bond Holders—Covers Next Five Years

**T**HAT a five-cent fare does not pay the cost of a ride and that a very considerable increase in fares is necessary to provide for fixed charges and the payments to the City and the company contemplated by the contracts between them, is the conclusion arrived at by Stone & Webster, of 120 Broadway, after an investigation of the properties of the Interborough Rapid Transit Company for the protective committee representing holders of Interborough-Metropolitan Company collateral trust 4½ per cent. bonds. In the opinion of the investigators nothing short of an eight-cent fare on both elevated and subway lines will make these payments possible.

The investigation of the properties was made in cooperation with Messrs. Price, Waterhouse & Co., Certified Public Accountants, and covered the City-owned subways, which are operated by the Interborough Rapid Transit Company, and the elevated lines operated by that company under its own franchises and its lease from the Manhattan Railway Company. An investigation of the surface lines of the New York Railways Company is now being made, but will not be completed for several weeks.

A preliminary report made to the bondholders' protective committee contains an estimate of the earnings, expenses, taxes, and fixed charges of the Interborough Rapid Transit Company for the next five years. This estimate is made "on the basis of present fares, wages, cost of materials and supplies and other operating expenditures and on the assumption that every provision necessary for a continuance of the present standards of safety in operation will be maintained, but that the strictest economy will be observed in all departments." The earnings of the subway and elevated lines during the fiscal year just ended fell short of fixed charges by \$3,810,000. According to the estimate of Stone & Webster, earnings will fall short of fixed charges by \$10,054,000 during the four years ending June 30, 1923, and there will be required before July 1, 1924, \$7,400,000 with which to make additional expenditures for capital purposes, chiefly equipment, thus making a total cash requirement, in addition to earnings, for the coming five years of \$17,454,000, of which it appears that about \$3,000,000 may later be obtained from existing construction funds.

Of the general traction situation the report to the bondholders' committee says:

"We find that the management of Interborough Rapid Transit Company is able and efficient. The condition of the properties is excellent. They have been thoroughly maintained and are in first-class operating condition, and there is practically no deferred maintenance. We should point out, however, that while expenditures for current maintenance seem to be adequate, the reserves for depreciation and obsolescence heretofore accumulated have been exhausted, and no reserves for that account are being made and none are provided for in the estimates of earnings given below.

"The investigators note that of the 147.49 miles of track covered by the contract of March 9, 1913, approximately 110.71 miles have been completed by the City, equipped by the company, and put into operation, and that while the City has been very much in arrears in the construction of these lines, practically the entire system should be in operation by the summer of 1920." Continuing the report says:

"The company has set aside for the purpose of paying for its share of the expenditures called for by the contracts with the City funds, which after a careful check we find should be ample to enable the company to fulfill its obligations under the contracts.

"In order to enable it adequately to serve its territory and attain the estimated earnings hereinafter set forth, we be-

lieve it will be necessary for the company to make additional expenditures for capital purposes, chiefly equipment, amounting to approximately \$7,400,000 during the next five years. This amount may be reduced, possibly to the extent of about \$3,000,000, by savings from the construction fund referred to in the preceding paragraph.

"We have estimated the earnings, expenses, etc., of Interborough Rapid Transit Company for the next five years, on the basis of present fares, wages, cost of materials and supplies and other operating expenditures and on the assumption that every provision necessary for a continuance of the present standards of safety in operation will be maintained, but that strict economy will be observed in all departments.

"It is manifest that a five-cent fare falls far short of providing the cost of furnishing a ride, and that a very considerable increase in fares is necessary to provide for fixed charges and the payments to the City and the company contemplated by the contracts between them. In our opinion nothing short of an eight-cent fare on both elevated and subway lines will accomplish this purpose.

"The financial condition of this company is not unique. Traction properties throughout the country are faced by similar conditions, due to the great increase in the cost of labor and material as the result of the war.

"While we have not completed our examination of the surface lines of New York Railways Company, our examination has progressed far enough to enable us to state that during the last year the company has been earning nothing toward the interest on its First Real Estate and Refunding Bonds after paying underlying charges, and rentals, and, in our judgment, unless there is substantial increase in the rate of fare, these lines cannot earn their fixed charges—certainly for many years to come. The recent granting by the Public Service Commission of a charge for transfers will not in our opinion, yield sufficient additional revenue materially to improve the security for the Four and a Half per cent. Interborough-Metropolitan Bonds."

The value of the clay products of the United States in 1918 was \$228,547,000, an amount which, compared with the value in 1917, \$248,023,368, indicates a decrease of \$19,476,000, or 8 per cent. as shown by a preliminary estimate made by Jefferson Middleton from returns submitted by producers to the United States Geological Survey, Department of the Interior. The clay products are divided by the Survey broadly into brick and tile, which includes structural, engineering, and refractory products, and pottery, which includes wares of higher grades. In 1918 the brick and tile industry marketed products valued at \$163,324,000, a decrease of \$28,537,000, or 15 per cent., from 1917. On the other hand, the pottery industry marketed products valued at \$65,222,951, an increase in value of \$9,060,429, or 16 per cent.

Burnt clay was used in 1918 for the first time as an aggregate for concrete in building ships. The war made it imperative that steel be conserved as much as possible, and the experiment of building seagoing ships of concrete was undertaken. It became necessary to make the concrete as light in weight as possible, so various light materials, including pumice, were tried. An aggregate made of burnt shale or clay proved to be a very acceptable substitute for stone and gravel in concrete, and its use reduced the weight per cubic foot from about 150 pounds to 118 pounds or, in some mixtures, even to 100 pounds. This aggregate was made near Birmingham, Ala., at Hannibal, Mo., and at Los Angeles, Cal. Its manufacture was not begun until late in the year, but enough was made to construct a 3,000-ton concrete ship, the Atlantis, which was launched in December at Brunswick, Ga.



# Real Estate Review for the Current Week

## Demand Centers Chiefly Upon Residential Holdings—Comparative Inactivity of Operators Results in Slight Decline in Trading

**T**RADING slackened somewhat this week principally on account of the lessened activity of the operator. The decline in the volume of sales was not so appreciable, however, as to indicate a seriously weakened demand; the reaction may be attributed more particularly to the season of the year and the arrival of the high mark in vacation departures from both brokers' and buyers' offices.

There was a comparatively small number of transactions involving the costlier type of investment property, although there continued to be a healthy demand for residential properties of various kinds in all the boroughs. In spite of the waning building season, construction interests maintained a strong lookout for desirable apartment house sites presumably for use next spring. Notable among deals in this category was the acquisition of a row of dwellings at the northwest corner of West End avenue and 72d street, where a syndicate plans the erection of a high class apartment hotel. Sites for business structures in the midtown district were in demand, this section also contributing several important sales of improved properties.

The strong trend manifested within recent months, for

merchants to buy rather than lease the buildings which house their businesses, resulted in the sale of a valuable West 17th street loft building to a hat concern; the purchase of a tall 36th street mercantile structure by a firm dealing in kitchen appliances; also the sale of a Fifth avenue part near 28th street and of a large frontage on West 30th street, both probably for early improvement for similar use.

In the boroughs outside of Manhattan the demand for small homes was the predominant feature of the business. The increased call for residential holdings is evidenced by the announcement that one Brooklyn company has closed alone in the last two months deals aggregating \$1,745,242 in values. The general situation has been analyzed by a leading operator as follows:

"People have now given up the idea of waiting for prices to drop. They are learning that it is best to take things at their present prices and not wait till they go higher. In renting of houses, it is the same. People are beginning to give up the insistence on their preference for this or that and taking what they can get and taking it at once before someone else gets it."

### Seventh Avenue Improvement.

Largely through the efforts of the Real Estate Board of New York, final settlement has been made of the controversy growing out of the fixing of the area of assessment for the extension of Seventh avenue and the widening of Varick street necessitated by the construction of the West Side subway extension. Last week the Board of Estimate and Apportionment placed 93 per cent. of the cost of the improvement on the city at large and the several boroughs, excepting the Borough of Richmond, and 7 per cent. on the frontage area, extending to a depth of 100 feet on each side of the thoroughfare.

Two years ago the Real Estate Board took up the matter and called a meeting of the property owners which resulted in the appointment of a committee to secure a modification. The Board supported the contention of the abutting owners that the improvement was not merely a local benefit but a betterment inuring to the city at large and that if the assessment was levied on the abutting owners it would practically amount to confiscation of the remaining equities.

The committee, headed by Edward P. Doyle, chairman, secured the passage of the necessary legislation, and after considerable work brought about a satisfactory settlement of the controversy. The other members of the committee were W. L. de Bost, C. B. Collins, Louis Schrag and Adam Weiner.

Some time in 1913 the Board of Estimate and Apportionment passed a resolution that the city should acquire title to certain property for the widening and extension of Seventh avenue, from Greenwich avenue to Carmine street, and for the widening of Varick street, from Carmine to Franklin street.

Pursuant to the statute, and without any further proceedings, on September 3, 1913, the city became the legal owner of this land just as though the owners had delivered the deeds thereof to the city. Thereupon, the owners lost all rights in their property and were relegated to a claim against the city for the value of the land and buildings so taken. The city collected the rents of the buildings from the date of vesting the title until they were demolished.

The Supreme Court appointed three Commissioners of Condemnation, who were authorized to take proof of the titles and value of the land and buildings which were taken for this proceeding and to make an award of the amount of damage to be paid by the city to the owners, and also to prepare an assessment for the expense of the proceeding to be levied upon property located within certain boundaries.

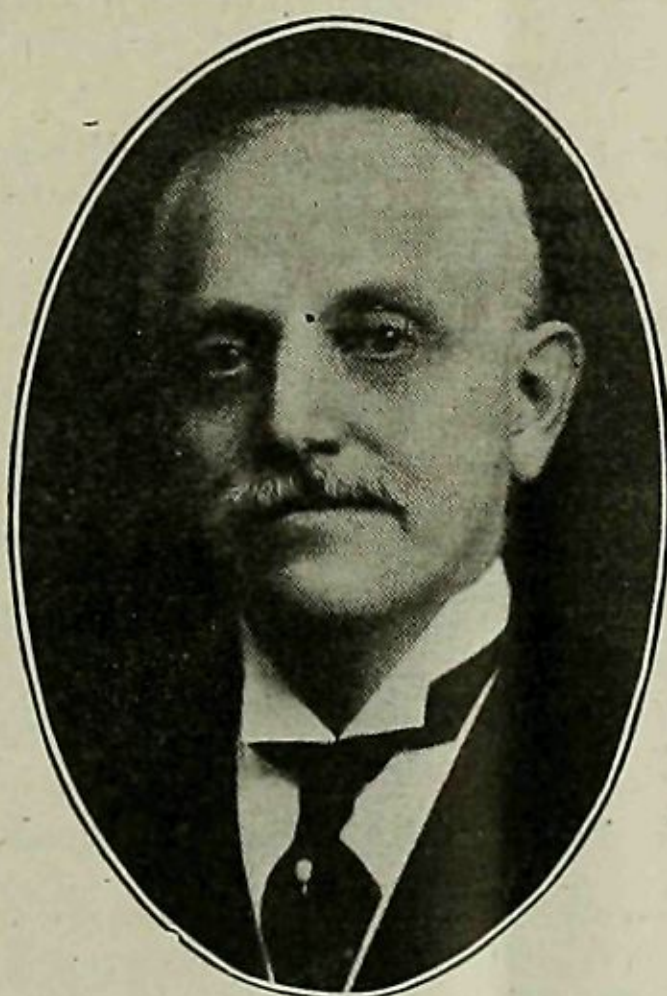
This proceeding covered about 253 damage parcels upon the damage map prepared by the city engineers and surveyors, and the hearings before the Commissioners continued until about the latter part of 1915, when the taking of testimony was concluded.

### City Will Buy Church.

Justice Edward R. Finch, of the Supreme Court, has just authorized the vestrymen of the Trinity Congregational Church, at the northeast corner of Washington avenue and 176th street, the Bronx, to sell the church and church property to the city for \$135,000. The vestrymen, in their petition, stated that the membership of the congregation has for some time past been changing, owing to the influx

### Mr. Friedsam on Food Commission.

Michael Friedsam, president of B. Altman & Company, who has just been appointed a member of the Fair Price Committee, by Arthur Williams, Federal Food controller, has been for a long time active in New York realty affairs, although his principal interests are centered upon the huge department store organization of which he is the head. Mr. Friedsam has been one of the principal supporters of the Save New York movement, and has shown an active interest in real estate matters affecting not only Fifth avenue and the high class retail shopping zone, but many other parts of the city. Mr. Friedsam is an active associate member of the Real Estate Board, being also a member of the Finance Committee of the board.



MICHAEL FRIEDSAM.

He became identified with the Altman organization upon the completion of his school studies and some years later became a partner. In 1909, when the firm was incorporated, he was elected vice-president and in 1913 upon the death of Mr. Altman became president.

Mr. Friedsam is vice-president and director of the Acme Realty Company, a director in the Astor Trust Company and in the Broadway & Cathedral Parkway Company. His clubs include the Lotos, Friars, Harmonie, City Athletic and North Shore County Clubs.

Another appointee to the Fair Price Committee is Alfred E. Marling, president of Horace S. Ely & Company, who is also president of the Chamber of Commerce of the State of New York.

of residents of a different race, and that it would be inadvisable to maintain the church in its present location. The Trinity Congregational Church has been a noted Bronx landmark for years. It is famous for having its parsonage in the steeple, where the present pastor of the church, the Rev. Milton Hess, still resides. The church adjoins a public school, and it is probable that the city will extend the school property to take in the site.

### John N. Golding.

John N. Golding, one of the best-known real estate brokers in New York City, died on Sunday, August 10, of pneumonia, at his home, 1 East 45th street, in his sixtieth year. Since 1882 Mr. Golding has been a conspicuous figure in New York realty affairs, reaching probably his greatest successes in the decade before the panic of 1907. He negotiated some of the largest transactions in the history of the city, including the notable deal, probably his chief achievement, the assembling of the site now occupied by the Grand Central Terminal.

Mr. Golding was born in this city of Irish parentage, on June 30, 1860. He received his early education at the New York Protestant Episcopal School, known as Trinity School, and at Grammar School No. 35. Before he was seventeen he entered the employ of J. M. Conway & Co. The firm dealt in dry goods and the youth developed a sound knowledge of business methods. Then he joined the real estate firm of V. K. Stevenson, Jr. In 1882 he went with the firm of A. H. Miller & Son, with whom he remained four years. While in their employ and still a young man, he acted as broker for Henry B. Hyde, then president of the Equitable Life Assurance Society, in acquiring a large part of the plot on which the Equitable Building stands. Later he entered the Equitable organization as one of the firm of Brown & Golding, and for years managed all of the real property in that company's control.

When the company was dissolved in 1890 Mr. Golding continued business alone. Since then he has built up a business that has had only a few rivals in the city. His offices are at 9 Pine street and 547 Fifth avenue.

One of the largest operations he handled was the management of the real estate operations of John Wanamaker, when he built his new stores at 8th to 10th streets and Broadway. He also sold the Park place and Broadway corner to F. W. Woolworth, on which is erected the Woolworth Building.

Other transactions included the sale of land on the West Side to the New York Central; the sale of the Second National Bank property at 28th street and Fifth avenue; the Orphan Asylum block, Madison to Park avenues, and 51st to 52d streets. The sale of the site for the Singer Building, at Broadway and Liberty street, was another notable transaction he handled. He was credited with having sold at large percentage of the lots on Fifth avenue, between 59th and 100th streets, on which some of the finest mansions in the city were erected. The high class development of the avenue has been traced to a considerable degree to his efforts.

Mr. Golding was a member of the Chamber of Commerce, the Army and Navy Club, the City Midway Club, the Larchmont Yacht, the New York Yacht, Columbia Yacht, New York Athletic, Colonial, Lawyers' and Oakland Golf clubs. He also belonged to the American Geographical Society, American Numismatic and Archaeological Society and the Veteran Association of the Seventy-first Regiment.

He enlisted in that National Guard in 1881, and served until 1890. When he resigned he was a first lieutenant. Mr. Golding leaves a widow, Mrs. Mabel Golding, two sons, Robert N. and John N. Golding, and one daughter, Miss Mabel Taber Golding.

# MONEY TO LOAN

on

## New York City Real Estate

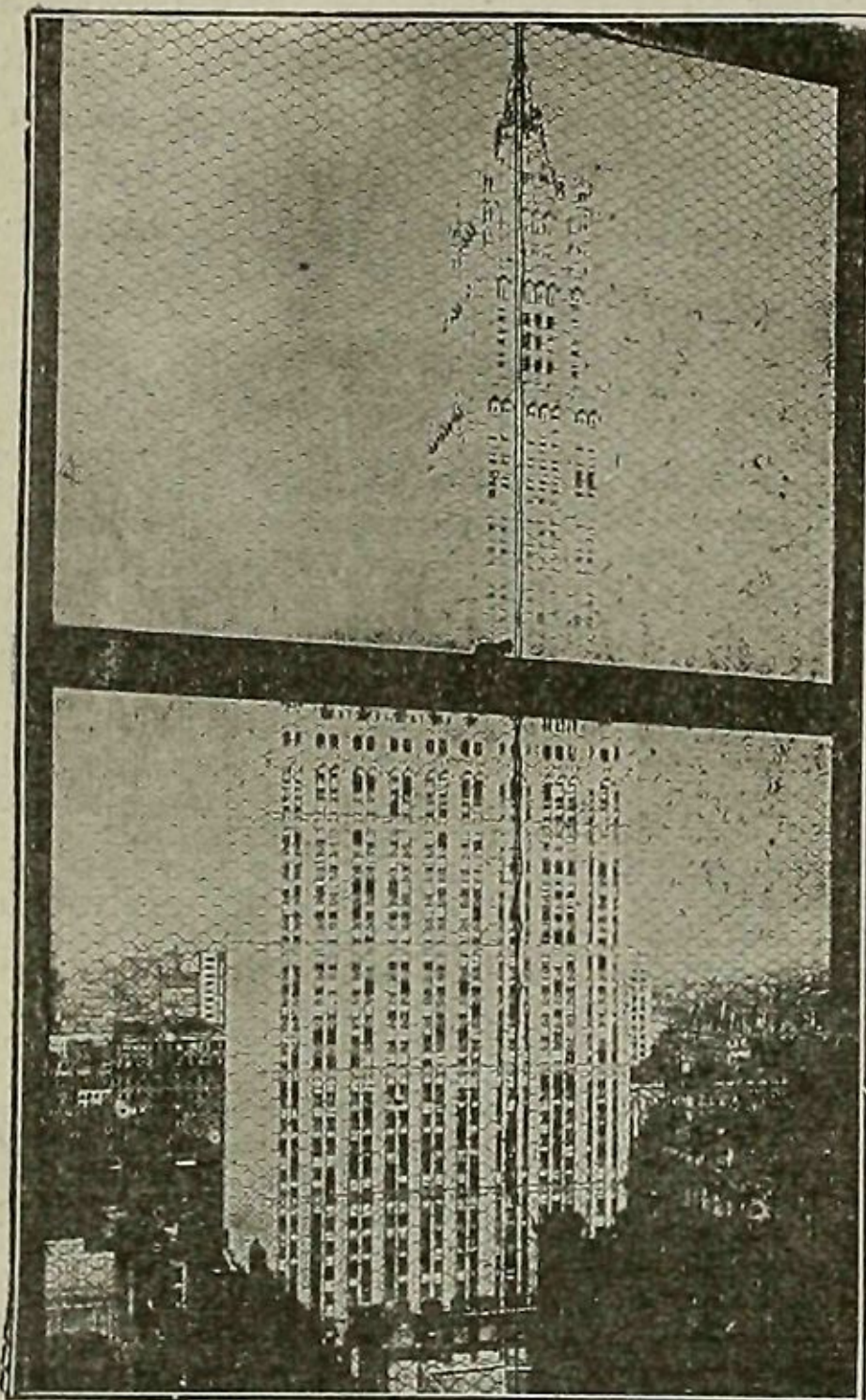
### LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

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

59 Liberty Street, New York

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

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Write for Catalogue and Samples.

## MISSISSIPPI WIRE GLASS CO.

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### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 79 as against 96 last week and 26 a year ago.

The number of sales south of 50th street was 30 as compared with 34 last week and 13 a year ago.

The number of sales north of 59th street was 49 as compared with 62 last week and 13 a year ago.

From the Bronx 37 sales at private contract were reported as against 60 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 216 of this issue.

#### Braender Building Sold.

The New England Panama Hat Co., through its attorney, Joseph G. Abrahamson, has purchased from the Normar Realty Corp., Max M. Natanson, pres., the 12-story "Braender" loft building at 26-32 West 17th st, between 5th and 6th avenues, covering a lot 93.6x92. This building, which contains all improvements a 100 per cent. sprinkler system, two passenger and two freight elevators, rents for over \$70,000 and was held for \$500,000.

The price paid was all cash above a first mortgage of \$260,000, reduced from \$350,000. The sellers acquired the property from the Philip Braender estate last winter. The purchaser acquired the property primarily to obtain space necessary by expansion of business, and this movement will probably result in the general exodus from the 4th street neighborhood of a large number of hat manufacturers who require more space, which is not available at the present time.

#### Buys in Pennsylvania Zone.

Frederick Fox & Co., Inc., sold to the Bramhall-Deane Co. the 12-story and basement commercial building at 261-5 West 36th st. The Bramhall-Deane Co. has been tenants in the building since its completion about eight years ago, occupying a large portion of the space, and will retain their present quarters as offices and showrooms for their sterilizers, ranges and other kitchen appliances. The recent activity in the 7th avenue district of this neighborhood has made the inducement, causing the Bramhall-Deane Co. to join the present number of commercial organizations which are buying their own business homes. An interesting fact in this connection is that the purchasers have bought the building during the celebration of the Sixtieth Anniversary of the founding of the concern. The new purchasers have retained and continue Frederick Fox & Co. as agents for this property. The property is assessed by the city at \$194,000 and was held by the present sellers at \$250,000.

#### Hotel to Replace Dwellings.

A syndicate of New York capitalists has purchased from the Gramercy Investing Co. the former Huyler estate property on the north-west corner of 72d street and West End avenue as a site for a \$1,000,000 apartment hotel. The structure is to be erected by the buying syndicate and sold to a well-known New York hotel man when ready for occupancy. Plans for the structure, which will be fifteen stories high, with a roof garden, have been completed by Starrett & Van Vleck.

The site purchased fronts 80 feet on West End avenue and 115 feet on 72d street. It is now occupied by private dwellings and was held at \$450,000. Cross & Brown negotiated the transaction.

#### Park Avenue Apartment Purchase.

The 9-story Hanover apartment house at 981 and 983 Park avenue, northeast corner of 83d street, by Daniel H. Jackson from the Waters Farm Corporation, Benjamin Blossom, president. The structure has a frontage of 77 feet on Park avenue and 110 feet on 83d street, and is opposite the St. Ignatius Loyola Roman Catholic church. The building has accommodations for twenty-seven families on a floor. All the apartments are leased to prominent New York families, who pay an annual rental of \$65,000. The property was held at \$550,000. Theodore Tenney negotiated the transaction. This is Mr. Jackson's first venture in the Park avenue section. He lately figured in the buying of the following apartments, mostly all of which were immediately resold: The St. Andoche, at 855 West End avenue; the Dorothy, at 752 West End avenue; the London Arms, at 524 Riverside Drive, and the St. Vallier, at 90 Morningside Drive, from 119th to 120th street.

#### Buyer for 85 Fifth Avenue.

The 13-story and loft building at 85 5th avenue, northeast corner of 16th street, has been purchased by Max N. Nathanson from a syndicate headed by Walter M. Weschler. It is a fire-proof structure containing three electric elevators, automatic sprinkler, etc., and yields \$90,000 annually in rents. The holding price is reported to be \$900,000. The property fronts 52 feet on 5th avenue, 142 feet on 16th street

and has an "L" 25x43. The property was purchased by the sellers about three weeks ago from the Greenwich Savings Bank.

#### The Palmerston Sold.

Irving Judis sold the Palmerston at the north-west corner of St. Nicholas avenue and 184th street, a 6-story elevator apartment house, on a plot 100x100, containing thirty-eight apartments and seven stores. The property rents for \$38,000 and was recently purchased from W. J. Daniels. It was held at \$260,000. The purchaser is the Rosmar Realty Co., Isidore Vimmer, president. W. H. Flandreau negotiated the deal.

#### Reported \$500,000 Dwelling Sale.

The estate of Mrs. Amory F. Carhart is reported to have sold 2 East 95th street, a 6-story dwelling, on a plot 50x100, adjoining the north corner of 5th avenue. The house, which is valued at from \$400,000 to \$500,000, was built by the late Mrs. Carhart, who died before its completion. It is one of the finest residences in the Carnegie Hill district.

#### Riverside Drive Deal.

Wood, Dolson Co., Inc., sold for Philip Livingston to Max N. Nathanson the Clifden, at 264 Riverside Drive, south corner of 99th street, an 11-story fireproof apartment house, 106x116, renting for \$65,000 a year and held at \$600,000.

#### Buyer for the Strafford.

The Strafford, a 12-story apartment house on a plot 75.8x100, at 775-777 West End avenue, southwest corner of 98th street, was sold by the Strafford Realty Co., Julian Helmann, president, represented by J. Garfield Moses and the Guaranty Trust Co., to J. C. and M. G. Mayer, who recently bought 105 West 72d street, another twelve story apartment, and resold it within ten days. The West End avenue building was acquired in 1913 by the present sellers from the Salisbury Realty Co., Edgar A. Levy, president. It rents for about \$75,000 and was held at \$600,000.

#### Sale of Goelet Holding.

The old 4-story building at 14-16 South William street between Beaver and Hanover Square, which has been in the Goelet family for more than 100 years was sold for Robert W. Goelet by William A. White & Sons to the Markham Realty Co. The interesting feature of the transaction is the fact that this is the first time the Goelet family has disposed of any of its holdings in a century. The building covers a plot 42.4x48.3½, and was at one time used for private residences. It is in the rear of the Delmonico Building. The South William street property was a small, detached holding, and its sale will in no way affect the long established precedent of the family of retaining its properties, according to representatives of the estate.

#### Oil Importers Resell.

Musher & Co., importers of table oils, with executive offices at Washington, D. C., who purchased the two 5-story office and store buildings on a plot 50x100 at 255 and 257 5th avenue for their New York home have abandoned the project and have sold the property to a client of Weschler, Kohn & Roder. The property, which is near 28th street, is assessed by the city at \$380,000. J. Scott negotiated the deal.

#### Heights Sale by Brown.

The 6-story apartment house on a plot 100x100, known as the Stratford-Avon at the south-east corner of St. Nicholas avenue and 176th street has been sold by Frederick Brown to the Davies Realty Corp. The structure contains forty-nine apartments and seven stores, rents for about \$34,500 and was held at \$250,000. Burton Thompson & Co. were the brokers. Mr. Brown acquired the property last February from Frances V. Smith.

#### Pennsylvania Zone Plot Bought.

Wm. A. White & Son sold for the United States Realty and Improvement Co. 128-132 West 30th street, a plot 82.7x89.9, vacant, to S. J. Manne, who intends to improve the property in the near future.

#### \$1,745,242 in Brooklyn Sales.

Recent and increasing activity in Brooklyn real estate is best evidenced by the announcement made by the Realty Associates of 63 sales aggregating \$1,745,242, during the past two months. The sales include those of the following dwelling properties: 120 Macon street, 89 Monroe street, 97 Monroe street, 95 and 97 Rutland road, 278 Nostrand av, 127 7th avenue, 1150, 1151 and 1158 51st street, 147 and 149 Heyward street, 83 St. James place, 627 Hancock street, 131 Herkimer street, 42 St. Felix street; also 218-222 Franklin avenue, a plot 75x100 containing two old frame buildings; in the Richmond Hill section, seven 2-story brick 2-family dwellings—6 Eads avenue, 5 and 23 Elderts Lane, 5, 7, 9 and 19 Melville place; store and flat buildings at 297 Adams street, 268-270 Seigel street, 4521 Ft. Hamilton ave-

nue, 455 Myrtle avenue, 385, 391 and 397 Crescent street, 1148 Union street, corner Rogers avenue; 200 and 202 Rogers avenue, 403 Rogers avenue, corner Sterling street with garage; 602-612 6th avenue, and six 3-story brick flats; 174 Woodruff avenue, 4-story brick and stone flat; 909 St. Marks avenue, 4-story brick and stone flat; 100 lots in Borough Park exchanged for eight 4-story brick store and flat buildings on the east side of 5th avenue from 4th to 5th streets.

The property at 339-357 5th avenue was traded for 316-322 Alabama avenue and 325-331 Georgia avenue, eight 3-story brick flats. The houses at 325-331 Georgia avenue and 316-322 Alabama avenue were then sold for cash; as were 34-36 Broadway, two 2-story brick and frame store buildings; also the block front on the north side of Willoughby street from Gold street to Flatbush avenue Extension, 132 feet on Willoughby street, 55 feet on Gold street and about 105 feet on Flatbush avenue Extension; 9 Prospect Park West, corner President street, a 6-story elevator apartment; 61-67 Floyd street, four 3-story brick flats; 505-523 Throop avenue, ten 4-story brick flats occupying the block from Putnam to Jefferson avenues; 1779-93 Bedford avenue; 124 Sterling street and 133 Lefferts avenue, the block front of two 4-story brick flats and five 3-story brick flats, a plot 100x100.2; the north side of 51st street, 300 west 12th avenue; a plot 200x100.2 on the north side of 52d street, 100 west of 12th avenue; plot 300x100.2 on the south side of 52d street, 100 west 12th avenue; plot 150x100.2 south side of 54th street, 100 east 11th avenue; northeast corner Neptune avenue and Coney Island avenue, running back to Coney Island Creek; 20-22 Hopkins street; 130-132 Ashland place, on the east side of Stillwell avenue; 220 N. Neptune avenue, east side of Stillwell avenue; 260 N. Neptune avenue, and east side of Stillwell avenue, 240 north of Neptune av.

#### Railroad Siding Property Sold.

Roman-Callman Co. sold for Henry Lockhart, Jr., to the Van Brunt Iron Works the block front on Borden avenue, Marsh and Fox streets, Long Island City. The property is 309x300, has railroad siding facilities and adjoins the plant of the Wright Martin Aeroplane Co. It will be improved with a modern steel fabricating building.

#### \$1,000,000 Staten Island Dock.

The Morse Dry Dock and Repair Co. has contracted for the purchase of all the remaining vacant water front, comprising about two acres, along the Staten Island shore of New York Bay, between Fort Wadsworth reservation and the property acquired by New York City for port development purposes. The plant they will build there is estimated to cost from \$800,000 to \$1,000,000. The land was obtained from C. W. Davis, R. W. Dupuy and William Carver, after negotiations extending over a period of nearly two months, for a price reported to be \$150,000. The Cornell Real Estate and Auction Co. negotiated the deal. The property has a frontage of 289 feet in the bay and also in Bay street and New York avenue. It adjoins the quarantine station at Fort Wadsworth in the south.

#### Builders Active at Jamaica.

The Essanem Realty Corporation, Benjamin Marvin, president, purchased the tract of 125 lots in the Everett Park section of Jamaica, for improvement with a number of residences and high class apartments, which will be ready for occupancy by fall. Plans also are being prepared for an apartment hotel, which will cover an entire block. The exact amount paid has not been divulged, but it is said the price runs into several hundred thousand dollars.

N. A. Rosenblum, a Jamaica builder, has bought one of the blocks of the Essanem Realty Corporation purchase, and will proceed to erect at once twenty one-family dwellings. Everett Park is bounded on the west by Kaplan avenue, on the east by Sutphin road, on the north by Hillside avenue, and on the south by Fulton street.

#### Manhattan.

##### South of 59th Street.

GREENE ST.—Lebertan Corp. resold the 7-story loft building, 25x100, at 162 Greene st. held at \$70,000, through Duross Co., and the Burton Thompson Co. A five acre place on Long Island was given as part payment.

GREENE ST.—Spear & Co. sold for the Burden Realty Co., Kenneth C. Newman, pres., the 6-story loft building at 148-150 Greene st. to Joseph Shapiro, a shirt manufacturer, for investment. This building was recently purchased from the Bank for Savings.

GREENE ST.—The Lebertan Corp. sold the 7-story and loft building at 163 Green st. having a rental of \$7,400. The property was sold subject to a 5-year mortgage of \$30,000, and was held at \$70,000. In part payment the seller takes a free and clear country place of five acres fronting on Long Island Sound. Duross & Co. and Burton Thompson Co. were the brokers.

GREENE ST.—William C. Walker's Sons sold for St. Luke's Hospital to the Misses Allyne, of San Francisco, Cal., the 6-story loft, 37.6x100, at

193 and 195 Greene st. Lucy H. Allyne and others own the adjoining similar building at 189 and 191.

GROVE ST.—Wm. A. White & Sons sold 66 and 68 Grove st (7th av extension), 59.6x53.10½, irregular, vacant, to Frank Alberti, who will improve with a garage. The property faces Sheridan sq. The Corn Exchange Bank recently bought the corner in the same block and is erecting a new bank building.

HOUSTON ST.—Jacob Abeles sold to Benjamin Koenigsberg the 5-story building, on a lot 18x75, at 305 East Houston st, near Clinton st. Kopel Schifter negotiated the transaction.

MADISON ST.—Jacob Finkelstein & Son sold for the Jaclun Realty Co. the commercial building at 141 Madison st, on lot 25x80. The buyer will occupy for his own use.

PEARL ST.—Samuel and Elias Kempner bought from Teresa M. J. O'Donohue the 5-story building, on a lot 22x100, at 259 Pearl st.

GRAMERCY PARK.—Innes & Center have sold for the Murchison Realty Co. to the Rouglades Realty Corporation, 31 Gramercy Park, a 5-story studio apartment structure.

9TH ST.—Mrs. Lucy T. Hagen sold through Pepe & Bro. and the Brown Wheelock Co., Inc., the 3-story dwelling, 25x94, at 10 West 9th st.

15TH ST.—Pease & Elliman sold for Samuel Lichtman to the American Realty Co. the 5-story

building, on a lot 25x100 ft., at 158 West 15th st, adjoining the southeast corner of 7th av.

17TH ST.—The 11-story loft building at 17 and 19 West 17th st, bought recently by Frederick Brown, has been sold by him to Cornelius and Frederick W. Hearn. It was held for \$275,000, according to Byrne & Bowman, who negotiated the deal. The loft covers a site of 53 ft wide and 93 ft deep between 5th and 6th avs.

22D ST.—Thomas J. O'Reilly resold for the Emigrant Industrial Savings Bank 133 West 22d st, 4-story business building, 21.6x98.9, recently taken over in foreclosure proceedings.

24TH ST.—Oscar D. and Herbert V. Dike, in conjunction with P. A. Finneran, sold for the Merritt Realty Corp. to a client for alteration and occupancy the 4-story building at 145 West 24th st, on lot 25x98.9.

27TH ST.—Berlowitz & Caine sold for Isidor Cohn, 231 West 27th st, a 5-story tenement, 24.10x98.9.

29TH ST.—Electus T. Backus, of the Guardian Holding Co., sold to a client of M. Rosenthal & Co. the 4-story loft building, on a lot 20x98.9, at 114 West 29th st.

29TH ST.—George A. Bowman sold for the estate of Peter Delacy to a client for occupancy the 4-story business building, 25x98.9, at 43 West 29th st.

35TH ST.—J. W. May Co. sold for Stephen



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McDermott the 3-sty dwelling 233 East 35th st, on lot 20x100. The buyer, Margaret Byrns, will occupy for her residence. The house was held at \$15,000.

46TH ST.—Menconi Brothers, sculptors, bought as a site for a studio two 4-sty dwellings, 50x100.5, at 420 and 422 West 46th st, through Pepe & Brother and John J. Hoeckh.

46TH ST.—Pepe & Bro. and John J. Hoeckh sold for T. Newman and Walter Welton 420-422 West 46th st, two 4-sty tenements, on lot 50x100, to Menconi Bros., sculptors, who were the builders of the Victory Arch at 23d st and 5th av.

53D ST.—The Young Men's Christian Association sold to the Pacific Motor Car Co. the two 4-sty buildings, 27.6x100.5, at 252 and 254 West 53d st, held at \$45,000, through George A. Hampton & Son.

56TH ST.—Maurice Wertheim sold for a client of John Finck the 3-sty dwelling 163 East 56th st.

56TH ST.—A client of Alger & Coughlan, attorneys, purchased from the estate of Joseph E. Leeds the 4-sty dwelling, on a lot 22.6x100, at 12 East 86th st, held at \$100,000. The property, which has been owned by the Leeds estate for forty years, will be remodelled for business use. Pease & Elliman were the brokers.

56TH ST.—Louis H. Dos Passos has sold the 4-sty dwelling, on a lot 20x100.5, at 18 East 56th st, between 5th and Madison avs.

BOWERY.—Wm. A. White & Sons sold to Harry Sandler for the Callahan estate, represented by Laurence McGuire, 220 Bowery, an old 3-sty building, 25x100, adjoining a plot bought by Mr. Sandler through the same brokers several months ago. He now controls 50x100, which will be improved with a modern building.

### North of 59th Street.

ARDEN ST.—Butler & Baldwin sold for the Hensle Realty Co. 17 Arden st, a 5-sty new law tenement, on a plot 27x110, renting for about \$6,200, and held at \$40,000. This is the last of the eight similar houses built by this company to be sold.

60TH ST.—Varick D. Martin bought from Charles Nichols 145 East 60th st, a 3-sty dwelling, 20x100.5.

65TH ST.—Brown-Wheelock Co., resold for Mrs. Virginia M. Bacon 130 East 65th st, adjoining the southwest corner of Lexington av, a 4-sty dwelling, 20x100.8, held at \$60,000. The purchaser will make extensive alterations for his own occupancy.

68TH ST.—Thomas Ford sold for Peter Kern & Sons to Jane Larkin the 3-sty dwelling, 18.9x100, at 238 East 68th st.

70TH ST.—Pease & Elliman have sold for Helen M. Garrison to a client for occupancy 129 West 17th st, on a plot 19x100, held at \$32,000.

71ST ST.—Cammann, Voorhees & Floyd sold 126 West 71st st, a 4-sty dwelling on lot 20x100 for Henry Brill. The purchaser will alter the dwelling into small apartments. The property was recently taken in under foreclosure.

74TH ST.—Pease & Elliman sold for Mrs. Lewis Lowenstein the 4-sty dwelling at 42 East 74th st, to a buyer who will occupy it.

75TH ST.—The 5-sty residence at 314 West 75th st built for H. L. Domerich and used by him as his private residence for some time was sold by Henry U. Singhi to an investor. The house occupies a plot 38x133 and was held at \$150,000. It was purchased by the seller several weeks ago from Mrs. Paula Sledenburg, daughter of Mr. Domerich.

76TH ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for John J. Aaron to a client for occupancy 112 East 76th st, a 4-sty dwelling, on lot 18x102.2. The property was held at \$30,000.

82D ST.—The Payson McL. Merrill Co. has sold for Dr. John P. Wright, his residence at 161 East 82d st, a 3-sty dwelling on a lot 19.2x82.2, to a client for occupancy.

85TH ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Margaret G. McConaughty 124 East 85th st, a 5-sty apartment house, on lot 21x102.2, to a client for investment.

85TH ST.—Frederic H. Allen of Frederick Zittel & Sons in conjunction with Edward C. H. Vogler sold for Robert West of Ennis & Sinnott, the 4-sty house, 111 West 85th st, on lot 18x102.

91ST ST.—Mrs. Carrie M. Myer has sold to Paul McCullough, through Mrs. Wilson's Home Renting Co., the 4-sty dwelling, 19x85.5, at 103 East 91st st.

98TH ST.—Henley Realty Co., M. L. Hass, president, representing the Hass estate, sold the Robert Burns, a 6-sty apartment, 50x100.11, at 254 and 256 West 98th st, 100 ft. west of West End av, renting for \$22,000 and held at \$150,000, through M. H. Gaillard & Co.

102D ST.—George A. Bowman sold to Ennis & Sinnott, for Mrs. Helene Koch, the 5-sty walk-up at 209 West 102d st, on a plot 32.6x100.

111TH ST.—Greenfeld & Saffir sold for Harry

M. Lawrence to the 137 West 116th St. Corp., Samuel Ritter, president, the 5-sty apartment house at 147 West 116th st, on plot 37.6x100, held at \$55,000. The transaction involved all cash.

119TH ST.—Friedus & Co. have sold to a client for Wm. Hyman and Isaac Evenson 311 West 119th st, a 5-sty triple flat, 25x100.11.

120TH ST.—Lillian Wolins bought from the New York Life Insurance Co. 141 West 120th st, a 3-sty dwelling, 19x100.1, for \$12,000.

122D ST.—Shaw & Co. sold for the estate of Sarah Callahan 119 West 122d st, a 3-sty dwelling, on lot 20.10x100, to a client of E. T. Bower.

128TH ST.—Robert Miller sold the 3-sty dwelling at 146 West 128th st to Fannie L. Wood through A. G. Thompson & Co.

131ST ST.—F. Howell sold for Mrs. Maggie P. Payton 13 West 131st st, a 3-sty dwelling, 16x99.11, to James Wallace Ferguson.

131ST ST.—Nail & Parker have sold 68 and 70 West 131st st, two 3-sty dwellings each on a plot 16.8x99.11 to clients for occupancy.

136TH ST.—F. Howell sold for Miss Lottie A. Webster 207 West 136th st, a 3-sty dwelling, 17x99.11, to Mary F. Lawton.

143D ST.—Arthur H. Lewis sold a 5-sty apartment house, 50x100, held at \$70,000, at 619 West 143d st, to the 400 Manhattan Av. Corp., Adolph Schechter, president.

144TH ST.—Joseph Wolkenberg sold for Lawyers' Mortgage Co. 540 West 144th st, a 6-sty apartment house, 87.6x99.11, to the Sava Realty Corp., which also bought the adjoining similar house at 550 last week.

145TH ST.—Louis Block & Benjamin Lachowsky sold for the Plumbers Realty Co. to the Weiss-Lemlein Holding Co., Leopold Weiss, president, the two 6-sty apartment buildings, on a plot 80x100, leased to one tenant at a net rental of \$65,000 for five years.

151ST ST.—Lebertan Corp. resold to James W. Rabold 502 and 504 West 151st st, a 6-sty apartment, 75x100, renting for \$19,000 a year and held at \$125,000, through S. Crager.

159TH ST.—W. J. Huston & Son sold for the estate of Dr. Charles E. Denhard, 563 West 159th st, a 2-sty dwelling on a lot 15x99.11, to a client for occupancy.

172D ST.—Richard Cronin bought from Paterno & Sons Construction Co., Major Francis S. Paterno president, through the Frank L. Fisher Co., 580 West 172d st, a 5-sty apartment, 62.6x95.

185TH ST.—Fredus & Co. sold for Hyman & Oppenheim 556-558 West 185th st, a 5-sty apartment house on plot 50x80.

AUDUBON AV.—The New Brighton, a 6-sty elevator apartment house, on a plot 110x100, at the southeast corner of Audubon av and 176th st, has been sold by Louis Block & Benjamin Lachowsky, for William Landesman & Son, to a client of Ribman & Ribman. The property accommodates forty-two families, who pay a yearly rent roll of about \$30,000. It was held at \$200,000.

CENTRAL PARK WEST.—Charles Wynne and Louis H. Low resold through George Levy the 6-sty apartment, 42x100, at 225 Central Park West, adjoining the northeast corner of 82d st, acquired about a month ago.

LEXINGTON AV.—Thomas F. McLaughlin sold for the estate of James A. Tyler the 3-sty dwelling, 18x95, at 1459 Lexington av.

LEXINGTON AV.—Oscar D. and Herbert V. Dike, in conjunction with Waddell & Martin, sold 1861 Lexington av, northeast corner of 115th st to an investing client. This property is a 5-sty apartment house, on a lot 25x100.11, the longer dimension being on the avenue.

LEXINGTON AV.—James H. Cruikshank resold to Sydelle Katz 1555 Lexington av, a 5-sty double flat, with two stores, on a lot 25x95. Samuel Carner was the broker.

PARK AV.—Mrs. Mary S. Potter sold the 5-sty residence, 20.5x97.6, at 591 Park av.

ST. NICHOLAS AV.—W. D. Morgan sold for Alexander MacKenzie to John J. Glennon, for occupancy, 766 St. Nicholas av, a 4-sty dwelling on lot 18x125, opposite 149th st.

WEST END AV.—William A. Barbour of the office of Slawson & Hobbs sold for Mrs. Helen M. Warner and others, the northeast corner of West End av and 90th st, a 5-sty modern American basement dwelling, 25x65. The purchase was made for investment and eventual occupancy. The property has been held at \$75,000.

1ST AV.—William H. Mehlich, Inc., sold for Frances M. Fuchs 1667 1st av, southwest corner of 87th st, a 5-sty tenement, 23.2x79, to Carl Wippermann, tenant.

5TH AV.—Frederick Brown resold through William S. Baker 1361 5th av, a 5-sty flat, 25x100.

7TH AV.—Mrs. Annie Herman sold 2187 7th av, a 5-sty double flat, to Philip F. O. Grant. A. M. Thompson & Co. were the brokers on the transaction. A. Fred. Silverstone was the attorney for the seller.

7TH AV.—James H. Cruikshank sold to Abraham Rothkrug the "Ferncliff" at the northwest corner 7th av and 120th st, a 7-sty fire-

proof elevator apartment house on a plot 50x100, valued at \$130,000. Mr. Cruikshank has taken in part payment the two 5-sty double flats at 104-106 West 89th st on a plot 50x100, valued at \$85,000. Sigmund Simon and Osterweil Bros. were the brokers in the deal.

**Bronx.**

**COSTER ST.**—Alexander Selkin and David Mintz sold to a client for occupancy the 2-sty dwelling, 20x100, at 638 Coster st.

**FAILE ST.**—A. D. Rockwell, Jr., sold to Harry Cohen for a client of Francis B. Sanford, a 2-fam. house at 630 Faile st.

**IRVINE ST.**—Samuel Cowen sold at 901 Irvine st, the 3-sty dwelling to a Mr. Levy for occupancy.

**KELLY ST.**—Samuel Schroeder sold to Frederick Brown 874 Kelly st, a 4-sty flat, 37x100.

**MELVILLE ST.**—John A. Steinmetz sold for A. Doering to Alexander Wallus the 2-sty house, 25x100, at 1742 Melville st.

**TIFFANY ST.**—Alexander Selkin and David Mintz sold to Fannie Slater the dwelling, 25x100, at 1068 Tiffany st.

**135TH ST.**—Williamson & Bryan sold for Ginervo Prato the 3-sty dwelling, 18.4x100, at 348 East 135th st.

**136TH ST.**—John Pendergast sold for Mrs. Abbie O'Rourke the 5-sty double flat at 407 East 136th st, on a lot 25x100, to Mrs. L. J. Sheperd.

**168TH ST.**—H. T. Wood sold for Dr. William Whitney 288 East 168th st, southeast corner of College av, a 5-sty apartment house, 50x100', held at \$75,000, to Ignatz Herman and D. Freed.

**176TH ST.**—Walter M. Wechsler sold to Harry Weinstein for investment 816 East 176th st, a 5-sty apartment house, on a plot 50x100, renting for about \$7,500 and held at \$65,000. The broker was W. D. McDonnell.

**ANTHONY AV.**—Samuel Finkelstein purchased the 2-sty house at 1682 Anthony av from Harry Gillman through Williamson & Bryan.

**BRYANT AV.**—Leitner, Brener & Starr sold for Major Lorillard Spencer to Anna Guttman for occupancy 651 Bryant av, a 2-fam. dwelling, 25x100.

**COLLEGE AV.**—R. & K. Pardua sold 1312 College av, a 2-sty dwelling, 16x100, near 169th st.

**CROTONA AV.**—Harry H. Cohen sold the northeast corner of Crotona av and 179th st, a 5-sty apartment house, 75x100, erected a few years ago by the C and C Construction Co.

**FORDHAM RD.**—M. L. Simon purchased from a client of Clement H. Smith the property at the southeast corner of Fordham Road and Creston av, on plot 50x100. This is the first sale of the property since 1873.

**GRANT AV.**—Isaac Lowenfeld Realty Corp. purchased from Henry F. Kroger the southwest corner of 163d st and Grant av, a 5-sty new law apartment, 49x115, and was held at \$75,000. L. J. Greenberger and John F. Fetzner were the brokers.

**HUNTS POINT AV.**—Moses P. Mulhall sold 860 Hunts Point av., a 5-sty apartment, 40x130, to the Viva Realty Co., Inc., through Joseph Wolkenberg.

**HUNTS POINT AV.**—Leitner, Brener & Starr sold for J. Birnbaum to Philip Wattenberg 628-30 Hunts Point av, 2-3-sty dwellings with stores, 20x113 each.

**LONGFELLOW AV.**—Leitner, Brener & Starr resold to Maurice Leight, attorney, the southeast corner of Longfellow av and 165th st and the northeast corner of Longfellow av and Lowell st, each on lot 41.8x80, and having accommodations for 36 families, renting for approximately \$15,000 a year. The property was sold by the Loftin Realty Corp., M. Silverman, president, who acquired the apartment houses the other day in an exchange transaction for the block front of fifteen lots on the Concourse, also negotiated by Leitner, Brener & Starr.

**JACKSON AV.**—Mrs. Daniel Seymour sold 766 Jackson av, a 2-sty dwelling, 25x87.

**JEROME AV.**—E. Osborne Smith sold for Eugene Vallens a plot of five lots on the southeast corner of 177th st and Jerome av, which was formerly the old Quincy house.

**MARION AV.**—E. Sharum sold to E. Howley 2378 Marion av, a 2-sty 4-fam. frame house, 25x127.

**MARTHA AV.**—Daniel Houlihan sold 4381 Martha av, dwelling, 33.3x100, to Mrs. Barbara Nanch and Gertrude Nanch Hoster through J. T. Houlihan.

**PROSPECT AV.**—Benenson Realty Co. resold to Samuel Williams through Goodwin & Goodwin, the St. Regis, a 6-sty apartment, 106x100, at the southwest corner of Prospect av and 163d st, which it acquired last week from Bernheimer & Schwartz.

**PROSPECT AV.**—The 6-sty elevator apartment house, with stores, known as Georgina Court, at 970 Prospect av, has been sold by Benedetto Savia to S. L. Pakas. The structure occupies a plot 75x112, and rents for \$27,000, and was held at \$175,000. Herman and Ernst, attorneys, represented the buyer.

**ROBERTS AV.**—Cahn & Pittman sold to Francis J. Lynch and Mary E. Lynch 183 Roberts av, northwest corner Palisade av, a 2½-

sty dwelling, 50x100. H. L. Huntington was a substantial profit to Moses D. Spoto, through the broker.

**SOUTHERN BLVD.**—Frederick Brown sold to a client of J. Arthur Fisher 2133 Southern blvd, near 181st st, a 5-sty flat, on a plot 47x106, renting for about \$8,000 and held at \$52,500.

**TREMONT AV.**—L. J. Phillips & Co. sold for Maurice Brill 50x100 vacant at the southwest corner of Tremont and Belmont avs.

**UNION AV.**—Joseph Shenk bought from the London Feather Co. the 5-sty apartment, 50x114, at the corner of Union and Westchester avs, through B. Harris.

**VALENTINE AV.**—Peter Carter sold 2894 Valentine av, a 2-fam. house, 25x100, to H. Sperling and Kopel Sher through Joseph T. Houlihan.

**VALENTINE AV.**—Joseph T. Houlihan sold for Wilber Varian to Daniel Houlihan, 81x95, vacant, at the southwest corner of Valentine av and 199th st.

**VILLA AV.**—Mrs. Margaret Quade sold 3057 Villa av, a 2-fam. house, 25x100, to Ernest F. De Salvo and Pietro Procaro through Joseph T. Houlihan.

**VYSE AV.**—Joseph G. Abramson purchased 1438 Vyse av, near Jennings st, a 5-sty new law building, on a plot 37.6x100, renting for over \$6,000 and held at \$43,000. Pease & Elliman were the brokers. The day following the purchase of the property, a resale was made at

WESTCHESTER AV.—Joseph Shenk has bought from the London Feather Company the 5-sty apartment house, 50x114, at the corner of Union and Westchester av. B. Harris was the Broker.

**WHITLOCK AV.**—M. L. & C. Ernst sold to Louis Lubalin the 3-sty flat, 25x100, at 841 Whitlock av.

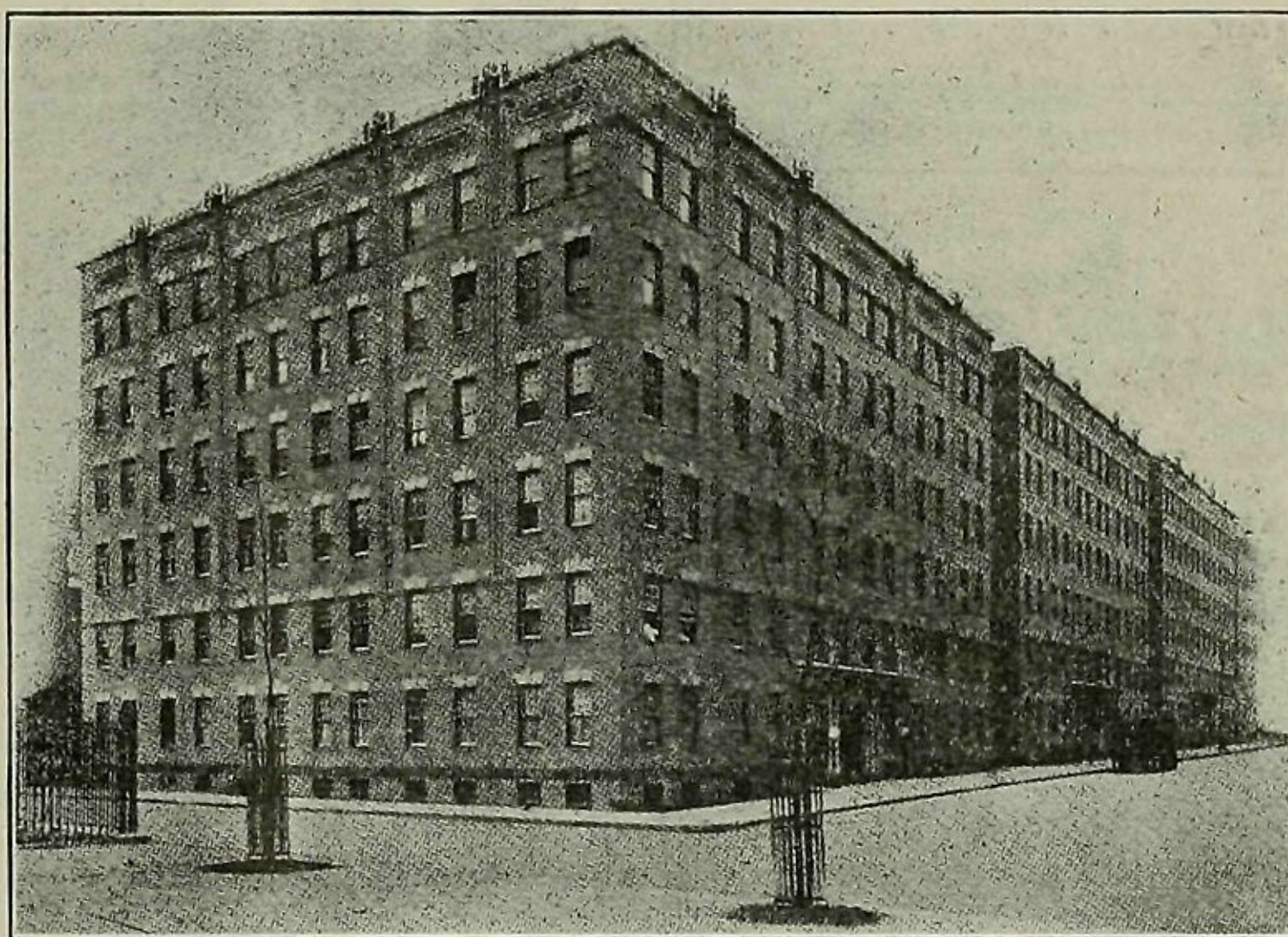
**3D AV.**—Jacob Altman bought from S. L. Pakas, through Ephraim Buchwald and P. A. Zanelle, the 4-sty store and apartment house, 46x124x irreg., at the northwest corner of - av and Cyrus pl.

**3D AV.**—Benjamin Nauheim sold 4058 to 4062 3d av, two 5-sty apartments, 33.6x100 each, to a client who gave as part payment 56x113 vacant on the west side of Macombs Dam rd, 25 ft south of 153d st.

**Brooklyn.**

**ADAMS ST, ETC.**—Meister Builders, Inc., purchased from the Bond and Mortgage Co. the 5-sty tenement house at 191 Adam st, on a plot 25x97.6; also sold to various buyers, 3-sty 1-fam. houses at 21, 23, 25, 27, 31 and 33 Raymond st.

**BAINBRIDGE ST., ETC.**—Frank Jewell has sold the following dwellings: 520 Bainbridge st, to J. H. Hague for the Mackey estate; 588 Decatur st, for the Buch estate of Wellsville to



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a client for occupancy; 225 Hawthorne st, for Anna Greenwald to a client for occupancy; 402 Chauncey st, for Dr. H. C. Drew, of Washington, D. C., to Mrs. Nelson for occupancy; 453 Bainbridge st, for Philip Mauro to Annie Brock for occupancy; 1211 Decatur st, for J. G. Laun to a client for investment; also 922 and 924 Hancock st, two 6-fam. stone apartments on lot 53x100, for Lena Weber to a client for investment.

BERGEN ST., ETC.—Charles Partridge sold the 3-sty dwelling at 1195 Bergen st for Charles E. A. McCarthy to Frank McDonough; also for Della A. Broderick, the 4-sty apartment house at 476 Prospect pl, to an investor.

CHAUNCEY ST., ETC.—R. A. Schlesing sold for Ludvig C. Sather the 6-fam. tenement house 300 Chauncey st to Lena Stumpel for investment; also sold the 4-fam. house 480 Grandview av for Marie Koch to E. Englert for occupancy; the 2-fam. house at 424 Cornella st for Charles Feth to Herman V. Adrian for occupancy; the 6-fam. tenement at 1664 Woodbien st for Albert Zoller to Ziegfried Kartter for investment, and the 6-fam. tenement 2033 Greene av for Katharina Schneider to Marie Cotterup for investment.

DEAN ST.—Bulkeley & Horton Co. sold the 3-sty dwelling 1060 Dean st to John A. Esan for occupancy; also the 2-sty, 2-fam. house 232 88th st to Victor Reersley for occupancy; a 3-fam. house at 664 60th st for Louis V. Heydenreich to an investing client; in conjunction with the William F. Taylor Co. a 2-sty, 1-fam. house at 1319 Carroll st for Catherine Neiss, and also for the Mechanics Bank of Brooklyn the 4-sty dwelling at 251 Washington av to a client for investment.

MARION ST.—Frank Jewell sold for Kate Petherbridge to Emilio Schwalb, Jr., for occupancy, the 1-fam. dwelling at 259 Marion st, 20x100.

STATE ST.—Delaney Brothers, manufacturers, purchased the factory building, 205 and 207 State st, now occupied as a storeroom by Abraham & Straus. The property was held at \$30,000 and the new owners plan to make extensive alterations on the property and occupy the building for their own purposes. The sale was made by Martin Co., as brokers, for the owner, Mrs. Rose A. Harriman. The plot is 50x132.

SYCAMORE ST.—Meister Builders sold the eight 1-fam. houses at 3, 5, 7, 9, 11, 13, 19 and 21 Sycamore st to clients for occupancy.

33D ST., ETC.—Realty Associates sold the 3-fam. building at 132 33d st to Dominico Grande. The brokers were Pizza, Parella and Astarita. Realty Associates also sold a plot 104.2x100 on the west side of Court st, to Frank M. Walsh, who plans an improvement.

42D ST.—Realty Trust sold for Artee Realty Corp. the 2-fam. brick dwelling 1348 42d st, to Carmine Marmora.

43D ST.—Realty Trust sold for Artee Realty Corp. the 1-fam. brick dwelling, 1548 43d st, Borough Park, to Dr. Abraham Goldner, for occupancy; also sold for the same seller the 2-fam. brick dwelling, 1326 42d st, Borough Park, to Minnie Pomerantz and Sarah Snyder, the present tenants, for their occupancy, and for the Alco Building Co. the 1-fam. semi-detached brick dwelling, 2107 65th st, Mapleton Parkway, to David Hirsch.

43D ST.—Realty Trust sold for Artee Realty Corporation the 1-fam. dwelling 1518 43d st, Borough Park, to William Rothman.

44TH ST.—Realty Trust sold for the Artee Realty Corp. the 1-fam. dwelling 1525 44th st, Borough Park, to Solomon Newman, of Manhattan, for occupancy.

49TH ST.—I. Salzberg sold for D. B. Levy to M. Salomoff a 2-fam. house on a lot 20x100, at 1134 49th st.

49TH ST.—John Pullman Real Estate Co. sold 549 49th st, a 4-sty brick tenement on plot 30x100, for G. H. Parsons to a client for investment.

63D ST., ETC.—Realty Trust sold for Alco Building Co. two 1-fam. brick dwellings in Mapleton Park; at 2053 63d st to Samuel Lang, and at 2162 66th st to Harry Jacobson; also for Artee Realty Corporation the 2-fam. brick dwellings in Borough Park, at 1351 43d st to James Prest; at 1357 43d st to John Chio, and at 1967 52d st to Margaret A. Maloney.

68TH ST., ETC.—Walter S. Ross and C. C. Gretsinger sold for Mary E. Thornley the 2-fam. house with garage now in course of construction on the north side of 68th st, east of 6th av; also sold for Jens A. Tonnessen the 1-fam. house with garage, 653 68th st, to a client for occupancy; for W. Fritz Reuter the 2-fam. brick house 351 72d st, and for Harry T. Livingston the parlor floor and basement lime stone front house 245 71st st, to a client for occupancy.

69TH ST.—B. J. Sforza sold for William Meyer to a client for occupancy the 2-sty, 2-fam. dwelling, on lot 20x100, 1314 69th st.

71ST ST.—B. J. Sforza sold for Palermo Bros., to Michael Bonomo, the new 2-fam. dwelling, with garage, on lot 25x100, on the north side of 71st st, 255 ft east of 13th av.

79TH ST.—Meister Builders, Inc., resold the northeast corner of 79th st and 20th av, on a

plot 100x100 to the Eighty-Second Street Construction Co. for improvement.

83D ST.—Meitser Builders (Inc.) sold 1672 83d st, a 2-sty, 1-fam. brick house to a client for occupancy. This completes the resale of the 29 houses purchased from the Loizequx Lumber Co. several months ago.

EAST 12TH ST.—Samuel Galitzka and J. Lacov sold for the Poret Building Corp., to a client for occupancy, 944 East 12th st, the 1-fam. semi-detached stucco house, with garage, on a plot 20x100.

EAST 14TH ST.—Samuel Galitzka and J. Lacov have sold for Alice M. White, to a client for occupancy, the 2-sty 1-fam. house 1123 East 14th st, Flatbush; the same brokers also sold for the Kensington Home Corporation, to a client for occupancy, the new 2-sty 1-fam. house, with garage, on a plot 30x120, on the east side of East 7th st, 240 ft north of Av I. This house was sold from the plans, and will be ready for occupancy in Feb., 1920.

EAST 14TH ST., ETC.—Samuel Galitzka and J. Lacov sold for the Poret Building Corp., to two clients for occupancy, the new 2-sty 1-fam. houses, with garages, each on a plot 20x100 ft, on the east side of East 14th st, 140 and 160 ft north of Av. I, Flatbush. These houses were sold from the plans and will be ready for occupancy January, 1920. The same brokers also sold for the same corporation the new 1-fam. house at 942 East 12th st.

EAST 19TH ST.—Samuel Galitzka and J. Lacov sold for Marion Tuckman the 2-sty dwelling at 719 East 19th st.

EAST 23D ST.—Samuel Galitzka and J. Lacov sold for the Miller Bergs Construction Co., to a client, for occupancy, the 2-sty new 1-family house with garage on a plot 45x100 on the east side of East 23d st, 145 ft south of Ave J., Flatbush. This house was sold from plans and will be ready for occupancy in December.

ATLANTIC AV.—Realty Associates sold to Henry F. Hill and Edward Barth the 4-sty store and apartment building at 616-618 Atlantic av, plot 40.2x79.5.

FLATBUSH AV.—The Inerny-Klinck Realty Co. sold for Henrietta Stelling, the 3-sty store and apartment building at 962 Flatbush av, 21x110.

FLATBUSH AV.—The McInerney Klinck Realty Co. sold the 3-sty brick and limestone business and apartment building at 1235 Flatbush av. It has a frontage of 40 ft. on Flatbush av and a depth of 90 ft on both sides. It was sold for James Bryon to a client for investment.

LEFFERTS AV.—Realty Associates sold to K. Gordon the 3-sty apartments, each 20.4x100, at 305, 307 and 309 Lefferts av, near Nostrand av, M. Shinder was the broker.

3D AV., ETC.—Frank A. Seaver & Co. sold the 4-sty brick store building 6809-11 3d av for John Burke to an investor; also the store building 6906 3d av for the estate of George Self.

5TH AV.—Bay Ridge is to have another large motion picture theatre, to be built on the vacant plot, 100x244 ft, at the southwest corner of 5th av and 86th st. The property was held at \$55,000 and was purchased by Max H. Robitchek, president of the Halendon Const. Co., from Larry J. Margolies. The seller was represented by Harry J. Rosenson. The purchasers plan to erect a modern picture theatre, fronting on Fifth av. On the 86th st front stores and apartments will be erected.

10TH AV.—Realty Trust sold for the Artee Realty Corp. the 1-family brick dwelling 8019 10th av, Dyker Heights, to John M. Hendrickson, for occupancy.

16TH AV.—I. Salzberg sold for E. Fenno Heath to Salomon Maranz a plot 40x100 on the northwest corner of 16th av and 48th st.

19TH AV., ETC.—Realty Associates sold to Charles Dibner the 2-sty house at the northwest corner of 19th and Bath avs; also the 2-sty house at 275 Fenmore st, corner Rogers av, to Alexander J. Blair; the 3-sty building at 128 33d st, to Gaetano de Gennaro, through Astanta and Pizza, and the 2-sty house at 143 Heyward st to Hyman Fisher, through Benjamin Rubinowitz.

### Queens.

DOUGLAS MANOR.—Fish & Marvin sold through Robert Wilson Jackson, head of the Long Island department, nine lots at Douglas Manor on the water front. This property was held at \$18,000. The owner, Gardner F. Wells of the Stone-Webster Corporation, will improve with a large house and landscape gardening.

FAR ROCKAWAY.—William L. Bowman sold for the Bond and Mortgage Guaratee Co. a plot of lots on Fulton st, Far Rockaway, to Joseph D. Morris.

FLUSHING.—J. Albert Johntra sold the dwelling on the northeast corner of 16th st and Queens av, owned by Charles Kriser, to Charles W. Norwood, of Brooklyn. The house is on a plot 40x100.

WOODMERE.—H. Goldschmidt sold for Louis M. Simson to Louis A. Silk his house and garage on the corner of Neptune av and Brower's Point rd, Woodmere, and also the adjoining plot on Neptune av.

## RECENT LEASES.

### Long Lease at 82 Broad Street.

David Kramer leased from Samuel Untermyer the two 5-story buildings on plot 52x104 feet, irregular, at 82-84 Broad street for a long term of years at an approximate aggregate rental of \$300,000. Mr. Kramer, whose business is at 43 and 45 Broad street, which property was recently sold to the Alliance Realty Co., will reconstruct the leased premises at a cost of from \$30,000 to \$40,000 and occupy portions for his business and sublet the balance. The lease removes from the market two buildings for the possession of which there has been considerable rivalry, owing to the scarcity of space in this section. E. H. Ludlow & Co. and Hill were the brokers in the deal.

### Broadway Block Front for Schulte.

The Schulte Cigar Stores rented from the Fort Washington Circle Realty Holding Corp., the entire block front on the west side of Broadway between 159th and 160th streets. A 2-story store and office building will be erected on the plot and will be completed on or about Oct. 1 next. This building connects with the large moving picture theatre which is being erected in the rear and one of the stores will serve as a lobby to the theatre. The Schulte Cigar Stores report that several of the stores and offices have already been rented and that negotiations are under way for the sub-rental of others.

### Tiffin Products Take Building.

Tiffin Products, Inc., through Harry N. Moore, leased the 5-story building, 25x125, at 10 Cortlandt street from Waterman Building Co. for a long term at an aggregate rental of approximately \$400,000. Lease of the property now occupied by Liggett's Drug Store is the first step in the plan to establish downtown places by Tiffin Products, which is controlled by the Waldorf-Astoria, McAlpin and Claridge Hotel interests. Herlo J. Sparks represented the Waterman Building Co. in the transaction.

### \$125,000 Restaurant Lease.

Walder Realty Construction Corporation has leased to a prominent out-of-town restaurant concern the stores on the grade floor in the building 104-106 West 40th street, adjoining the World Tower Building, for a term of years, at an aggregate rental of \$125,000. Very extensive alterations will be made at an expenditure of over \$40,000. Barrett P. Smith and J. Arthur Fisher were the brokers in the transaction.

### West Side Spanish Hotel.

Rowantree-Schley Co. leased for the M. L. Corporation, Isaac Gottlieb, president, the 6-story and basement hotel at 146 West 82d street. After extensive alterations, including the installation of additional bath rooms, etc, these premises will be opened by Nicanor R. Fernandez as a high-class Spanish hotel under the name of "La Estrella." The lease is for a term of years at an aggregate rental of about \$100,000.

### Sell Garage Lease.

N. A. Berwin & Co. sold for the St. Paul Garage Co. the lease of the 5-story building at 36-40 West 60th street to the Hood Tire Co., of Watertown, Mass., for their New York branch. A new lease for a long term, at a total rent of \$200,000, has been obtained from the Nicolas Henry estate. The brokers have been appointed agents.

### Shipping Board Leases Space.

United States Shipping Board Emergency Fleet Corporation leased from the Excelsior Estates Co., S. H. Stone, president, through Daniel Birdsall & Co. three floors comprising about 33,000 square feet, in 139-149 Centre street, southwest corner of Walker street, now occupied by the Department of Health, at an aggregate rental of \$200,000.

### Close \$3,000,000 in Leases.

During the past six weeks the E. Tanenbaum Corporation have closed leases aggregating \$3,000,000. Among the transactions consummated are the following: For the Broadway and 39th Street Corporation, the store and basement at the northeast corner Broadway and 39th street, size 76.6x107, to Klein Bros. and Roth, Inc., for ten years. This is the former home of the Kaiserhof, and more recently Werner's Cafe; and sub-let for Klein Bros., & Roth in the same premises the northerly store, 18.6x43, for a term of ten years at a total rental of \$160,000, to the Tourtier Wheel Co., Inc., and to the Alpine Restaurant Co., their second store of 7,000 square feet of store and basement space for ten years at a total rental of \$250,000 for a ten year period. This leaves only two stores to be sub-let, the corner, size 11.6x43, and adjoining Broadway store, size 11x43. E. Tanenbaum Corp. is the agents for this property. It also leased for Frank J. Cassady the entire building located northeast corner 7th avenue and 33d street, building covering 4,000 square

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feet of lot space, to the Peerless Restaurant & Bakery Co., for ten years at \$40,000 net per annum, amounting with taxes a total sum of \$500,000, and have sub-let for the Peerless Restaurant Co. the same property for a term of ten years at a total rental of \$550,000.

For the West End Theatre Corporation it leased the 3-story West End Theatre Building at 368 West 125th street, size 82x172.10, irregular, extending through to Hancock place, for a term of five years at an annual rental of \$30,000; this is reported to be \$13,000 above the rental paid recently by Marcus Loew, the total rental being \$150,000. The tenants are the Bim-Web Corporation.

#### Trade Claims Carreau Home.

The residence of the late Cyrille Carreau, at 660 Madison avenue, between 60th and 61st streets, has been leased for fifteen years to Mrs. Adams Coffyn, dealer in antique furniture. The tenant will alter it into stores and apartments and improve the front. Royal Scott Gulden was the broker and the estate was represented by Louis Carreau, agent.

#### Two Plots Leased.

Henry Hof leased for Harrison W. FcLevathan to Henry J. Hillman the plot 50x112 ft at the southwest corner of 27th st and 3d av, running through to Broadway Alley, on which is erected a 3-sty lodge room and assembly-hall and a 4-sty apartment house. The assembly-hall will be altered into lofts and the apartment to be modernized by converting the building into smaller apartments.

BASTINE & CO. (INC.) leased apartments at 839 West End av to L. Minzie, M. Meyers, I. L. Baeza and P. Wilkinson.

GEORGE A. BOWMAN leased a floor in 244 West 42d st to the Superior Color Co., and space in 119 West 42d st to the Stoddart Phonograph Co.

CUSHMAN & WAKEFIELD, INC., leased for Todd & Robertson, Inc., large space on the 2d floor in the Equitable Trust Building, Madison av and 40th st, to McQuatters Corp. for their executive offices.

DUROSS CO. leased for the Economy Wiping Materials Co. to the Paterson Textile Printing Co. 449-453 West 16th st; also leased the 3-sty house 43 Morton st to Attilio J. Contini, and the 3-sty house 367 West 12th st to James Mooney; also a studio at 51 West 12th st to Morris R. Fink, and a studio at 64 West 9th st to Alexander Neshamkin.

DWIGHT, ARCHIBALD — PERRY, Inc., leased for Louis Schrag as agent, the two buildings 410-12 6th av, southeast corner of 25th st to Isack Goldberg for a long term; also the entire building at 424 West 23d st to Gustave & Seymoure Jacobson; a floor at 350 4th av to the Parisian Chic Underwear Co., Samuel Bienstock and Jacob Goldberg; a floor at 146-8 West 25th st to the Plottel Raincoat Co., and a floor at 32 East 23d st to Samuel Lewis and space at 220 5th av to Morris Rodstein.

J. B. ENGLISH has leased for Hattie Hill the four 4-sty dwellings 219, 221, 223, 225 West 48th st, on plot 80x100, to Lee and J. J. Shubert for a term of twenty-one years with two renewals.

GOODWIN & GOODWIN rented apartments in 371 West 116th st to Jacob Drucker; in 373 West 116th st, to Mrs. R. Tuch; in 512 West 122d st, to Henry S. Youker, Anthony Kelly, Chas. B. Wilkins; in 547 Riverside Drive, to Mary H. M. Coffin, C. L. Daley, D. S. Forchhiemer, Samuel T. Hollister; in 61 Hamilton pl, to Dr. B. Liber, Ella P. Gifford, Morris Baum, Richard Ewers; in 565 West 144th st, store to Henry Milbauer; in 566 West 162d st, to Isaac Simon, Samuel Adler, Mrs. R. D. Wolfe; in 3875 Broadway, to Marcus Bartmann, Nathan A. Shay, Theo. Hanlon, Wilbur M. Cleaver; in 600 West 163d st, to Isidore Thorner, Emanuel Kupferschmidt, Chas. C. Cahn, Louis Glazer.

A. A. HAGEMAN leased the 4th loft at 10 West 37th st, to Adel Embroidery Co., Inc., and the 2d loft to Irving J. Goldfarb; he also completed the leasing of the fourteen apartments in the Olga Court, 42 West 120th st.

HAGGSTROM & CALLEN leased the 4-sty dwelling at 319 West 70th st for Helen Card to Lucy Mitchell for three years.

HEIL & STERN leased for Nathan Sobel in 25-27 West 32d st, the store and basement to Walter D. Schmitts. The lease is for a long term of years at a rental aggregating \$100,000.

M. & L. HESS (INC.) have leased the 9th floor at 411 5th av to the State Industrial Fund of the State of New York; the west store and basement at 115-7 East 23d st to the Crown Silk Mills; the 4th floor at 329-31 4th av to Shibakawa & Co., raw silks; the 2d floor at 1177 Broadway to J. Lapidus; the 10th floor at 27-33 West 20th st to E. J. Barash; the 2d floor at 292-8 Av B to the Standard Thread Co., and space on the 2d floor at 37-45 West 20th st to the Fantex Trading Co.

HIRSCH & FRIEDMAN have leased with M. & L. Hess the 5th floor in 151-5 West 30th st to the Standard Underwear Co., and with Cross & Brown Co. the 6th floor in 38-42 East 32d st to Imperial Dress Co., Inc. Both leases are for a long term of years at an aggregate rental of \$70,000.

THE HOUGHTON COMPANY leased for Mary N. Shepard the 5-sty dwelling 303 West 71st st to Emma V. McFadden.

SAMUEL H. MARTIN rented for Susie Scott Hall the private dwelling at 322 West 138th st, to Fred. Aschner.

CHARLES F. NOYES COMPANY leased for Elias A. Cohen, 2-4 Stone st, to the Atlas Forwarding Co.; a portion of the 5th floor to J. De A. Benqunes, and offices in 37-9 Maiden Lane to Goldberg, Borenkind & Rosenthal, and to J. M. McLoughlin, and a portion of the 20th floor in 15 East 26th st, to David Trachtenberg.

CHARLES F. NOYES CO. leased for ten years 109-11 Beekman st, a 7-sty building, to the British-American Chemical Corp. of New Jersey on a net lease subject to the tenant paying taxes, assessments and all repairs. The aggregate rental is approximately \$50,000. Extensive improvements will be made to the building and the executive offices of the leasing company will be located on several of the lower floors.

PEASE & ELLIMAN leased furnished for W. McNeil Rodewald to Fay Ingalls the 4-sty dwelling at 37 West 53d st; also apartments in 471 Park av, for Mrs. C. H. Jaeger, to Major Byron Stookly; in 815 Park av, for D. H. Haynes, to Mrs. Wallace E. Eddinger; in 850 Park av, for Frederick Johnson, to William Rennault; in 667 Madison av, for Frederick Haberman, to W. Usher Parsons; two in 344 West 72d st, for Charles Griffith as agent, to J. A. Post Vander Berg and to E. B. Pringle; and one in 343 West End av, for Miss Mabel P. Hall, to Mrs. S. F. Dickerson.

PEASE & ELLIMAN leased for Charles Doll to Chase Mellen the 4-sty dwelling at 146 East 37th st; also apartments in 829 Park av, for Lowry Gillett, to W. J. Fuller; in 4 West 50th st, to Dr. Homer E. Smith; in 115 East 82d st, for J. E. R. Carpenter, to Mrs. J. G. Agar, Jr.; in 64 East 86th st, for S. A. Herzog, to A. A. Smith, Jr.; in the Wendolyn, at Riverside Dr. & 100th st, for the Donovan estate, to Donald and to J. K. Duffy; and in 56 West 115th st, to Mrs. M. Finley; also the basement

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in 149 West 57th st, for F. D. Casey, to Mrs. J. J. Prendergast.

PEASE & ELLIMAN leased for Mrs. L. Beringer to Benjamin Pitman the 3-sty dwelling at 108 East 74th st; also for Mrs. C. E. Biglow the 4-sty dwelling at 251 West 72d st. The lessee is Abraham Garfein, who will use the property for business purposes.

PEASE & ELLIMAN leased apartments in 80 Madison av for H. W. Hayden to the Princess David Kawanakoa; in 305 Lexington av to Bruce Rabenold; in 45 West 11th st to James D. Remsen; in 146 East 49th st to Mrs. L. M. Lee; in 144 West 57th st to Mrs. S. Wren; in 21 West 58th st to Michael Feldine; in 24 West 59th st to Mrs. U. D. Platt; in 116 East 63d st for the Guardian Holding Co to Mrs. E. Mayer; in 113 East 76th st to Miss R. S. Granniss; and in 115 West 85th st to Mrs. F. A. de Carvalho.

JOHN PETERS leased for J. Wallach's & Sons to the Trio Embroidery Co. a loft in 124 East 14th st.

LOUIS SCHRAG and Dwight, Archibald & Perry leased for Josephine S. Price the two 5-sty buildings 410-412 6th av, southeast corner 25th st, for ten years to Isack Goldberg.

SCHULTE REALTY CO. leased to George Tulmis through Lester H. Goodkind, of Fred'k Zittel & Sons, for a long term of years the store and basement in building on the southwest corner Broadway and 78th st, adjoining the store to be occupied by Schulte. It will be used as a confectionary and fruit store.

SHAW & CO. leased for five years the store in 48 West 125th st to Klein Brothers, haberdashers, who will occupy after alterations.

SIDNEY L. WARSAWER leased for the Peerless Bakery and Lunch Co. the entire 1st floor at the corner of 7th av and 33d st, directly opposite the new Pennsylvania Hotel and Railroad Terminal, for a long term of years, at an aggregate rental of over \$100,000. The lessees, Hong Ho & Co., will alter into a Chinese and American restaurant.

MAURICE WERTHEIM leased the 4-sty dwelling 576 Lexington av, northwest corner of 51st st, for Miss Annie Padian to Mrs. Margaret Currier.

WM. A. WHITE & SONS leased to Percy D. Elliott for John D. Rockefeller, Jr., the 5-sty dwelling at 13 West 54th st.

**REAL ESTATE NOTES.**

GEORGE KETCHUM was associated broker in the sale of 152 Broadway, reported sold last week.

BROOKS & MOMAND placed for the Monolithic Holding Co. a first mortgage of \$50,000 on 314 West 15th st.

HAGGSTROM & CALLEN were the brokers in the sale of the 4-sty dwelling at 68 West 69th st. Nicardo Rodriguez Fernandez is the buyer.

LOUIS A. STERN, of the Nehring Co., was the associate broker in the reported sale of "Studer Court South," at the northeast corner of 176th st and St. Nicholas av.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., sold in 27 West 67th st for Mrs. Katherine A. Talcott twenty-five shares of stock representing the co-operative ownership of an apartment in this house.

M. M. HAYWARD & CO. sold the lease, good will and stock of the 84th Street Garage, Inc., 157-161 East 84th st, to Joseph P. McCann and Thomas J. Cooke, Jr. The lease and purchase price represent about \$325,000.

E. NELSON EHRHART has returned from service abroad with the American Army, where he was connected with the Red Cross on the Italian front and awarded the War Cross and other decorations. He has allied himself with the office of George Howe as manager of the White Plains and Scarsdale districts, and is opening a branch office at White Plains.

ARTHUR C. SHERIDAN will offer at voluntary auction sale this afternoon on the premises, starting at 3.30 p. m., the Marston property, known as the Glades, consisting of three modern furnished cottages and acre plots and nine villa plots, located on Arthur, Woodland and Bayview avs, Blue Point, L. I. Each plot is to be sold separately. The following Saturday Mr. Sheridan will offer the Pond property at 74 Washington av, corner Linden, Plainfield, N. J., consisting of a large dwelling, garage and corner plot. On Saturday, August 30 Mr. Sheridan will conduct an auction sale of Long Island shore front plots directly on the water at New Rochelle.

**New York Title Makes Big Loan.**

As a further evidence of its desire to assist in relieving the housing shortage, the New York Title and Mortgage Co. is reported to have taken loans on the block front west side of Creston avenue from Tremont avenue to 179th street, on which are to be erected three 5-story high-class apartment houses and 1-story store building at the corner of Tremont avenue. These loans are being made to the 173d Street Realty Corporation, Aaron Miller, president. The buildings are now under way and are to be ready for occupancy in the Fall.

**Classified Advertisements**

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

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

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

**PROPOSALS.**

**HIGHWAY WORK.**

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 26TH, 1919, for the improvement of the following highways: Montgomery..(two highways: 3.70 & 3.63) Rensselaer.....(one highway: 1.27) Saratoga.....(one highway: 9.06) Suffolk.....(one highway: 5.86)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Cayuga.....(two highways: 6.06 & 5.45) Chautauqua.....(one highway: 5.65) Franklin.....(one highway: 10.36) Livingston.....(one highway: 8.34) Madison.....(two highways: 6.54 & 5.65) Oswego.....(one highway: 6.36) Seneca.....(one highway: 2.13) Ulster.....(one highway: 10.24) Washington.....(one highway: 2.06)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING REPAIR CONTRACT:

Cortland—

(one contract—Cement concrete const.) Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the Division Engineers in whose division the roads to be improved 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.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work, Addition to Chronic Hospital (East), (Additional Accommodations for Patients) at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, August 20, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bonds in the sum of fifty (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with Specification Nos. 3304, 3305, 3306 and 3307. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 618 Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: July 30, 1919.

E. S. ELWOOD, Secretary, State Hospital Commission.

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BROOKLYN, NEW YORK

## REAL ESTATE STATISTICS

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

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

#### MANHATTAN Conveyances.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	222	5,916	88	3,897
Assessed Value.....	\$9,802,000	\$347,694,950	\$6,408,900	\$229,138,180
No. with consideration	58	856	16	616
Consideration.....	\$1,921,950	\$32,182,921	\$310,447	\$23,953,711
Assessed Value.....	\$1,486,800	\$32,533,700	\$300,500	\$28,639,500

#### Mortgages.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	155	3,070	39	1,596
Amount.....	\$3,045,795	\$83,308,639	\$1,098,307	\$40,182,434
To Banks & Ins. Cos..	29	535	10	275
Amount.....	\$827,800	\$30,678,775	\$795,500	\$19,600,443
No. at 6%.....	53	30	15	8
Amount.....	\$1,638,075	\$447,750	\$386,557	\$59,500
No. at 5½%.....	30	37	8	10
Amount.....	\$789,200	\$789,200	\$124,750	\$124,750
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual Rates.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Interest not given.....	35	6	6	6
Amount.....	\$170,770	\$527,500	\$527,500	\$527,500

#### Mortgage Extensions.

	1919		1918	
	Aug. 5 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	27	828	15	800
Amount.....	\$1,140,150	\$55,695,745	\$422,750	\$57,479,299
To Banks & Ins. Cos..	15	442	4	310
Amount.....	\$789,250	\$44,686,050	\$163,750	\$33,634,457

#### Building Permits.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 10 to 16	Jan. 1 to Aug. 16
New Buildings.....	9	226	6	126
Cost.....	\$2,923,000	\$37,382,911	\$200,500	\$7,555,950
Alterations.....	\$522,900	\$18,819,215	\$265,110	\$6,977,597

#### BRONX. Conveyances.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	158	4,994	87	2,803
No. with consideration	12	383	14	363
Consideration.....	\$83,375	\$4,977,911	\$190,351	\$3,534,885

#### Mortgages.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	109	4,994	39	2,803
Amount.....	\$949,993	\$4,977,911	\$297,766	\$3,534,885
To Bank & Ins. Cos..	6	383	2	363
Amount.....	\$50,600	\$4,977,911	\$5,000	\$3,534,885
No. at 6%.....	69	13	16	4
Amount.....	\$574,458	\$181,010	\$217,500	\$15,000
No. at 5½%.....	15	1	13	1
Amount.....	\$154,700	\$1,200	\$42,000	\$1,200
No. at 5%.....	13	.....	4	.....
Amount.....	\$181,010	.....	\$15,000	.....
No. at 4½%.....	1	.....	.....	.....
Amount.....	\$1,200	.....	.....	.....
Unusual Rates.....	1	.....	1	.....
Amount.....	\$775	.....	\$1,616	.....
Interest not given.....	10	.....	5	.....
Amount.....	\$37,850	.....	\$21,650	.....

Jan. 1 to Aug. 12 Jan. 1 to Aug. 15

Total No.....	2,701	1,102
Amount.....	\$19,179,317	\$7,221,484
To Banks & Ins. Cos..	135	56
Amount.....	\$1,766,742	\$867,142

#### Mortgage Extensions.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
Total No.....	11	423	5	248
Amount.....	\$232,750	\$8,629,622	\$16,400	\$4,838,312
To Banks & Ins. Cos..	7	150	1	63
Amount.....	\$133,251	\$4,386,501	\$5,000	\$1,629,450

#### Building Permits.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
New Buildings.....	17	366	2	154
Cost.....	\$606,600	\$10,972,565	\$3,500	\$3,509,550
Alterations.....	\$73,900	\$1,022,196	\$13,450	\$364,415

#### BROOKLYN. Conveyances.

	1919		1918	
	July 22 to 30	Jan. 1 to July 30	Aug. 8 to 14	Jan. 1 to Aug. 14
Total No.....	1,519	27,524	372	14,409
No. with consideration	188	1,581	27	1,045
Consideration.....	\$1,087,900	\$16,813,154	\$222,145	\$8,432,622

#### Mortgages.

	1919		1918	
	July 22 to 30	Jan. 1 to July 30	Aug. 8 to 14	Jan. 1 to Aug. 14
Total No.....	1,171	19,245	186	8,327
Amount.....	\$4,546,886	\$71,906,097	\$532,477	\$27,893,568
To Banks & Ins. Cos..	120	1,405	12	863
Amount.....	\$607,450	\$9,281,328	\$49,750	\$4,438,540
No. at 6%.....	866	.....	132	.....
Amount.....	\$2,723,555	.....	\$325,307	.....
No. at 5½%.....	227	.....	37	.....
Amount.....	\$1,155,750	.....	\$174,220	.....
No. at 5%.....	46	.....	10	.....
Amount.....	\$600,326	.....	\$21,800	.....
Unusual rates.....	4	.....	2	.....
Amount.....	\$15,500	.....	\$2,600	.....
Interest not given.....	28	.....	5	.....
Amount.....	\$51,755	.....	\$7,750	.....

#### Building Permits.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
New Buildings.....	106	5,995	98	2,107
Cost.....	\$882,400	\$47,275,830	\$417,635	\$13,218,258
Alterations.....	\$209,900	\$5,936,441	\$95,650	\$2,814,762

#### QUERNS. Building Permits.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
New Buildings.....	79	4,963	15	1,496
Cost.....	\$382,305	\$25,408,217	\$154,375	\$4,766,923
Alterations.....	\$1,410	\$1,501,104	\$16,450	\$986,456

#### RICHMOND. Building Permits.

	1919		1918	
	Aug. 6 to 12	Jan. 1 to Aug. 12	Aug. 9 to 15	Jan. 1 to Aug. 15
New Buildings.....	8	652	10	394
Cost.....	\$6,814	\$855,279	\$43,075	\$862,288
Alterations.....	.....	\$78,456	\$6,350	\$283,111

# BUILDING SECTION

## Announce Federal Suits Against Cement Manufacturers

Attorney General Palmer to Begin Action for Conspiracy to Fix Prices—  
Statement of Producers' Position

**B**UILDING interests of Greater New York were surprised last Thursday by the announcement that Attorney General Palmer had requested Joseph L. Bodine, United States District Attorney at Trenton, N. J., to institute an action in equity against nineteen of the most important cement producing companies in the East. The Federal complaint as signed by Mr. Palmer alleges that these corporations have entered into a conspiracy that has more than doubled the price of one of the most important of all building commodities to the consumer.

In announcing the proposed action against the cement manufacturers Attorney General Palmer made the statement that he considered it a most important move on the part of the Government for the proper control and remedy of the existing high cost of living problem.

The nineteen corporations against whom the action is to be brought includes the following: Atlas Portland Cement Co., Allentown Portland Cement Co., Alpha Portland Cement Co., Bath Portland Cement Co., Coplay Cement Manufacturing Co., Dexter Portland Cement Co., Edison Portland Cement Co., Giant Portland Cement Co., Glens Falls Portland Cement Co., Hercules Cement Corporation, Knickerbocker Portland Cement Co., Lawrence Cement Co., Lehigh Portland Cement Co., Nazareth Portland Cement Co., Penn-Allen Cement Co., Pennsylvania Cement Co., Phoenix Portland Cement Co., Security Cement & Lime Co. and the Vulcanite Portland Cement Co.

Since the announcement of the plan outlined by Attorney General Palmer the feeling of the building industry in this territory is that the action is uncalled for and will react more as a deterrent to building progress than it will help the situation. Cement interests feel that under the circumstances as they exist in the industry and in consideration of the recent period of building inactivity that the cement manufacturers should receive the support of the Federal authorities rather than censure, and that as a whole the producers should be looked upon with favor for holding prices at the level that was established more than a year ago, while production costs have generally advanced.

With the claim that the fixing of price levels was at the direct request of the Price Fixing Committee of the War Industries Board at a time of national emergency, the cement interests under indictment feel that they have been unjustly accused of profiteering. As a matter of fact, the price that Portland cement is selling for today at the mills is considerably lower than that figure established in conference with the members of the Price Fixing Committee when practically all private construction had stopped as the result of the feverish war activity and when the entire output of the mills was being taken for direct and indirect Government building operations in this country and abroad. Since that time the cement producers have had to contend with steadily advancing overhead costs; coal is increasing in price, the labor situation is becoming more and more intolerable through actual scarcity and the general apathetic attitude on the part of the laboring element to give full value for their wage, the difficulty of obtaining cars for transportation of cement that has been responsible for costly delays and other factors of equal importance in figuring the

manufacturing overhead.

On the other hand, with all of the adverse influences the industry has had to contend with, the manufacturers recently voluntarily reduced the price of their product to a figure below that established as eminently fair by the War Industries Board, and they have maintained this new price in spite of all the influences that would ordinarily be responsible for a revision of price schedules.

According to the statement of the Department of Justice, the defendants in the proposed action were from 1905 to 1911 organized as members of the Licensed Cement Manufacturers, the members of which were licensed by a corporation organized by certain defendants, and were required to sell Portland cement at certain scheduled delivered prices, with freight paid, the prices being uniform for all licenses for any given point of delivery. Following a court action during 1912 the licensing system in effect in 1911 was abandoned.

"Nevertheless," the Federal complaint continues, "the defendants continued to consider it regular for all to make the same prices at any given point of delivery, regardless of difference among them in costs of production and in freight rates from their mills to the point of delivery, and for all to adhere to the prices made by the defendants doing the largest business."

It must be remembered that although the application and use of Portland cement rapidly grew before the outbreak of the war, that just as soon as hostilities started, and it became apparent that the United States would be drawn into the conflict, building activity of the country dropped steadily to the extremely low ebb of 1918. With the advancing wage scales, increased cost of fuel and a dearth of labor of the type commonly used for cement production, the mills were pushing their production to the limit of their possibilities, and it was only when the Government restricted both the production of cement as well as practically all construction not absolutely essential to the military aims of the country, that the manufacturers slowed down their production. Since the war ended practically all of the mills have resumed their efforts to increase production upon a scale that would decrease the overhead and make further reductions in price possible to the consumer. Although the majority of the mills in the East are now making and storing cement in excess of the present demand, they are unable to increase their output to any material extent because of the difficulties connected with the labor situation and the other adverse factors identified with production.

Shipments of anthracite for July as reported to the Anthracite Bureau of Information aggregated 6,052,234 tons, an increase over June of 432,743 tons. Compared with July, 1916, the latest normal year in anthracite production, the shipments last month showed an increase of 319,456 tons.

The shipments for the first four months of the coal year beginning April 1 amounted to 22,608,555 tons as compared with 21,146,536 tons for the corresponding period in 1916, an increase of nearly one and a half million tons.

Lincoln said, "Keep pegging away." Every Thrift Stamp is a peg.

# Bricklayers Strike for \$10 a Day and Forty-four Hours

## Plasterers, Painters and Cement Makers Still Out—Building Progress Hindered by Labor Troubles—Discontent Spreading

**A** NNOUNCEMENT was made from headquarters of the Building Trades Employers' Association Friday morning that the bricklayers had refused to consider the offer of the members of the Mason Builders' Association for an increase in the wage scale to the rate of \$8 a day and had gone out on strike for \$10 per day. There has been no demand for a decrease in the number of working hours per week as was the case in the recent demands of the painters and decorators. The strike of the brick layers complicates the building situation and although as yet it is too early to state exactly the number of workmen the new strike order affects it is known that practically all of the bricklayers employed by the members of the association have gone out. It is expected that complete figures of the number of workmen who have quit their jobs will not be obtainable until next Monday or Tuesday.

Samuel B. Donnelly, secretary of the Building Trades Employers' Association in discussing this new phase of the labor situation yesterday morning stated that in 1903 all of the unions agreed to settle all disputes and disagreements by arbitration and that this method of handling the matters that came up was quite satisfactory until the present time. Now, when the building industry is passing through one of the most critical and important periods of its history and when it would seem to be absolutely essential that harmony prevail throughout all departments of the industry, that both sides have forgotten or deliberately decided to disregard all previous agreements and go to war for their own selfish ends.

Strikes, lockouts and rumors of new strikes brewing have occupied the attention of the building industry during the past week, practically to the exclusion of all other matters of trade interest. At no time since the end of the war and the resumption of building activity has there been a period in which the building industry has not been at least partially crippled by labor disturbances but during the past few weeks the situation has steadily developed new phases and at present conditions are becoming acute.

The plasterers and cement masons have been on strike for some weeks ago and two weeks ago the Building Trades Employers' Association threatened a lock out of the trades that showed signs of agitating a sympathetic strike. The danger of this action was eliminated, however, by the action of some of the trades affected that returned to their jobs and saved the industry from a general lock-out.

Early last week the painters and decorators in Greater New York to the number of approximately 12,000 struck, and the action of these trades effectually tied up a large amount of work that was being rushed owing to the proximity of the autumn renting season. The painters and decorators demanded a forty-hour week with pay at the rate of \$1 an hour. The strike of these trades was the first ever called in the United States for a five-day work week. The action of the painters did not come as a complete surprise to the employers, although they did not anticipate an actual walk-out for some time. They had been informed that the workmen were preparing to make certain demands which included shorter hours and increased wages and had been themselves making preparations by making every effort to increase the membership of their own association so that they would be in a better position to stand pat on the situation. The strike of the painters and decorators was called despite a request from the United States Department of Labor asking that a walk-out be postponed until the authorities might have had an opportunity to attempt mediation. Union leaders, however, replied that the agreement with the association of employers, based on arbitration, was no longer in effect as they claimed that it had already been broken by the employers.

It was announced late Thursday that the first break in the strike of the painters and decorators had occurred when a number of employers met the demands of their workmen for shorter hours and higher wages. The strike is not ended, however, by any means, as the Association of Master Painters and Decorators have no idea of acting as an organization in giving in to the demands of the workmen. The union leaders claim that already a large percentage of the independent master painters have met the demands of the union and that about 3,000 workmen or approximately 30 per cent. of the total number on strike have returned to their jobs.

Further complications in the building labor situation are likely to result from the agitation of the masons, bricklayers and carpenters who are considering a strike for increased wages and shorter hours. The action of these trades has come at one of the busiest seasons of the year and at a time when the industry is just beginning to resume its activity on a scale that approaches the normal of pre-war years.

Presidents of the various International Trade unions affiliated with the building industry are in the city and have arranged to hold a meeting in the near future that will decide whether or not to call a nation-wide strike of the building trade workers in support of the striking International Operatives', Plasterers' and Cement Finishers' Associations.

**T** HE executive committee of the National Federation of Construction Industries directs that the attention of members be called to the following statement prepared by the Committee on Financial Operations:

"The interview of the representatives of the railway engineers with the President on July 30 has attracted marked public attention. They pointed out the great dangers arising from the upward tendency of prices of the necessities of life and indicated that, unless some influence was brought to bear to check this, it might be necessary for them to seek another increase in wages in order to reach a reasonable living scale. This is representative of a general condition.

"It is the good fortune of the country and to the credit of the construction industry, that the prices of building materials and construction in general have increased twenty-three per cent. less than the price of other commodities, and that the pre-war dollar will thus go farther in buying buildings than commodities in general. This has occurred in spite of the facts that the prices of building materials have been greatly affected by the prices of other commodities and that freight rates on building materials have as a class been increased twice as much as those on other commodities.

"The welfare of this industry depends upon the continued and regular erection of buildings and not upon spasmodic booms. It is thus to the interest of the entire construction industry to maintain the present advantage of price differential in relation to other commodities, in so far as it may be able to withstand the pressure brought about by the continued advance of raw material, labor, freight, and other essentials.

"It is the sincere hope of all thoughtful men that the continued advance of general commodities may soon be checked by increased production.

"This subject was carefully considered at the meeting of the executive committee of the National Federation of Construction Industries on July 31, and it seemed desirable that the attention of the membership should be drawn to the foregoing considerations and to the national importance of the consideration of ways and means to bring about a decrease in the cost of general commodities.

"A full expression of views of manufacturers is asked. Every effort will be made by the Federation to promote a sound state of health in industry by encouraging the increase of production without increasing prices."

# Totals Indicate Increased Building in Local Field

Gain Shown by Weekly Figures of Dodge Company in All Departments of Construction  
—Future Prospects Bright

**W**ITH a total of nearly \$42,000,000 committed to building and engineering projects in the territory involving all of New York State and New Jersey, north of Trenton, the week of August 2 to 9 inclusive stands out as one of the most active periods of the year as far as construction is concerned. All phases of construction show a decided increase in the totals when compared with those of the previous three or four weeks, and according to the manner in which reports of new projects are coming from the architects and engineers in this territory there will likely be intense building activity throughout the remainder of the year.

From the weekly figures compiled by the F. W. Dodge Company it is shown that during the week of August 2 to 9 there were 287 new building and engineering projects, representing an approximate expenditure of \$16,343,600 for which plans were being prepared. At the same time there were 138 operations, involving a total of \$11,867,000, in the hands of contractors for estimates, and the contracts awarded during the week numbered 287 and represented an outlay of \$13,466,531.

The 287 operations for which plans were announced as in progress were grouped as follows: 7 hotels, clubs and institutions, \$2,977,000; 1 Federal project, \$10,000; 28 stables and garages, \$695,000; 27 factory and industrial buildings, \$1,318,500;

9 public improvements, \$895,500; 180 residential operations including apartments and one and two-family dwellings, \$9,065,600; 6 churches, schools and theatres, \$560,000, and 29 store, office, loft and banking buildings, \$822,000.

Among the 138 projects out for estimates during the week of August 2 to 9 were included 3 bridges and culverts, \$100,000; 10 hotels, clubs and institutions, \$7,687,000; 4 Federal, State and municipal operations, \$81,000; 8 stables and garages, \$160,000; 16 factory and industrial buildings, \$1,193,500; 40 public improvements, \$1,463,000; 29 residential operations, \$397,000; 11 schools, churches and theatres, \$340,500 and 17 store, office, loft and banking buildings, \$444,500.

The group of 287 projects for which contracts were placed during the week was sub-divided as follows: 2 bridges and culverts \$139,000; 9 hotels, clubs and institutions, \$425,000; 7 Federal, State and municipal building projects of various types, \$899,500; 20 stables and garages, \$620,500; 46 factory and industrial operations, \$4,773,500; 31 public improvements, involving road construction, streets and sidewalks, sewers, water and lighting mains, etc., \$1,277,131; 100 residential projects such as multi-family dwellings and one and two-family houses, \$1,850,400; 32 churches, schools and theatres, \$1,478,000 and 40 store, office, loft and banking buildings, \$2,003,500.

## PERSONAL AND TRADE NOTES.

**Herbert M. Hale**, consulting engineer, has opened an office at 7 East 42d street, where he will engage in general engineering, examination and reports, and general contract work.

**M. B. Sloan** was recently elected president of the Brooklyn Edison Company, following the resignation of Nicholas F. Brady from that position. Mr. Sloan, since the latter part of 1917, has been operating manager of the New York Edison Company.

**A. M. Conneen**, New York sales manager of the structural and plate departments of the Bethlehem Steel Company, has been made vice-president and manager of the Hedden Iron Construction Co., steel fabricators, New York, succeeding A. E. Roberts, who has resigned.

**R. T. Betts**, for the past five years Deputy Chief Engineer of the Department of Docks and Ferries, and associated with that department for the past twenty-two years, has resigned to become Chief Engineer for Robbins-Ripley Co., Inc., 50 Church street.

**Thompson & Binger, Inc.**, engineers and contractors, New York City and Syracuse, N. Y., specialists in the design and construction of reinforced concrete, have recently opened an office in Cleveland, Ohio, in the Citizen's Building. The Cleveland office will be in charge of J. E. Gilmore, who will have a full organization of engineering and construction experts to handle the industrial work, bridge work and heavy construction.

## Modern Lighting for Old Buildings.

Considerable interest attaches to the reports of the renovating of old tenements as noted by the New York Edison Company, which has within the last few weeks received an unprecedented number of contracts for the electric lighting of old tenements and residences now being remodeled. These projects are widely scattered about the city.

One of the most unusual of these contracts relates to the lighting of the first of a group of old brownstone residences still left standing on Columbia street—

should this venture of modernizing the existing dwellings prove successful, the entire row will doubtless undergo the same process.

Strictly of the East Side tenement class is the building at 56 Chrystie street, which contains 38 apartments; all of these, as well as the public halls, are to have electric lighting. A little further uptown, at 77-79 Second avenue, similar installations are being made by the owner.

On a few blocks between 42d street and 59th street, there are nine old tenement buildings undergoing improvements including electric lighting, while 5 more are arranging for electric lighting of public halls. It is the usual experience of the lighting company that as soon as electricity is once brought within the building it is only a matter of a few months before wiring is laid into the individual apartments. On the West Side, in a similar territory, some 20 of the old tenement structures are being wired throughout for electricity; halls are being wired in 8 others. Some of the addresses concerned in these improvements are: 342, 344, 346 West 30th street; 313 and 315 East 44th 348-350 West 39th st.; 428-430 West 43d st.; 313-315 West 48th st.; 888 Eighth ave.; 936 Eighth avenue; 309,315 and 329 East 57th street; 422-4 East 58th street, and so forth.

Besides a row of old-time tenements belonging to the Golet Estate and located at 421-431 Park avenue, which are being transformed into apartments more in keeping with the present value of their site, the East 86th street office of the New York Edison Company reports 12 old tenements capable of housing 200 families, undergoing renovation. All of these projects provide for electric installation.

Throughout the Bronx great activity among the owners of the older tenement-apartments is reported. Near Wales avenue and East 135th street, 8 houses with accommodations for 28 families are being wired for electricity throughout; eight houses on Franklin street, housing 162 families, will have 2430 electric lights. Other streets on which similar improvements are being carried out are: Freeman street, Tiffany street, Crotona avenue, Park avenue, Clay avenue, Washington avenue, Teller avenue, Findlay avenue, Shakespeare avenue, East 131st street, East 151st street, East 163d street, and East 171st street. Electrical conveniences are now sought by every houseseecker and the demand is steadily growing.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

**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.

**Electric Hoist Manufacturers' Association**, through its New York engineering committee, has recently prepared for distribution a booklet on "Facts for Operators of Electric Hoists." Copies of this may be obtained on application to the secretary, W. C. Briggs, 30 Church street, New York.

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

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

## Plan Bronx Memorial.

The Bronx County Chapter of the American Legion contemplates the erection of a memorial building to cost about \$500,000. Sketches are now being prepared by William F. Deegan, secretary of the Legion, who is associated with Starrett & Van Vleck, architects.

The memorial will be in the form of a four-story brick and limestone building and will be erected on a corner plot 100x150, not yet selected. Among other interesting structural features it will contain a large meeting room, executive office, gymnasium, swimming pool, auditorium and trophy room.

# CURRENT BUILDING OPERATIONS

**U** NDOUBTEDLY the most important development of the week was the announcement of Wednesday that Attorney General Palmer had ordered proceedings instituted against nineteen of the largest cement producing companies in the East. The Federal complaint alleges that these corporations have entered into a conspiracy which has more than doubled the price of this important building material to the consumer and the progress of the action and its final outcome will be watched with great interest by the building industry as a whole.

Notwithstanding the growing number of labor disturbances the past week has been a period of keen activity in building circles. Locally there has been a large increase in the amount of new construction for which plans are being prepared and, according to current reports, these projects will be presented to the trades for estimates within a short time.

Recently there has been a gratifying increase in the amount of apartment house construction that is actually under way and rapid progress on work of this character will afford considerable relief to the housing situation. As the autumn nears the demand for living accommodations is steadily increasing in intensity and builders are experiencing no difficulty in disposing readily of anything they have that will provide housing facilities. Suburban construction continues at the rate that has marked the past two or three months, and from all accounts this type of building activity will continue without cessation throughout the winter months. The buildings now under way will provide for only a relatively small part of the home-seekers and the demand will undoubtedly continue for many months to come.

**Common Brick**—The past week was a period of activity for New York wholesale market and both manufacturers and dealers are confident that unless a general strike of the building trades occurs that the demand will continue for some time to come. There was a total of 29 barge loads of brick brought to the city during the week from up-river points and 28 loads were disposed of. The wholesale price is holding firmly at \$15 a thousand and there is no anticipation at present of a change from this figure. There is some disposition on the part of brick handlers about the city to renew their demands for \$1 an hour, but employers are firm in their attitude of holding to the old wage of 80c. an hour.

**Summary**—Transactions in the North River common brick market for the week ending Friday, August 15, 1919. Condition of market: Demand good; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 29; sales, 28. Distribution: Manhattan, 12; Brooklyn, 7; New Jersey points, 5; Astoria, 1; Flushing, 1; Bridgeport, 1; Yonkers, 1.

**Lumber**—According to the existing conditions in the lumber market it begins to appear as there would be no limit to the advancing price level and that buyers will gratefully accept any figure quoted just

so they can be assured of a reasonably prompt delivery. The market is increasing in buying activity, and the building industry is now the most prominent factor. Prices are bound to remain at their present levels for some time to come, and there is no definite assurance that the end of the advance has arrived. The prime reason for the existing price situation is the steadily increasing volume of demand, for both manufacturing consumption and building construction, and the wholly inadequate supply. Lumber manufacturers report a steady increase in the demand for structural timbers, indicating that a large amount of heavy construction

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, 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 EIGHT

This advertisement is number eight of a series introducing Colonial Paints and Varnishes. Number nine will deal with Colonial White Eagle Enamel.

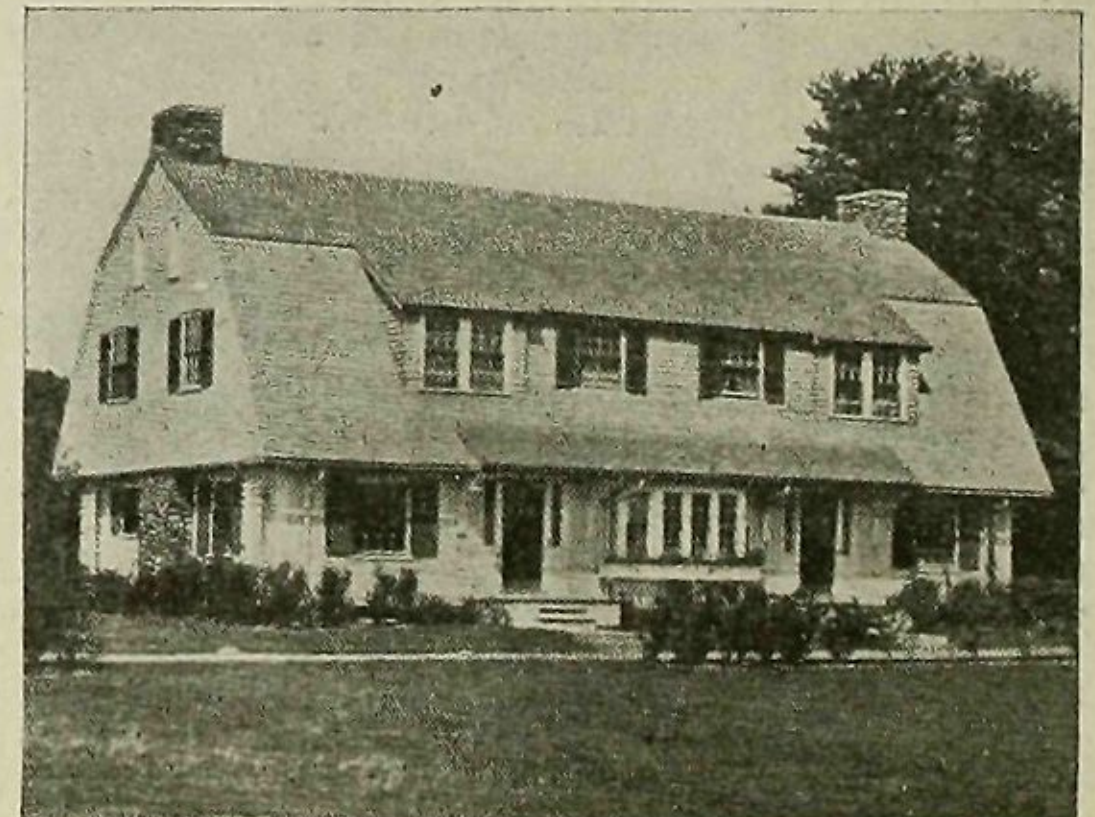
Colonial Paint will not crack, peel or scale. It is made from pure linseed oil, pure white lead, pure oxide of zinc, ground and amalgamated by special machinery. Colonial House Paint flows readily and is easily applied, covering a maximum area.

WRITE TODAY FOR OUR BOOKLET CONTAINING ALL THE FACTS.

## COLONIAL WORKS

NEW YORK OFFICE: WOOLWORTH BUILDING  
FACTORY: BROOKLYN, N. Y.

BEST HOUSE PAINT FOR THE JOB IN HAND  
**THE COLONIAL PAINT**  
Manufactured 22 Years—One Quality Only



# MATERIALS AND SUPPLIES

is in prospect. There has recently been a gradual increase in the demand for fir lumber, brought about, no doubt, by the fact that the day is coming when Southern pine will no longer be available in sizes and quantities that local interests have been accustomed to. Manufacturers of fir timber and lumber are seeking to have the building codes in some of the Eastern cities so amended that fir lumber can be used interchangeably with pine. It is pointed out that the two species possess the same strength values and that for structural purposes they measure practically the same.

**Structural Steel**—There has not been a

large amount of new business in the structural steel market during the past week. A number of important fabricated steel projects are before the market, but as yet the demand for shapes has not been up to the expectations of the producing interests. There is quite some activity in planning among the structural engineers, but according to the most recent reports it is likely to be some time before these operations mature to the point of awarding contracts. There has been no change announced in the price for mill shipments of fabricated material.

**Roofing and Building Papers**—The demand for these materials has rapidly in-

creased during the past few weeks owing to the large volume of frame construction in the suburbs and the number of garages, factories and other construction of these types now underway in this territory. It is stated in the trade, however, that the local stocks are adequate to the demand and that prices are firm and not likely to advance to any great extent.

**Electrical Supplies**—Both manufacturers and jobbers report generally good business conditions. Sales in practically every line are on the increase and the building industry is again absorbing large quantities of material and supplies. Prices are firm, and in a number of instances have recently advanced, and there is a prospect of further increases throughout the line. The labor situation is more or less of a problem to manufacturers at this time and there have recently been a number of serious disturbances at some points. Prices on rigid conduit advanced 10 per cent. one week ago and another increase is anticipated in the near future. Safety and iron-box enclosed switches were also advanced 10 per cent. within the past week. Rubber-covered wire is holding at its established price, but there is a stronger tone to the market and increases are not at all improbable.

**Cast Iron Pipe**—There has lately been a decided improvement in the volume of business booked by the manufacturers of cast iron pipe and the industry is more optimistic than it has been for many months past. Current predictions are that there will be less irregularity in prices and that the demand for this material will continue to grow with the gradual resumption of normal business activity throughout the country.

**Wire Products**—Up to the present writing the American Steel & Wire Co has not announced any advance in its prices of wire and wire nails despite the fact that some of the other large producers recently advanced their prices \$2 a ton on wire and \$5 a ton on wire nails. The demand is reported as being extremely heavy and two of the producers in the Pittsburgh district are practically out of the market as sellers for the remainder of the year.

**Window Glass**—The market is firming up somewhat both in demand and as regards prices. It is rumored in the trade that window glass prices are likely to be advanced from 5 to 10 per cent. over the existing levels within the next few weeks. Local stocks are getting low, and the demand is steadily increasing, because of the large number of building operations.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:	
27x28x1 in.	\$0.35 each
7x48x 1/4 in.	0.32 each
42x36x 1/4 in.	0.21 each
32x36x 3/8 in.	0.21 each
32x36x 1/2 in.	0.23 1/2 each

### Sand—

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

### White Sand—

Delivered in Manhattan	\$4.00 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%

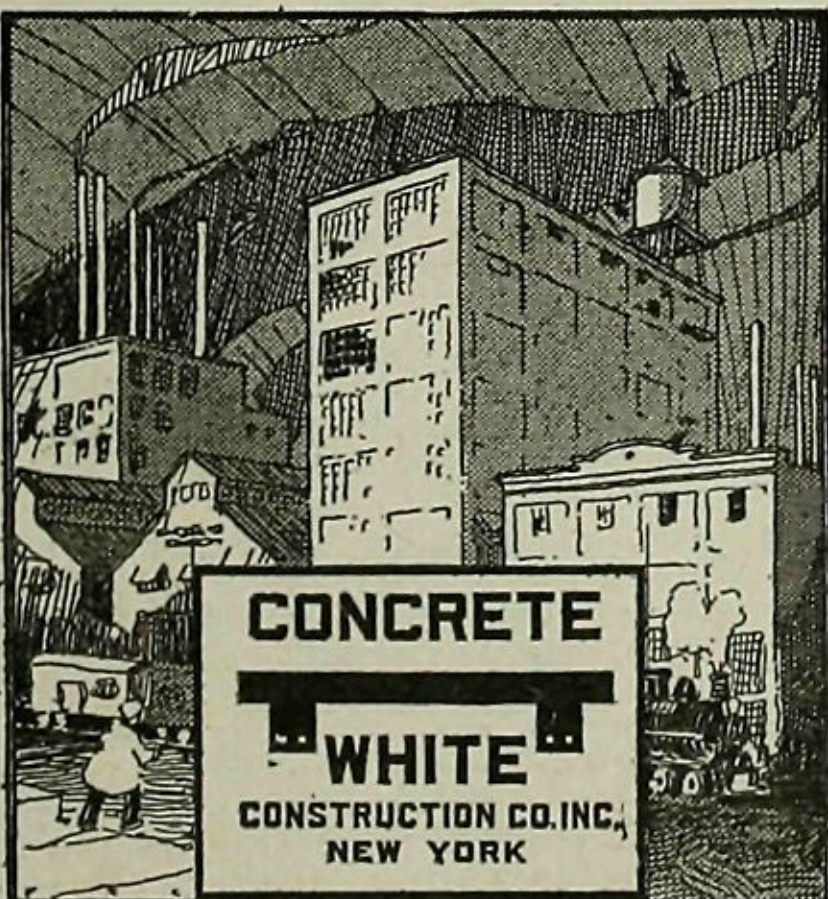
### Linseed Oil—

City brands, oiled, 5-bbl. lots	\$2.25 to —
Less than 5 bbls.	2.28 to —

### Turpentine—

Spot in yard, N. Y., per gal.	\$1.50 to —
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## Let WHITE Build It of CONCRETE



Save time. Don't wait for your architect to complete the plans for your new building. Consult us at once and we can begin the work while he puts in the finishing touches.

“Let WHITE build it of CONCRETE”

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Adolph E. Nast, 56 West 54th st, is preparing plans for a 12-sty brick and limestone apartment, 99x100 ft, at the northeast corner of Riverside dr and 144th st for Paterno & Sons, 124 Convent av, owners and builders. Details will be available later.

WEST END AV.—George F. Pelham, 200 West 72d st, has about finished plans for a 14-sty brick, limestone and terra cotta apartment hotel, 75x100 ft, at 700 West End av for the Princeton Construction Co., 280 Madison av, owner and builder. Project will be started early next autumn.

158TH ST.—Harold L. Young, 147 4th av, has plans nearing completion for a 6-sty brick and limestone apartment, 115x irreg., in the north side of 158th st, 152 ft west of Riverside dr, for the Ramsey Realty Co., 900 Riverside dr, owner and builder. Cost, \$200,000. Architect will take estimates on general contract when plans are completed.

#### DWELLINGS.

63D ST.—Sterner & Wolfe, 569 5th av, have completed plans for alterations to the 4-sty brick and stone residence, 25x70 ft, at 159 East 63d st for Mrs. Sybil K. W. Seller, owner, care of architects. Cost, about \$15,000. Architects will soon call for estimates on general contract.

63D ST.—Sterner & Wolfe, 569 5th av, have prepared plans for extensive alterations to three 4-sty brick and stone residences, 20x50 ft, at 163 to 167 East 63d st for Frederick J. Sterner, 569 5th av, owner. Cost, \$60,000. Architects will take estimates on general contract.

#### FACTORIES AND WAREHOUSES.

HUDSON ST.—Russell G. Cory, 39 Cortlandt st, has plans in progress for a 6-sty reinforced concrete factory building, 75x140 ft, at 290 Hudson st for Charles Cory & Co., owners, on premises. Cost, about \$200,000. Architect will call for estimates on general contract about September 1.

#### STABLES AND GARAGES.

119TH ST.—Arthur Sutcliffe, 109 Broad st, has plans about completed for alterations to the 3-sty brick stable, 60x irreg., at 149 to 151 East 119th st for the Land Estates, Inc., 135 Broadway, owner. Cost, about \$15,000.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

MELROSE AV.—Charles Schaefer, Jr., 2853 3d av, has plans in progress for a 6-sty brick apartment, 46x63 ft, at the southeast corner of Melrose av and 161st st for Richard Rauscher, 160th st and Melrose av, owner and builder. Cost, about \$48,000.

#### DWELLINGS.

168TH ST.—B. W. Berger & Son, 121 Bible House, have completed plans for ten 3-sty brick dwellings, 20x60 ft, with garages, at the northwest corner of 168th st and Findlay av for the Hoffman Company Builders, Inc., George Hoffman, president, 1071 Washington av, owner. Total cost, \$100,000. Owner builds.

GRACE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty hollow tile and stucco residence, 20x31 ft, on the east side of Grace av, 137 ft south of Boston rd, for Henry Brill, 528 East 142d st, owner and builder. Cost, about \$6,000.

#### STABLES AND GARAGES.

140TH ST.—H. L. Brandt, 38 Marble Hill av, has completed plans for a 1-sty brick garage, 74x92 ft, in the south side of 140th st, 79 ft east of Morris av, for the Payne Estate, Inc., owner, care of architect. Cost, \$10,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

HICKS ST.—Freeman P. Imperato, 418 Sackett st, has completed plans for extensions to the 3-sty brick tenements in the west side of Hicks st, 151 ft north of Degraw st, for John Vogel, 500 Hicks st, owner and builder. Cost, about \$5,000.

#### DWELLINGS.

81ST ST.—Bly & Hamann, 833 St. Johns pl, have completed plans for eight 2-sty frame dwellings, 18x40 ft, at the southwest corner of 81st st and 10th av for Michael Halwer, 833 St. Johns pl, owner and builder. Total cost, \$32,000.

50TH ST.—S. Gardstein, 1154 47th st, has prepared plans for a 2½-sty frame dwelling, 26x55 ft, in the north side of 50th st, 40 ft west of 16th av, for Morris Wolsk, 1416 54th st, owner and builder. Cost, \$15,000.

HUNTERFLY RD.—Irving B. Ells, 47 West 34th st, Manhattan, has finished plans for two 2-sty frame dwellings, 16x30 ft, in the west side of Hunterfly rd, 103 ft north of Canarsie lane, for Driscoll & Lawyer, 395 11th st, owners and builders. Cost, \$6,000 each.

EAST 37TH ST.—Benjamin Driesler, 153 Remsen st, has prepared plans for six 2-sty frame dwellings, 18x38 ft, in the east side of East 37th st, 137 ft north of Av I, for the Medtradco R. E. Co., 189 Montague st, owner and builder. Total cost, \$30,000.

19TH AV.—Lubroth & Lubroth, 44 Court st, have completed plans for a 2-sty frame dwelling, 26x55 ft, at the southwest corner of 19th av and 81st st, for the Sea View Improvement Co., 8729 Bay 16th st, owner and builder. Cost, \$12,000.

EAST 45TH ST.—Charles Schneider, 200 5th av, Manhattan, has finished plans for two 2-sty frame dwellings, 16x32 ft, in the north side of East 45th st, 120 ft east of Lenox rd, for Martin Seligman, 359 East 26th st, owner and builder. Cost, \$6,000 each.

EAST 39TH ST.—J. C. Wandell Co., 8525 4th av, has prepared plans for two 2-sty frame dwellings, 18x36 ft, in the west side of East 39th st, 220 ft north of Linden av, for M. Morgenstern, 457 Hopkinson av, owner and builder. Cost, \$5,000 each.

NEW YORK AV.—Robert T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty brick and frame residence, 20x40 ft, on the west side of New York av, 200 ft south of Faragut road, for L. E. Quick, 1516 Flatbush av, owner and builder. Cost, \$6,000.

84TH ST.—Kallich & Subkis, 2208 Bath av, have prepared plans for two 2-sty frame dwellings, 20x44 ft, in the north side of 84th st, 100 ft west of 20th av, for the Weissgreen Realty Co., Inc., care of architects, owner and builder. Total cost, \$15,000.

65TH ST.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty frame dwelling, 20x36 ft, in the east side of 65th st, 340 ft north of Av O, for David Skolkin, 2634 Atlantic av, owner and builder. Cost, \$7,000.

AV R.—Carlson & Wiseman, 226 Henry st, have prepared plans for five 2-sty frame dwellings, 17x46 ft, on the north side of Av R, 25 ft west of East 19th st, and the northwest corner of East 19th st and Av R, for the Kingsway Building Co., 1817 Kings Highway, owner and builder. Total cost, \$28,000.

54TH ST.—H. A. Weinstein, 32 Court st, has finished plans for three 2-sty frame dwellings, 22x70 ft, in the north side of 54th st, 225 ft west of 15th av, for Harry Simon, 1689 St. Johns pl, owner and builder. Total cost, \$45,000.

EAST 31ST ST.—F. V. Laspia, 525 Grand st, has prepared plans for two 2-sty frame dwellings, 17x55 ft, with garages, in the east side of East 31st st, 260 ft north of Av W, for Josephine Santangelo, 36 Oak st, owner and builder.

WEST 32D ST.—George H. Suess, 2916 Railroad av, has completed plans for two 2-sty brick dwellings, 18x56 ft, in the west side of West 32d st, 460 ft south of Mermaid av, for Isidore Levinson, 2942 West 30th st, owner and builder. Cost, \$6,000 each.

SUTTER AV.—S. Millman & Son, 26 Court st, have finished plans for a 3-sty brick dwelling, with stores, on the north side of Sutter av, 50 ft west of Christopher av, for Jacob Cohen, 367 Sutter av, owner and builder. Cost, \$7,500.

85TH ST.—J. C. Wandell, 8525 4th av, has plans in progress for six 2-sty frame dwellings, 20x60 ft, in the north side of 85th st, 165 ft west of 5th av, for the Moreland Building Co., Ollie Halberg, president, 8317 5th av, owner and builder. Total cost, \$54,000.

#### FACTORIES AND WAREHOUSES.

FRANKLIN AV.—Henry Holder, 242 Franklin av, has completed plans for a 2-sty brick factory building, 50x55 ft, at the northeast corner of Franklin av and Clifton pl for Isaac Roberts, 190 Quincy st, owner. Cost, \$8,500.

#### STABLES AND GARAGES.

FULTON ST.—M. A. Cantor, 373 Fulton st, has plans in progress for a 1-sty reinforced concrete garage, 75x136 ft, at 950-954 Fulton st for the Coney Island Building Corporation, Louis Gold, president, 44 Court st, owner and builder. Cost about \$25,000.

VERNON AV.—E. Goodman, 1399 St. Johns pl, has completed plans for a 1-sty brick garage, 100x150 ft, at the northwest corner of Vernon av and Throop av, for John Sklar, 133 Floyd st, owner and builder.

4TH AV.—E. Dennis, 241 Schenck av, has finished plans for a 1-sty brick garage, 69x128 ft, on the east side of 4th av, 258 ft south of 92d st, for Phillip J. Carroll, 141 96th st, owner and builder. Cost, \$30,000.

CHRISTOPHER AV.—M. A. Cantor, 373 Fulton st, has plans under way for a 1-sty brick garage, 105x133 ft, at the southwest corner of Christopher and New York avs for the Smith Builders, Inc., 142 East 43d st, owners and builders. Cost, about \$40,000.

PEARL ST.—Joseph B. Sillman, 1511 Emmons av, has bought a plot, 100x150 ft, at 361-500 Pearl st and contemplates the construction of a 2-sty brick and reinforced concrete garage. Name of architect and details of construction will be available later. Cost, about \$40,000.

CROWN ST.—Cohn Brothers, 361 Stone av, have completed plans for eight 1-sty attached garages, 18x120 ft, in the north side of Crown



st, 220 ft east of New York av, for the Goldberg & Fegel Building Construction Co., 1162 President st, owner and builder. Cost, \$8,000.

EAST 2D ST.—H. A. Weinstein, 32 Court st, has prepared plans for five 1-sty brick attached garages, 17x17 ft, in the west side of East 2d st, 165 ft north of Albemarle rd, for Wm. Robb, 2838 West 30th st, owner. Total cost, \$3,500.

EAST 9TH ST.—Philip Caplan, 16 Court st, has completed plans for eleven 1-sty brick attached garages, 11x20 ft, in the west side of East 9th st, 100 ft south of Av O, for the Greenbush Realty Corporation, 655 Barclay st, owner and builder. Total cost, \$6,600.

MISCELLANEOUS.

NORTH 5TH ST.—Linde & Griffith, Ft. 4th st, Newark, N. J., have prepared plans for a 2-sty brick and concrete coal pocket, 45x100 ft, at the northwest corner of North 5th st and Berry st for the Scranton & Lehign Coal Co., 308 Livingston st, owner. Cost, about \$70,000. Owner builds.

Queens.

DWELLINGS.

CORONA, L. I.—Robert W. Johnson, 60 Hunt st, has completed plans for five 2-sty frame dwellings, 16x36 ft, at the northeast corner of Corona av and Casper pl for Thomas Daly, Corona, L. I., owner and builder. Total cost, \$18,500.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has prepared plans for a 2½-sty frame dwelling, 32x38 ft, in the west side of Kelvin st, 175 ft north of Seminole av, for the Cord Meyer Development Co., Forest Hills, L. I., owner and builder. Cost, \$8,000.

FOREST HILLS, L. I.—Williams & Mahnken, 8 West 33d st, Manhattan, have plans under way for a 2½-sty brick residence, 40x70 ft, at Forest Hills for George Douglass, 317 West st, Manhattan, owner. Cost, about \$25,000. Architects will soon call for bids on general contract.

HOLLIS, L. I.—Robert Kutz, 354 Fulton st, Jamaica, has completed plans for six 2-sty frame dwellings, 16x36 ft, in the east side of Farnham st, 266 ft north of Lincoln av, for Wm. F. Bebell, 65 Flushing av, Jamaica, owner and builder. Total cost, \$18,000.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, has prepared plans for a 2½-sty frame dwelling, 24x34 ft, on the east side of Grand av, 60 ft south of Highland av, for C. A. Purchase, Clifton Terrace, Jamaica, owner and builder. Cost, \$6,500.

JAMAICA.—Louis Dannacher, 328 Fulton st, has finished plans for a 2-sty frame dwelling, 16x38 ft, on the west side of Maxwell av, 40 ft north of Ayling av, for Frederick Westpfal, 100 Harrison av, Baldwin, L. I., owner and builder. Cost, \$4,500.

JAMAICA, L. I.—W. E. Helm, Jamaica, has completed plans for three 2-sty frame dwellings, 18x34 ft, on the south side of Tilly av, 235 ft east of Clinton av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$15,000.

JAMAICA, L. I.—W. E. Helm, Jamaica, has prepared plans for a 2-sty frame dwelling, 18x34 ft, on the west side of Malden av, 80 ft south of Ayling av, for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Cost, \$5,500.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, has completed plans for a 2-sty frame dwelling, 16x38 ft, on the south side of Amherst av, 245 ft east of Victoria av, for John J. Schoenfeldt, 136 West 52d st, New York City, owner and builder. Cost, \$4,500.

JAMAICA, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 17x40 ft, in the north side of Mitchell st, 148 ft west of Jeffrey st, for Luehrs & Co., 1 Fulton st, Jamaica, owners and builders. Cost, \$9,000 each.

QUEENS, L. I.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 22x31 ft, in the north side of Beaufort st, 120 ft west of Ulster st, for Caroline Lenther, 230 Fulton st, Brooklyn, owner and builder. Cost, \$5,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for three 2-sty frame dwellings, 24x25 ft, in the east side of 242d st, 50 ft north of 93d av, for the Rosemont Homes Development Co., 1520 Broadway, Manhattan, owner and builder. Total cost, \$18,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1562 Myrtle av, Brooklyn, have completed plans for thirty-five 2-sty brick dwellings, 20x55 ft, in the north side of Palmetto st, 200 ft east of Doubleday st for Stier & Bauer, Inc., 651 Fresh Pond road, Ridgewood, L. I., owners and builders. Total cost, \$210,000.

WHITESTONE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 46x55 ft, on the east side of 7th av, 50 ft north of 14th st, for Thomas P. Henchey, North 8th av, Whitestone, owner and builder. Cost, about \$2,000.

ELMHURST, L. I.—Alfred De Blasi, 94 East Jackson av, Corona, L. I., has completed plans for two 2½-sty brick dwellings, 19x59 ft, at the southeast corner of Britton av and Ithaca st for Frank Marello, 85 Ithaca st, Elmhurst, owner and builder. Total cost, \$16,000.

ELMHURST HEIGHTS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has prepared plans for a 2½-sty frame dwelling, 20x52 ft, in the east side of 19th st, 40 ft north of Albemarle terrace, for George C. Johnston, Elmhurst, L. I., owner and builder. Cost, \$6,000.

HOLLIS, L. I.—Charles W. Ross, 46 Manor av, Woodhaven, L. I., has finished plans for four 2½-sty frame dwellings at the southeast corner of Maple st and Farmers av for Charles Sohl, Windsor st, Woodhaven, owner and builder. Total cost, \$16,000.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, has completed plans for four 2-sty frame dwellings, 16x38 ft, on the south side of Amherst av, 187 ft east of Kaplan av, for Elic Tilles, 105 Globe av, Jamaica, owner and builder. Total cost, \$18,000.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x30

ft, in the west side of Ulster st, 140 ft south of Chichester av, for A. C. West, 123 Wadsworth av, New York City, owner and builder. Cost, about \$7,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for two 2½-sty frame dwellings, 16x40 ft, at the southwest corner of 114th st and Myrtle av for P. Kaplan, Guion av, Richmond Hill, owner and builder. Total cost, \$9,500.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 30x25 ft, in the east side of Church st, 60 ft south of St. Anns av, for Harry J. Arnold, 470 Napier av, Richmond Hill, owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—Louis Brandenburg, 589 Drew av, Brooklyn, has prepared plans for eight 2-sty frame dwellings, 18x28 ft, at the northeast corner of Belmont av and Amber st

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for Fred Klug, 760 Grand av, Brooklyn, owner and builder. Total cost, \$22,600.

WOODHAVEN, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x38 ft, on the north side of 95th av, 310 ft east of 104th st, for Wm. Nelson, 446 Woodland av, Woodhaven, owner and builder. Cost, \$3,500.

WOODHAVEN, L. I.—Wm. C. Winters, 106 Van Sien av, Brooklyn, has finished plans for a 2½-sty brick dwelling, 30x48 ft, in the south side of Casco st, 180 ft west of Forest Parkway, for Arthur Huebner, 1162 Jamaica av, Woodhaven, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 18x43 ft, on the south side of Corona av, 715 ft east of Broadway, for Fred Hoffman, Parcell st, Elmhurst, L. I., owner and builder. Total cost, \$10,500.

### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Frank S. Parker, 44 Court st, Brooklyn, has plans about completed for a 1-sty brick factory, 95x230 ft, at the southwest corner of Harris and Van Alst avs for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, about \$150,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 5-sty reinforced concrete factory building, 100x165 ft, at the corner of 7th and Pierce avs for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$200,000.

LONG ISLAND CITY, L. I.—Plans are being prepared privately for a 2-sty reinforced concrete factory building, 150x100 ft, at the corner of 8th st and Jackson av for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, about \$50,000.

LONG ISLAND CITY, L. I.—Frank S. Parker, 44 Court st, Brooklyn, is preparing plans for a 4-sty brick factory and loft building, 100x350 ft, at the southwest corner of Pierce and 8th avs for the Midwood Building Corporation, Louis Gold, president, 44 Court st, Brooklyn, owner and builder.

### SCHOOLS AND COLLEGES.

MIDDLE VILLAGE, L. I.—Morris Perlstein, 49 Fulton av, has completed plans for a 2-sty brick school and meeting room, 22x75 ft, in the west side of Hinman st, 300 ft north of Market st, for the Hebrew Institute of Middle Village, owner. Cost, about \$7,000.

QUEENS, L. I.—C. B. J. Snyder, Municipal Building, Manhattan, has plans about finished for a 4-sty brick, limestone and terra cotta public school building, to be located on the east side of Curtis av, between Broadway and Belmont av, for the Board of Education of the City of New York, 500 Park av, Manhattan, owner. Cost, approximately, \$200,000. Details of construction will be available later.

### STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Albert H. Stines, 16 Caldwell av, Maspeth, L. I., has prepared plans for a 1-sty brick garage, 49x98 ft, in the west side of Hancock st, 100 ft north of Freeman av, for Nelson Doncaster, Long Island City, owner. Cost, \$7,000.

### Nassau.

#### DWELLINGS.

GARDEN CITY, L. I.—Josephine W. Chapman, 46 Washington sq, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 40x30 ft, at Garden City for Mrs. W. McCune, Garden City, owner. Cost, about \$12,000. Architect will take estimates on general contract.

### Westchester.

#### DWELLINGS.

NEW ROCHELLE, N. Y.—Gustave Kilthau, 5 Locust av, New Rochelle, has plans in progress for a 2½-sty frame dwelling, 24x29 ft, at Irving pl and Webster av for W. C. Johnson, owner, care of architect. Cost, \$7,000.

MT. VERNON, N. Y.—H. J. Nurick, 772 Broadway, Brooklyn, has plans in progress for nine 2½-sty frame dwellings, 32x38 ft, to be built at Mt. Vernon for owner and builder, to be announced later. Cost, about \$9,000 each.

MT. VERNON, N. Y.—Moore & Landsiedel, 148th st and 3d av, the Bronx, have completed plans for a 2-sty brick residence, 25x30 ft, with garage, at the southwest corner of Devonia and Columbus avs, for the Hazel Real Estate Co., Max Just, president, 207th st and Broadway, New York, owner and builder. Cost, \$12,000.

MT. VERNON, N. Y.—Moore & Landsiedel, 148th st and 3d av, the Bronx, have prepared plans for a 2-sty brick dwelling, 25x30 ft, with garage, at the northwest corner of Devonia and Columbus avs, for the Hazel Real Estate Co., Max Just, president, 207th st and Broadway, New York, owner and builder. Cost, \$12,000.

MT. VERNON, N. Y.—Wm. Dixon, 245 West 128th st, has completed plans for three 2-sty frame and stucco dwellings, 30x30 ft, at the southeast corner of South 6th av and 7th st, for the Agan Building & Contracting Co., 4111 Murdock av, the Bronx, owner and builder. Total cost, \$16,000.

LARCHMONT, N. Y.—F. M. Small, 265 Broadway, Manhattan, has plans in progress for a 2½-sty frame and stucco residence, 28x48 ft, at Larchmont, N. Y., for owner, to be announced later. Cost, about \$7,000.

### New Jersey.

#### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—John B. Acocella, Union Building, has plans in progress for a 3-sty frame apartment, 30x80 ft, at the northwest corner of Hawthorne av and Fabyan pl for Sydney Farraday, owner, care of architect. Cost, \$18,000. Architect about ready for estimates on separate contracts.

NEWARK, N. J.—E. V. Warren, Essex Building, has completed plans for a 4-sty brick and limestone apartment, 50x69 ft, on the east side of Milford av, 175 ft south of Alpine st, for the Jersey Building Co., Frank J. McCann, president, 624 High st, owner and builder. Cost, about \$38,000.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has started sketches for a 3-sty brick and limestone apartment, 100x100 ft, at the corner of Central and Harrison avs for Samuel F. Leber, Firemen's Building, Newark, owner and builder. Cost, about \$60,000. Details will be available later.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, N. J., has plans in progress for a 4-sty brick and limestone apartment, 52x

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116 ft. at 50 Lenox av for Cohen & Katchen, 201 Norfolk st, Newark, owners and builders. Cost, about \$110,000.

NEWARK, N. J.—Plans have been prepared privately for three 2½-sty frame dwellings on Scheerer av, west of Main st, for the Schneider-Smith Co., 298 Badger av, owner and builder. Total cost, \$30,000.

**CONTRACTS AWARDED.**

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

**FACTORIES AND WAREHOUSES.**

LONG ISLAND CITY, L. I.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty and basement reinforced concrete factory, 195x119x54 ft, at Freeman and 5th avs, L. I. City, for Pratt & Lambert, owners, from plans by A. M. Gray, engineer.

NEWARK, N. J.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete factory and warehouse, 146x249 ft, at Peddie st and Sherman av, for the Great Atlantic & Pacific Tea Co., owner, from plans by E. D. Beach, engineer.

**HALLS AND CLUBS.**

ELMHURST, L. I.—J. T. Woodruff, 1 Bridge Plaza, L. I. City, has the general contract for a 2-sty brick and stone Masonic temple, 50x90 ft, on the north side of Whitney av, 75 ft east of Judge st, for Mispah Lodge, F. & A. M., Elmhurst, owner, from plans by Charles Hendry, Baxter st, Elmhurst, L. I., architect. Cost, about \$130,000.

**HOTELS.**

MANHATTAN.—Studio Construction Co., 51 West 10th st, has the general contract for alterations to the 9-sty brick and stone hotel, 100x150 ft, at 1 West 67th st for James H. Bridge, 1 West 67th st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects.

**SCHOOLS AND COLLEGES.**

BROOKLYN.—Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for the 3-sty and basement brick and stone engineering school, 75x100 ft, on the east side of Bedford av, 75 ft north of Monroe st, for the Young Men's Christian Association, 1181 Bedford av, owner, from plans by John F. Jackson, 1328 Broadway, Manhattan, architect.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for a 4-sty brick and stone addition, 60x100 ft, to P. S. 73 at Rockaway av and Sumpter st for the Board of Education of the City of New York, 500 Park av, Manhattan, owner, from plans by C. P. J. Snyder, Municipal Building, architect. Cost, \$208,700.

PORT JERVIS, N. Y.—Oscawana Building Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick grammar school, 60x102 ft, on Sullivan av for the Board of Education of Port Jervis, N. Y., from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, about \$75,000.

PORT JERVIS, N. Y.—Oscawana Building Co., 101 Park av, Manhattan, has obtained the general contract for the 2-sty brick and limestone high school, 65x130 ft, containing 14 classrooms, auditorium and manual training departments, at Port Jervis for the Board of Education of Port Jervis, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, about \$90,000.

**STABLES AND GARAGES.**

MANHATTAN.—Frank Hagan, 211 West 147th st, has the general contract for a 1-sty brick garage, 50x122 ft, at 528-530 Water st, for Daniel Reardon, 237 South st, owner, from plans by Louis A. Sheinart, 194 Bowery, architect. Cost, about \$15,000.

SEA CLIFF, L. I.—D. L. Hicks, Cherry st, Hicksville, L. I., has the general contract for a 1-sty frame and concrete garage, 35x40 ft, at Sea Cliff, for J. E. Curley, owner, from privately prepared plans. Cost, \$5,000.

**STORES, OFFICES AND LOFTS.**

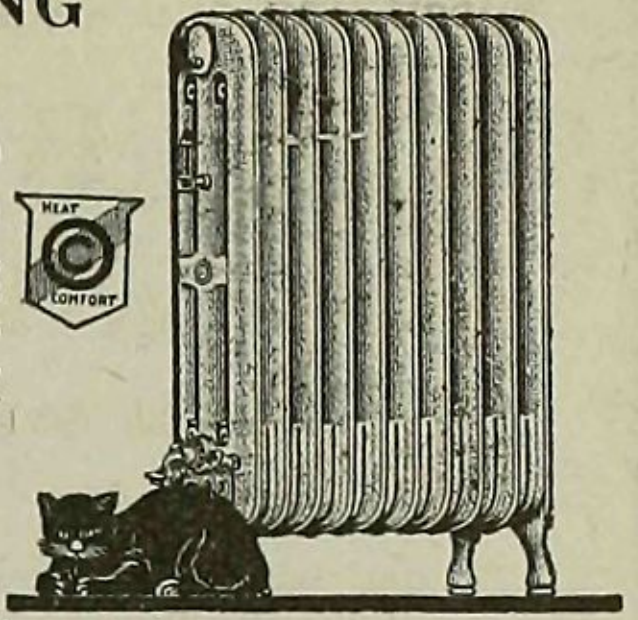
MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for alterations to the 4½-sty brick office building, 40x40 ft, at 93-97 Wall st, and 113 Water st, for the 95 Wall Street Corporation, owner, from plans by Emilio Levy, 331 Madison av, architect. Cost, \$8,000.

PATERSON, N. J.—O. W. Shelley, 1123 Broadway, Manhattan, has the general contract for a 2-sty brick and reinforced concrete automobile sales room, 43x107 ft, at 216 Paterson st, for Robert W. Bates, owner, on premises. Plans were prepared by Fred W. Wentworth, 140 Market st, Paterson, architect. Cost, \$40,000.

BROOKLYN, N. Y.—The Lustbader Construction Co., 103 Park av, Manhattan, has the general contract for alterations to the 2-sty store building in the north side of Fulton st, 34 ft west of Duffield st, for restaurant purposes for the Roberts Lunch Co., Inc., 515 Fulton st, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, architect. Cost, about \$11,000.

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**STANDARDS AND APPEALS  
Calendar.**

**HOURS OF MEETINGS.**

Board of Appeals, Tuesday, at 10 A. M.  
Board of Standards and Appeals, Tuesdays,  
2 P. M.  
Special meetings as listed in this Calendar.  
Call of Calendar, Tuesdays, at 3 P. M.  
All hearings are held in Room 919, Municipal  
Building, Manhattan.

**BOARD OF APPEALS.**

Tuesday, August 19, 1919, at 10 A. M.  
Appeals from Administrative Orders.

- 568-19-A—South side 73d street, 66 ft. 6½ in.  
west of Seventh avenue, Bklyn.
- 579-19-A—447 West 19th street, Manhattan.
- 590-19-A—2-4 Clark street and 220-226 Spring  
street, Manhattan.

*Under Building Zone Resolution.*

- 350-19-BZ—157-159 Rogers avenue, Brooklyn.
- 466-19-BZ—2415 Richmond road, Richmond.
- 564-19-BZ—4023-4039 Broadway, 600-618 West  
170th street and 603 West 169th  
street, Manhattan.
- 569-19-BZ—593-599 Baltic street, Brooklyn.
- 574-19-BZ—245-249 Sumpter street, Brooklyn.
- 575-19-BZ—264-268 Throop avenue, northwest  
corner Vernon avenue, Brooklyn.

**BOARD OF APPEALS.  
SPECIAL MEETING.**

Tuesday, August 19, 1919, at 2 P. M.  
Appeals from Administrative Orders.

- 586-19-A—495 East Houston street, Manhattan.
- 599-19-A—194-196 Franklin street, Brooklyn.
- 603-19-A—Washington avenue and Academy  
street, Astoria, Queens.

*Under Building Zone Resolution.*

- 578-19-BZ—347-351 Waverly avenue, Brooklyn.
- 546-19-BZ—471 Flatbush avenue, Brooklyn.
- 420-19-BZ—1745 West 12th street, Brooklyn.
- 538-19-BZ—342-346 East 153d street, The Bronx.
- 593-19-BZ—Jamaica avenue, southeast corner  
Boyd avenue, Queens.

**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, Aug. 10, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day. The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

**CONCURRENT RESOLUTIONS**

**ONE**  
**EXPLANATION** — Matter in italics is new; matter in brackets [ ] is old matter to be omitted.  
**STATE OF NEW YORK.**

**OFFICE OF THE SECRETARY OF STATE**  
ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article one of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred nineteen.

FRANCIS M. HUGO,  
Secretary of State.

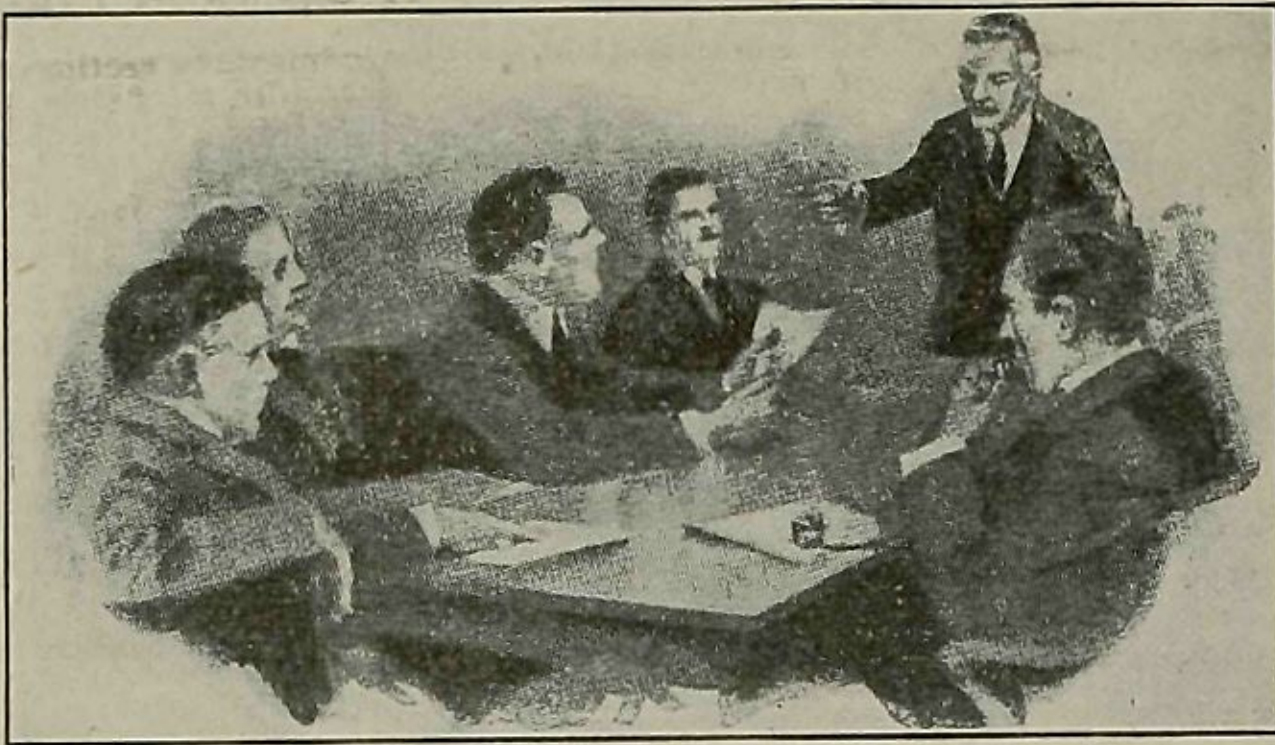
**AMENDMENT NUMBER ONE**

**CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SEVEN OF ARTICLE ONE OF THE CONSTITUTION IN RELATION TO THE DRAINAGE OF SWAMP OR AGRICULTURAL LANDS AND THE TAKING OF PROPERTY THEREFOR.**

Section 1. Resolved (If the Senate concur), That section seven of article one of the constitution be amended to read as follows:

§ 7. When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the state, shall be ascertained by a jury, or by the supreme court with or without a jury, but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law. Private roads may be opened in the manner to be prescribed by law; but in every case the necessity of the road and the amount of all damage to be sustained by the opening thereof shall be first determined by a jury of freeholders, and such amount, together with the expenses of the proceeding, shall be paid by the person to be benefited. [General] The use of property for the drainage of swamp or agricultural lands is declared to be a public use, and general laws may be passed permitting the owners or occu-

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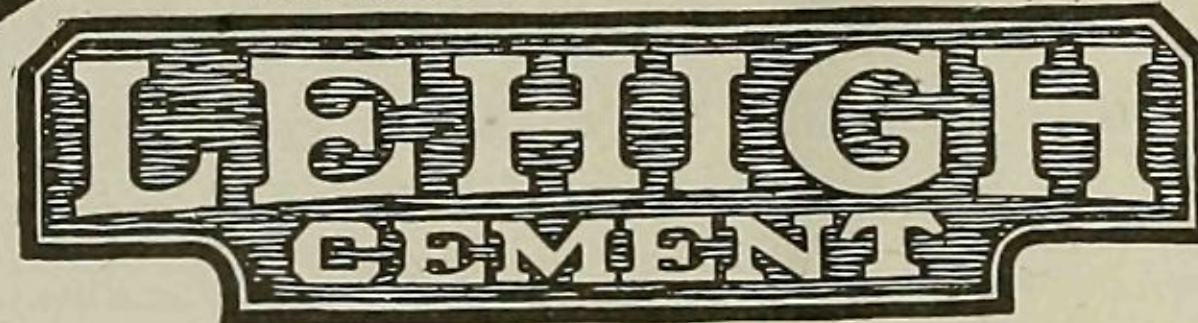
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CONCURRENT RESOLUTIONS

parts of swamp or agricultural lands to construct and maintain for the drainage thereof, necessary drains, ditches and dykes upon the lands of others, under proper restrictions on making [and with] just compensation, and such compensation together with the cost of such drainage may be assessed, wholly or partly against any property benefited thereby; but no special laws shall be enacted for such purposes.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or relocating parks, public places, highways or streets; provided, however, that the additional land and property so authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

April 3, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
HARRY C. WALKER,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 7, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly, voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER ONE.

"Shall the proposed amendment to section seven of article one of the Constitution, declaring the use of property for the drainage of swamp or agricultural lands to be a public use and providing that the compensation and cost of such drainage may be assessed wholly or partly against any property benefited thereby," be approved?

TWO

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to article two of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER TWO

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE TWO OF THE CONSTITUTION, IN RELATION TO ABSENT VOTERS.

Section 1. Resolved (if the Senate concur), That article two of the constitution be amended by inserting therein a new section, to be section one-a, to read as follows:

§ 1-a. The legislature may, by general law, provide a manner in which, and the time and place at which, qualified voters who may, on the occurrence of any general election, be unavoidably absent from the state or county of their residence because their duties, occupation or business require them to be elsewhere within the United States, may vote, and for the return and canvass of their votes in the election district in which they respectively reside.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be submitted to the people for approval at the general election in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN ASSEMBLY

February 12, 1919.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

CONCURRENT RESOLUTIONS

STATE OF NEW YORK,  
IN SENATE

ALBANY, April 4, 1919.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
HARRY C. WALKER,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER TWO.

"Shall the proposed amendment to article two of the Constitution, by inserting a new section to be section 1-a, authorizing the Legislature to enact general laws to provide a manner by which absent qualified voters may vote at any general election and for the return and canvass of their votes in the election district in which they respectively reside," be approved?

THREE

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section six of article three of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER THREE

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO SECTION SIX OF ARTICLE THREE OF THE CONSTITUTION, IN RELATION TO THE SALARY AND TRAVELING EXPENSES OF MEMBERS OF THE LEGISLATURE AND THE SPEAKER OF THE ASSEMBLY.

Section 1. Resolved (if the Senate concur), That section six of article three of the constitution be amended to read as follows:

§ 6. Each member of the [legislature] senate shall receive for his services an annual salary of [one] three thousand five hundred dollars. Each member of the assembly, except the speaker thereof, shall receive for his services an annual salary of three thousand dollars. The speaker of the assembly shall receive for his services an annual salary of five thousand dollars. [The members of either house shall also receive the sum of one dollar for every ten miles they shall travel in going to and returning from their place of meeting, once in each session, on the most usual route.] Senators, when the senate alone is convened in extraordinary session, or when serving as members of the court for the trial of impeachments, and such members of the assembly, not exceeding nine in number, as shall be appointed managers of an impeachment, shall receive an additional allowance of ten dollars a day.

§ 2. Resolved (if the Senate concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN ASSEMBLY

April 7, 1919.

This bill was duly passed, a majority of all the members elected to the Assembly voting in favor thereof, three-fifths being present.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
IN SENATE

April 8, 1919.

This bill was duly passed, a majority of all the Senators elected voting in favor thereof, three-fifths being present.

By order of the Senate,  
HARRY C. WALKER,  
President.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

CONCURRENT RESOLUTIONS

FORM FOR SUBMISSION OF AMENDMENT NUMBER THREE.

"Shall the proposed amendment to section six of article three of the Constitution, fixing the salaries of State Senators at \$3,500, Assemblymen at \$3,000 and the Speaker of the Assembly at \$5,000," be approved?

FOUR

EXPLANATION—Matter in italics is new; matter in brackets [ ] is old matter to be omitted.

STATE OF NEW YORK,

OFFICE OF THE SECRETARY OF STATE

ALBANY, July 1, 1919.

Pursuant to the provisions of section one of article fourteen of the Constitution of the State of New York, and section two hundred ninety-five of the Election Law, notice is hereby given that the following proposed amendment to section seven of article six of the Constitution of the State of New York will be submitted to the people for the purpose of voting thereon, at the next general election to be held on the fourth day of November, nineteen hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

AMENDMENT NUMBER FOUR

CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY PROPOSING AN AMENDMENT TO ARTICLE SIX OF THE CONSTITUTION, IN RELATION TO COMPENSATION OF JUDGES OF THE COURT OF APPEALS.

Section 1. Resolved (if the Assembly concur), That section seven of article six of the constitution be amended to read as follows:

§ 7. The court of appeals is continued. It shall consist of the chief judge and associate judges now in office, who shall hold their offices until the expiration of their respective terms, and their successors, who shall be chosen by the electors of the state. The official terms of the chief judge and associate judges shall be fourteen years from and including the first day of January next after their election. Five members of the court shall form a quorum, and the concurrence of four shall be necessary to a decision. The court shall have power to appoint and to remove its reporter, clerk and attendants. Whenever and as often as a majority of the judges of the court of appeals shall certify to the governor that said court is unable, by reason of the accumulation of causes pending therein, to hear and dispose of the same with reasonable speed, the governor shall designate not more than four justices of the supreme court to serve as associate judges of the court of appeals. The justices so designated shall be relieved from their duties as justices of the supreme court and shall serve as associate judges of the court of appeals until the causes undischarged of in said court are reduced to two hundred, when they shall return to the supreme court. The governor may designate justices of the supreme court to fill vacancies. No justice shall serve as associate judge of the court of appeals except while holding the office of justice of the supreme court, and no more than seven judges shall sit in any case. The judges of the court of appeals, including those now in office, shall receive for their services a compensation established by law which shall not be diminished during their official terms and shall not be less than the highest compensation allowed by law to any other judicial officer in the state. A justice of the supreme court while serving as associate judge of the court of appeals shall receive the same compensation as judges of the court of appeals.

§ 2. Resolved (if the Assembly concur), That the foregoing amendment be submitted to the people for approval at the general election to be held in the year nineteen hundred and nineteen, in accordance with the provisions of the election law.

STATE OF NEW YORK,  
IN SENATE

March 4, 1919.

The foregoing resolution was duly passed, a majority of all the Senators elected voting in favor thereof.

By order of the Senate,  
HARRY C. WALKER,  
President.

STATE OF NEW YORK,  
IN ASSEMBLY

April 9, 1919.

The foregoing resolution was duly passed, a majority of all the members elected to the Assembly voting in favor thereof.

By order of the Assembly,  
THADDEUS C. SWEET,  
Speaker.

STATE OF NEW YORK,  
OFFICE OF THE SECRETARY OF STATE,

ss.: I have compared the preceding copy of concurrent resolution with the original concurrent resolution on file in this office, and do hereby certify that the same is a correct transcript therefrom, and of the whole thereof.

GIVEN under my hand and the seal of office of the Secretary of State, at the city of Albany, this first day of July in the year one thousand nine hundred and nineteen.

FRANCIS M. HUGO,  
Secretary of State.

FORM FOR SUBMISSION OF AMENDMENT NUMBER FOUR.

"Shall the proposed amendment to article six of the Constitution, increasing the salaries of Judges of the Court of Appeals," be approved?

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