

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; J. W. FRANK, Secretary-Treasurer.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1919, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

## Advertising Index.

	Page
A B See Electric Elevator Co.	4th Cover
Ackerly, Orville B., & Son	2d Cover
Adler, Ernst N.	2d Cover
Ames & Co.	2d Cover
Anderson & Co., James S.	264
Armstrong, John	2d Cover
Aspromonte & Son, L. S.	289
Atlas Waterproofing Co., The	289
Automatic Fire Alarm Co.	286
Beaumont Co., G. B.	Title Page
Bechman, A. G.	2d Cover
Betz Brothers, Inc.	288
Boylan, John J.	2d Cover
Brett & Goods Co.	264
Brown, Frederick	276
Brown Co., J. Romaine	Front Cover
Bulkley & Horton Co.	2d Cover
Burns Wall Paper Co., The	274
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate Co., The	278
Chesley Co., Inc., A. C.	289
City Investing Co.	264
City and State Supervision Co., Inc.	277
Clark, Noah, Inc.	280
Classified Advertisements	297
Cobb-Macey-Dohme, Inc.	291
Colonial Works	284
Consolidated Gas Co. of N. Y.	275
Corning Co., Edward	4th Cover
Corwith Bros.	278
Coughlin, Jas. A.	288
Crown & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	264
Davenport Real Estate Co.	280
Davies, J. Clarence	280
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Doyle, John F., & Sons	278
Duffy Co., J. P.	288
Eastern Gas Appliance Co.	289
Electro Sun Co.	288
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Fassler & Roberts	288
Fearon Co., F. G.	277
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	289
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Fuller Co., Geo. A.	286
Gescheidt & Co., Jacob	277
Gilbert, Chas. L.	278
Gold, Louis	276
Goodwin & Goodwin	2d Cover
Halback & Co., C. E.	288
Hecla Iron Works	289
Heil & Stern	278
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective Co.	4th Cover

NEW YORK, AUGUST 30, 1919.

## TABLE OF CONTENTS.

### Section I.

Editorials	265
President Wilson on Wages and Cost of Living	266
Public Improvement Work in Bronx and Brooklyn	267
Form Association of Superintendents and Engineers	268
Clafin Estate in the Bronx to Be Sold at Auction	268
Conducting Campaigns for Office Building Tenants	269
Real Estate Review for the Current Week	271
Private Sales of the Week	272
Leases	276
Real Estate Notes	279
Statistical Table of the Week	280
Strikes in the Building Trades Are Still Unsettled	281
Two Fine Buildings Now in Process of Construction	282
Building Labor Troubles Affect Weekly Figures	283
Personal and Trade Notes	283
Trade and Technical Society Events	283
Current Building Operations	284
Building Material Market	284
Contemplated Construction	286
Contracts Awarded	290
Standards and Appeal Calendar	290

### Section II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations.	
---	--

## Advertising Index.

	Page
Jackson, Daniel H.	279
Kandel-Roth Co., Inc.	278
Kane Co., John P.	4th Cover
Kennelly, Bryan L., Inc.	2d Cover
Kewanee Boiler Co.	291
Kloes, F. J.	279
Kohler, Chas. S., Inc.	264
Lawrence Cement Co., The	4th Cover
Lawyers' Mortgage Co.	272
Lawyers' Title & Trust Co.	2d Cover
Leaycraft & Co., J. Edgar	Front Cover
Lehigh Portland Cement Co.	297
Lewine, Fisher & Irving, I.	2d Cover
Manning & Trunk	2d Cover
Markham Realty Corp.	264
Maurer & Son, Henry	279
McLaughlin, Thos. F.	2d Cover
McLaury Tile Co., Inc., D. H.	4th Cover
McMahon, Joseph T.	274
Mississippi Wire Glass Co.	272
Moses & Moses	276
Nail & Parker	264
Nason Realty Co.	264
Newins, Harvey B.	264
New York Edison Co., The	287
New York Title Mortgage Co., The	264
Niewenhous Bros., Inc.	289
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Reilly, Thomas J.	Front Cover
Orr Co., John C.	287
Payton, Jr., Co., Philip A.	274
Pease & Elliman	Front Cover
Pflomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	288
Porter, David, Inc.	278
Porter & Co.	Front Cover
Providential Realty & Investing Co.	274
Queensboro Corporation, The	279
Read & Co., George R.	Front Cover
Realty Associates	280
Realty Buyers' Special Service Co.	276
Realty Company of America, The	264
Ritch, Wm. T.	286
Roman Callman Co.	279
Ruland & Whiting-Benjamin	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler	2d Cover
Scobie	2d Cover
Seath, James, Inc.	288
Spear & Co.	274
Staudinger & Reisberg	288
Title Guarantee & Trust Co.	264
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	264
Ullman	2d Cover
Vorndraus', Christian, Sons	291
United Elec. Light & Power Co.	273
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	289
Wells Sons, James N.	2d Cover
Welsch, S., Sons	280
White Const. Co., Inc., The	285
White & Sons, Wm. A.	264
Whiting & Co., Wm. H.	Front Cover
Wood-Dolson Co.	Front Cover
Zicha, A. R., Marble Co.	290

## Costly Mistakes in Building May Be Avoided and Many Difficult Problems Connected with Construction Eliminated

BY selecting your BUILDER at the time the ARCHITECT and ENGINEER is retained.

The result will be ECONOMY, SPEED and LOW MAINTENANCE cost.

**G. B. BEAUMONT COMPANY,** 286 FIFTH AVE.  
NEW YORK



## To the REAL ESTATE OWNER

Title Insurance; Mortgage Loans;  
Efficient Service; Moderate Fees.

## To the BROKER

Protection in Placing Loans;  
Quick Service.

## To the INVESTOR

A wide range of Guaranteed First  
Mortgages and First Mortgage Cer-  
tificates, yielding current rates of  
interest.

## New York Title and Mortgage Company

### OFFICES:

MANHATTAN—135 Broadway  
BROOKLYN—203 Montague St.  
QUEENS—375 Fulton St., Jamaica.  
RICHMOND—325 Center St., Richmond  
WESTCHESTER—163 Main St., White Plains

Established 1887

## CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

### MAIN OFFICE:

901 Columbus Ave.—Corner 104th St.

### BRANCH OFFICE:

1428 St. Nicholas Ave.—Near 181st St.  
NEW YORK

## James S. Anderson & Co. REAL ESTATE

Management  
Leasing  
Rentals  
Insurance

Over twenty-five years' experience in the  
management of property.

Offices 291 Broadway

(N. W. cor. Reade St.)

Telephone: Worth 5603

James S. Anderson  
Henry N. Farnald, Special

## NASON REALTY CO.

INC.

MAX N. NATANSON, Pres.

IN THE MARKET FOR WELL-LOCATED  
INCOME-PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS

170 Broadway, Suite 915-919

Phones: Cortlandt 7637-7638

## MARKHAM REALTY CORPORATION

Directors

CLARENCE W. ECKARDT,  
President

EDWARD L. BALLARD  
FREDK. M. HILTON  
F. H. HIRSCHLAND  
GEORGE T. MORTIMER  
HUBERT E. ROGERS  
SETH SPRAGUE TERRY

31 NASSAU STREET  
Telephone Rector 1865

## Wm. A. White & Sons

The Management  
of Real Estate—  
Sales, Rentals and  
Mortgage Loans

46 Cedar Street  
Established 1868

## Brett & Goode Co.

SPECIALISTS  
IN  
BUSINESS PROPERTIES

582 FIFTH AVENUE

Specialists in Harlem  
and  
Colored Tenement  
Properties

## NAIL & PARKER REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL  
HENRY C. PARKER

Telephone { 7682  
Morningside { 7683

## HARVEY B. NEWINS INCORPORATED

Choice Investments in Manhattan and  
Long Island Properties.

CONSULT US  
BROKERS PROTECTED

347 FIFTH AVE.  
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

Will build and lease for  
tenant in down town  
office building section.

Have several plots (sizes 5,000,  
7,000 and 8,000 sq. ft.), suitable for  
improvement with six-story office  
buildings for individual occupancy.  
For particulars apply to

CLARKE G. DAILEY  
115 BROADWAY

Telephone: Rector 3350

STEPHEN H. TYNG H. OAKLEY HALL

## Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board N. Y.

REAL ESTATE  
MANAGEMENT OF  
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

## Your First \$200

Times are better. Many people  
have saved \$200 for the first time  
in their lives.

What will you do with it?  
Spend it foolishly or leave it  
under the mattress until it is  
stolen?

Why not buy a Guaranteed  
Mortgage Certificate, guaran-  
teed by the Bond & Mortgage  
Guarantee Company?

Interest at 5% begins from  
the day we get your money.  
Any amount, odd or even, from  
\$200 up.

## TITLE GUARANTEE & TRUST CO.

Capital \$5,000,000  
Surplus \$11,000,000

176 Broadway, 137 W. 125th St., 370 E. 149th St.,  
175 Remsen Street, Brooklyn  
350 Fulton St., Jamaica 67 Jackson Ave., L.I. City  
90 Bay Street, St. George, Staten Island

## The Realty Company of America

FRANKLIN PETTIT  
President

Transacts a  
General Business  
in the Purchase  
and Sale of  
New York City  
Real Estate

WALL STREET, NEW YORK CITY  
Telephone 275-276 Rector

## City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President



# EDITORIAL

## Pyramiding Must Be Checked

Early in the week it looked as if the labor elements in the United States had gone strike crazy. Not only did various bodies of strikers already out give evidence of intending to continue idle, but large bodies of other workers indicated their determination to join the army of idlers who want higher wages.

Fortunately, President Wilson's concise statements to the public worrying about the high cost of living and to the railroad shop men striking for higher wages had an immediate and helpful effect. The return of Mr. Gompers from abroad, it proves, has thrown another influential element on the saner side. As a result of the week's developments it now seems quite certain that the transportation facilities of the nation will not be paralyzed at least for three months by a general walk-out. Such an event, were it to take place, not only would send the high cost of living still higher, but would have an appalling effect on the country generally. It will be most fortunate not only for the public but for the railroad employes themselves, if the truce suggested by President Wilson is carried out. Within ninety days, doubtless, the various governmental efforts to bring the cost of living down to a more reasonable basis will show encouraging results.

No more succinct statement of what is bound to follow nation-wide strikes has appeared anywhere than the editorial comment of the Morning World that "only disaster can follow if the practice of pyramiding wages and then pyramiding prices because of wage advances and then pyramiding wages to meet the increase in prices is to go on much longer. That is the disaster the President is trying to avert."

## Agreements Not Scraps of Paper

Striking painters and decorators and striking masons will find some difficulty in convincing the general New York public that they have the right to hold up further progress in the revival of building until their contentions are conceded by employers. In both strikes the men have acted without regard to agreements entered into by them with the employers and have been high-handed and autocratic in their acts subsequent to the beginning of the strikes.

The Brotherhood of Painters, Decorators and Paperhangers has refused to deal with the Association of Master Painters and Decorators, but has circularized individual employers in an attempt to enforce the demands for increased pay on the ground that the Master Painters failed to enforce a decision of a board of arbitration in the case of a single employer, and that therefore the Association is no longer to be recognized. B. M. Squires, the Commissioner of Conciliation of the Department of Labor, has declared that whatever merit there may be in the charge, much of it is lost by the unwillingness of this union longer to have anything to do with the Association. The union called the strike two days before the date set for the effectiveness of the demands previously made.

Here is the point of the whole question: Unionism demands that the union shall be recognized but refuses to recognize the Association of Employers. Even if the association has failed to carry out its agreement in some particular it should be given opportunity to state its side of the case before drastic action of any kind is taken by the union. This is only asking for the association what the union demands for itself. How is the union to prove to the world that it is worthy of recognition unless it keeps its engagements to the letter and gives any other organization with which it is doing business time to carry out its agreements?

The masons have less ground than the painters and decorators for their action in not replying to the proposal of the employers to arbitrate. They are neither continuing at work under their agreement, which still has months to run, nor are they justified in demanding that arbitration should take into consideration the difference between \$8 offered by the employers and \$10 demanded by the men, instead of the difference between the scale of \$7.50 which is still in force and the \$10 demand.

Unionism is still on trial and must prove that it is beneficial, and not retroactive. It will find that it will make greater progress in the estimation of all concerned when it begins to keep the bargains it makes. It will gain even more by keeping the spirit as well as the letter of its contracts.

## Mayor Hylan's Opportunity

Mayor Hylan and the Citizens' Union are at issue as to the record of the present city administration in financial matters. Both having presented their views on the subject the discriminating taxpayers will have little difficulty in averaging up their arguments and coming to a decision as to whether the Mayor and his cabinet have fulfilled their pre-election promises.

Boiled down, Mayor Hylan's statement claims for him at the outset of his administration a handicap of a debt limit reduced to \$16,000,000 with the city's streets and public buildings in deplorable condition, necessitating large outlays upon nearly everything from ferry boats to school buildings. He says the cause of the meager bankable assets and the general dilapidation of the municipality's properties was chiefly due to the expenditure of \$250,000,000 on the dual subway which has not furnished adequate transit facilities as was promised, while the public has been subjected to intolerable and indecent conditions in its use, and that now its officials are trying to gouge the public out of additional millions by securing more advantageous contracts and increased fares; that having secured the temporary suspension of the "Pay-as-you-go" law, and after months of arduous labor by a great corps of experts, together with bringing about an increase in the debt margin to \$60,000,000, there has been appropriated for school buildings \$10,000,000, with \$15,-



000,000 more to come; also \$10,000,000 for street improvements and \$4,000,000 for paving, \$15,000,000 for docks which will be self-sustaining, and \$5,673,000 for hospitals and charities, \$1,563,000 for the police and fire departments and \$1,591,000 for bridges and ferries, a total of \$63,000,000. All of this has been provided for, and in addition the tax rate has been lowered four points from last year, and more would have been accomplished, the Mayor claims, if it had not been for mandatory laws passed at Albany saddling on the city many additional expenditures.

The Citizens' Union replies that the Mayor promised decreased budgets, but that this year the budget was increased ten millions and next year the increase will be greater. It holds that the expansion of the borrowing capacity is due to increased valuations of realty, the judicial determination that certain bonds need not be charged against the debt limit and to the rescinding of reservations of corporate stock made by the previous administrations amounting to \$10,000,000. The reduced tax rate, the Citizens' Union claims, was juggled to reduce it an infinitesimal amount, and the real estate valuation jacked up \$90,000,000 and the personal property assessments boosted by \$111,000,000.

Half of the Mayor's statement is devoted to telling why he has not succeeded in solving the Jamaica Bay problem which he has severely criticised previous city administrations for not making progress with.

Half of the reply of the Citizens' Union protests that

the money spent on the subways at least secured for the city better transit facilities than it used to have, as was proved by the B. R. T. and the Interboro strikes, when everybody had to make use of antiquated vehicles, and claims that it opposed 100 mandatory bills, only approving the state-wide teachers' salary bill, while the Mayor signed several bills which involved greater expenses to the city.

When the Mayor took office he was a green hand in administrative and financial matters, and his pre-election promises may have been due to his inexperience. He now has considerable knowledge of the business of running a great city and he has the benefit of association with those who have long been foremost in politics and finance.

It is likely that Mayor Hylan will be judged rather by what he does in the two years he has yet to serve than by the accomplishments of his administration up to this time. He has the greatest opportunity ever offered to the head of any municipal government in this country, because before his term expires some of the most important questions ever confronting the human race must be solved, and the citizens of New York will have a great share in working them out. As the titular leader of the community Mayor Hylan should show the way to those who voted against him as well as those who elected him to office. He can no longer plead ignorance of the city's business. Will he measure up to the requirements? The next two years will tell.

## President Wilson on Wages and the Cost of Living

WASHINGTON, Aug. 25.—In announcing the policy which the Administration will follow in dealing with requests of railroad workers for increased wages based on the increased cost of living, President Wilson issued two statements today, one addressed to "My Fellow Citizens" and one to the shopmen.

In the statement to the American people he said:

The fact is that the cost of living has certainly reached its peak and will probably be lowered by the efforts which are now everywhere being concerted and carried out. It will certainly be lowered so soon as there are settled conditions of production and of commerce; that is, so soon as the treaty of peace is ratified and in operation and merchants, manufacturers, farmers, miners all have a certain basis of calculation as to what their business will be and what the conditions will be under which it must be conducted. The demands of the shopmen, therefore, and all similar demands are in effect this: that we make increases in wages, which are likely to be permanent, in order to meet a temporary situation.

Increases in wages will, moreover, certainly result in still further increasing the costs of production, and therefore the cost of living, and we should only have to go through the same process again. Any substantial increase of wages in leading lines of industry at this time would utterly

crush the general campaign which the Government is waging with energy, vigor and substantial hope of success to reduce the high cost of living.

In such circumstances it seems clear to me, and I believe will seem clear to every thoughtful American, including the shopmen themselves when they have taken second thought, and to all wage earners of every kind, that we ought to postpone questions of this sort until normal conditions come again and we have the opportunity for certain calculation as to the relation between wages and the cost of living. It is the duty of every citizen of the country to insist upon a truce in such contests until intelligent settlements can be made, and made by peaceful and effective common counsel.

I appeal to my fellow citizens of every employment to cooperate in insisting upon and maintaining such a truce, and to cooperate also in sustaining the Government in what I conceive to be the only course which conscientious public servants can pursue. Demands unwisely made and passionately insisted upon at this time menace the peace and prosperity of the country as nothing else could, and thus contribute to bring about the very results which such demands are intended to remedy.

Let me add also that the position which the Government must in conscience take against general increases in wage levels while the present ex-

ceptional and temporary circumstances exist will, of course, not preclude the Railroad Administration from giving prompt and careful consideration to any claims that may be made by other classes of employees for readjustments believe to be proper to secure impartial treatment for all who work in the railway service.

In his statement to the shopmen the President says:

We are face to face with a situation which is more likely to affect the happiness and prosperity, and even the life, of our people than the war itself. We have now got to do nothing less than bring our industries and our labor of every kind back to a normal basis after the greatest upheaval known in history, and the winter just ahead of us may bring suffering infinitely greater than the war brought upon us if we blunder or fail in the process.

An admirable spirit of self-sacrifice, of patriotic devotion, and of community action guided and inspired us while the fighting was on. We shall need all these now, and need them in a heightened degree, if we are to accomplish the first tasks of peace. They are more difficult than the tasks of war—more complex, less easily understood—and require more intelligence, patience and sobriety. We mobilized our man power for the fighting, let us now mobilize our brain power and our consciences for the reconstruction. If we fail it will mean national disaster.



# REAL ESTATE SECTION

## Public Improvement Work in the Bronx and Brooklyn

### Bridges, Street Paving, Sewers and Other Construction Under Authorization of the Board of Estimate

THE recent authorization by the Board of Estimate of public improvement work in the various boroughs entailed an expenditure of more than \$12,000,000, and of this amount the Bronx, Brooklyn and Queens received a considerable share. The Bronx Board of Trade has prepared the following summary of public work which the Board of Estimate instructed the various city departments to get under way as soon as possible in that borough:

McComb's Dam Bridge—reconstructing buckle plate floor and repaving, \$30,000.

Eastchester Creek Bridge—construction \$250,000.

Pelham Bay Park—irrigation system for golf links, \$5,000.

Franz Sigel Park—for constructing sidewalks, etc., Mott avenue and 153d street, \$6,000.

Pelham Bay Park—extension of bathing beach at athletic field, \$5,500.

Eastern Boulevard—repaving from Eastchester Bay Bridge to north of Split Rock Road, \$59,000.

Eastern Boulevard—repaving from Bronx and Pelham Parkway to Bridge over Eastchester Bay, \$70,000.

Bronx and Pelham Parkway—repaving from New York, New Haven and Hartford Railroad to Eastern Boulevard, \$75,225.

Pelham Bay Park—construction of comfort station in southern part of Orchard Beach, \$240 appropriated for the preparation of plans. Complete structure to cost \$12,000.

Small Park—Whitlock avenue and 163d street—for planting, sodding and construction of walks, \$2,950.

Boston Road—repaving from East 182d street to Bronx Park East, \$70,000.

Bronx and Pelham Parkway—repaving connection between new pavements on center roadway, \$6,000.

Pelham Bay Park—new concrete bath houses at athletic field, \$400 appropriated for the preparation of plans, completed structure to cost \$20,000.

Botanical Garden—Bronx Park—construction of driveway in the Eastern portion, \$5,000.

Zoological Garden—Bronx Park—construction of walks and guard rails, and restoration and replanting of west bank, \$5,000.

Van Cortlandt Park—repaving Van Cortlandt avenue from southern boundary to Van Cortlandt station, \$11,750.

New Engine House—Westchester avenue and Clason Point Road, \$5,000 appropriated for acquisition of site and \$500 for the preparation of plans for building. The construction and equipment of building will cost \$25,000.

Permanent asphalt plant—for acquisition of site the sum of \$56,000 was appropriated, together with \$1,880 for the preparation of plans. The construction and equipment of the building will cost \$94,000.

Improvements for the Bronx Parkway Reservation, \$395,000.

More than \$4,000,000 will be spent in Brooklyn on public improvements during the current year, according to the recent report of Borough President Riegelmann, showing the amount of street repairing and repaving and sewer work along with building operations for the period from January to July, 1919. Each of the departments under the borough head show a marked increase over the last war years. The list enumerates the present status relative to street, sewer and building work authorized and contracts let, and the comparison of these figures with those of last year indicate a banner year

for this work in the borough.

Repaving contracts let during the first half of the present year amount to \$741,507.95. Repaving contracts ready to advertise are stated in the sum of \$690,600. The report further shows that \$232,721.69 has been let thus far, while there are contracts ready to be advertised for street improvements aggregating \$180,600. Sewer contracts let amount to \$937,488.03, and additional contracts amounting to \$918,500 will shortly be published.

The total of the above amounts is \$3,701,417.67, and in addition there are matters still pending, either in the local board or before the Board of Estimate and Apportionment, for which the President expects final authorization during the next few months, and which will equal in amount \$500,000. The report says in part:

"A comparison of the amounts in money for street repaving and improvement for the present year, as against that of last year shows the effect of the war regarding labor and materials. In 1918 the sum expended for this work was \$209,382.91, as against the present authorized sum of \$1,845,429.64.

"Favorable action in preliminary authorization of the architect's plans has received the attention of the borough head and it is expected that work will soon begin on the new Snyder Avenue Court House in Flatbush, which will serve as a Magistrate's as well as the Municipal Court's business. The Greenpoint Bath, the site for which has been tentatively agreed upon at Bedford and Metropolitan avenues, and the addition to the Coney Island Municipal Baths are in the same status as the Flatbush court buildings.

"It is also the intention of the Borough President to renew preliminary activities on the proposed Municipal Building which is to be erected on the present site of Murphy Park, the plot lying on the north side of Joralemon street, between the present County Court House and Court street, running for a distance on Court street to the interior lot line of Polytechnic Institute. The plans for the erection of the building were authorized under the administration of former Borough President Pounds, but were never officially adopted. The private office buildings in the borough at present are exacting rentals for city and borough offices aggregating more than \$200,000 yearly."

## Production of Anthracite Increases

Anthracite production for the first half of August shows an increase over the output for that period in 1916, the last normal year in the coal trade, according to the Information Bureau of the Anthracite News, which says:

"While shipments in July showed an increase of 7.7 per cent. over June, and amounted to 6,052,234 tons, or 619,456 long tons more than was shipped in July, 1916, the first half of August is showing a further increase and production is well in excess of production for the first two weeks of July.

"According to figures issued by the United States Geological Survey the production of anthracite in the two weeks ending July 5 and July 12 was 3,282,000 net tons. For the two weeks ending Aug. 9 and Aug. 16 the production was 3,512,000 net tons, an increase of 230,000 net tons, or almost 20,000 net tons per possible working day as compared with the two weeks in July."



# Form Association of Superintendents and Engineers

## Working Organization to Better Standard of Men Engaged in Care of Expensive Buildings

THE Superintendents and Engineers Association of Greater New York, organized several months ago for the purpose of bettering the standards of the men engaged in this phase of building operation, has launched a new membership movement which seeks to gain one hundred new members by October 1. The association, which now has a membership of about forty men, has enlisted in its ranks licensed engineers and superintendents of practically all types of buildings in various parts of the city and have built up a working organization in which a number of representative men in the field have become active.

The president is Arthur Rimpler, superintendent of the apartment house at 267 West 89th street. The vice-presidents are George Peterson, who has for a number of years been a superintendent of buildings in this city, and William Kinnicut, who is chief engineer of the Hotel Broztell at 9 East 27th street. The treasurer is Fred Althoff, superintendent of the apartment house at 317 West 89th street, and the secretary, Ferdinand Furst, engineer of the Temple Israel of Harlem. Henry Husing, superintendent of the big Wilsonia apartment house at 225 West 69th street, is the representative of the association.

Mr. Husing, discussing its purposes, said: "I wish to emphasize the fact that this is not a union organization and is not designed for the purpose of forming combinations against the interests of property owners or their representatives. The Superintendents and Engineers' Association of Greater New York has been formed for the express purpose of creating a better understanding between real estate owners and their superintendents; to clear our ranks of the undesirable elements and to attract as members such men who can handle the general management of buildings and the tenants skillfully and scientifically and have them co-operate with the owners and agents in every possible way. The present membership consists of men who are

apartment house superintendents on Riverside Drive, West End, Park and Madison avenues and also licensed office and loft building engineers. Men in these fields are eligible to active membership. We are also taking in as associate members real estate owners and their representatives.

"One of the most interesting phases of our work is the co-operative idea whereby each member pledges himself to work together with all other members in the interchanging of ideas for the solution of our common problems. There has probably been no other time in the history of New York City when more problems have been created for the building manager and superintendent and we feel that every superintendent and engineer in the city should have the benefit of the other man's experience in meeting and solving them.

"In addition we have arranged to hear at each meeting of the organization lectures and addresses by specialists in various phases of building operation and maintenance, in order that the members may have first-hand information concerning the most modern methods of building management and maintenance. It is our purpose to have the membership in this organization act as a badge testifying to a man's good standing, ability and honesty.

"Our aim at all times will be the earning and keeping of the good will of all real estate owners and their representatives."

The association meets twice a month, on the second and fourth Tuesdays, at the Bloomingdale Turnhall, 305 West 54th street. A big open meeting is planned for the night of September 23d to which all property owners, real estate brokers and managers and all others interested are invited. At the meeting the purpose of the Superintendents and Engineers' Association of Greater New York will be explained in detail and various subjects of interest will be discussed by well-qualified speakers.

## Claflin Estate in the Bronx To Be Sold at Auction

ANOTHER historic Bronx estate is to be cut up into lots and distributed among a number of holders in response to the steady northward expansion of the city. The auction sale of the famous old Claflin estate on University Heights scheduled for an early date in September will mean the passing of one of the last of the big tracts in the borough which remained as reminders of the old-time splendors of manor life. The sale is to be conducted by Joseph P. Day in the Vesey Street Exchange sales rooms.

It is estimated that the decision of the owners to market the tract will make available for early use 500 excellent building sites in one of the best parts of the borough and one provided with splendid transit facilities and other features which make residence in that locality desirable. The estate is not only one of the oldest but one of the most picturesque of the old North Side properties. It is beautifully wooded with large maple, beech, elm, and pine trees. On the north it overlooks the Jerome Park Reservoir and a surrounding strip of city land dedicated to future park purposes and on the west and southwest touches wide and long constructed city avenues. The site of an old revolutionary blockhouse held in turn by the Hessians and General Washington's troops, and now marked by a bronze tablet placed there by the Daughters of the Revolution, lies in an angle of the northern border and testifies to the historic associations of the spot.

It has three main frontages, viz., in Kingsbridge road west, Sedgewick avenue and Claflin terrace. It is bounded on the north by Jerome Park reservoir; on the east by the property taken over by the city for the Eighth Coast Artillery Armory

and parade ground which formerly was the site of the old Jerome Park race track; on the south by Kingsbridge road west and on the west side by Sedgewick avenue, which runs along the ridge that overlooks the Harlem River valley, the Dyckman, West Kingsbridge, van Cortlandt Park and Riverdale sections of Manhattan.

The section has the benefit of excellent transit facilities. One block east of the property is the Kingsbridge station of the Jerome avenue elevated extension, connecting directly with the Lexington avenue subway and the Sixth and Ninth avenue elevated roads.

The University avenue electric surface line operates direct to 181st street and St. Nicholas avenue and to the 238th street and Broadway stations on the Broadway subway, the 225th and 231st street stations of which are also within easy walking distance. Stations on the Putnam and Hudson River divisions of the New York Central station lie at the foot of the Kingsbridge hill. With such transit facilities, the Claflin estate is in the enviable position of commanding the services of all the east and west side subway and elevated lines and of the New York Central Railroad.

The sub-division and improvement of this tract with multi-family houses and dwellings will mean that the most northerly section of the west Bronx, this side of Mosholu Parkway and lying between Sedgewick and Jerome avenues has been disposed of. The present housing shortage and the need for the construction of residential properties is also expected to add additional interest to the sale of this property, especially in view of the fact that the Claflin estate is ripe for early improvement.



# Conducting Campaigns For Office Building Tenants

## Methods Employed by Building Managers With Practical Examples—How to Take Advantage of Peculiar Attractions

By LEE THOMPSON SMITH, Secretary Pease & Elliman.\*

THE word "Campaign" used in connection with securing tenants during the present market may appear to many real estate men one that has been relegated to the dead languages. Perhaps in a measure they are correct, but a day of resurrection is bound to come and when it does, campaigning may again become useful.

During the past four years and at present construction has been and is almost at a stand-still, due principally to inability to finance large building operations. Institutions unable to obtain larger quarters in their present locations have gone into the market, especially in New York, and purchased structures which will be used in whole or in part for their own occupancy. The purchase of the twenty-two story office building at 71 Broadway by the U. S. Steel Corporation and Sinclair Oil & Refining Company's acquisition of the Liberty Tower, 55 Liberty Street, a thirty-two story building, are examples. Many such transactions will eventually force into the street those tenants unfortunately occupying the space desired by the new owners.

Other large corporations have been watching these transfers seeing in the mirror a reflection that they must sooner or later do something for their own protection. Being unable to secure suitable quarters, such institutions will consider the erection of a building for their use, as well as providing space for rent to outsiders, two such transactions being under way at present in our City. Another corporation that recently purchased a building on Broadway contemplates the erection of additional stories. I do not desire to convey by these statements that we shall awake some morning in the very near future to find our buildings not fully rented, but it indicates that the congested market is bound to be relieved and we may again find it necessary to campaign for tenants. Perhaps our President had this thought in mind when he selected this subject for discussion.

Therefore, let us consider that our building has been planned, is in course of construction and will shortly be ready for tenants. The first question that comes to the mind of the owner is "How is it going to be filled" and what campaign should be started to secure the finest type tenants. Unfortunately, few landlords take into consideration the employing of a good Renting Manager. They don't believe, as large corporations, that the head of their Sales Department should be first-class in every particular, presuming that any person can handle the proposition. The man at the helm should be one that can consistently plan a campaign and see that it is carried out in detail. A good Rental Manager is worth every cent he demands. After he is secured, give him the reins and if he is the right sort, your worries are over.

A point that does not appear to be of importance, but to my mind is a strong factor, is the expression that the prospective tenant receives when he enters the Renting Office. It is an unfortunate fact that the darkest and therefore the least attractive space is selected as this office, no thought being given to the favorable impression that is conveyed from seeing a bright, sun-shiny room, well furnished.

Every effort should be made at once to create a good atmosphere for the building or in other words—good will. A building's reputation may be impaired by not giving careful thought to the atmosphere surrounding the first occupants, to wit: Our corporation secured the agency of a structure that had recently been completed and was in the hands of a Receiver. It had few tenants; some were far in arrears. The problem which confronted us was to create a higher standard of tenancy. The first step taken by the speaker was to make

a thorough study of the available space, noting the possible lay-outs, capacity of the elevators, location of toilets and whether it would be desirable to seek tenants having great many employees or those who demanded plenty of space for show with a limited number. This building appeared to be peculiarly adapted for lawyers. With this in mind, an effort was made to lease to a firm of attorneys who had a large clientele of representative corporations, which firm if secured would be a stepping stone toward placing the building in the right light. It appears with lawyers, as with business concerns, if you secure those who are prominent the smaller man who may not be strong financially but just as satisfactory morally will desire to locate in the same building or neighborhood. Success favored us and we leased to this firm for a term of years, as well as to several others whose reputation was established. Thus we raised the character of the building to a point where a waiting list was put into effect prior to the start of the war in 1914.

Glancing at the methods employed in campaigns engineered by other building managers, I find that prior to the opening of the Equitable Building, one of the Renting Agents covered every large city in the United States, calling on real estate men and corporations with the purpose of putting the Equitable "on the map", not with the thought of renting space in the building but placing in the minds of the local men that there was such a building and if they anticipated opening New York quarters it would be an excellent place to locate. They also carried advertisements in local newspapers to some extent. It was stated to the speaker that they never knew of an instance where a tenant was actually brought to the Equitable through this trip but they have been reflecting from time to time, as it has been mentioned by those seeking quarters.

The Woolworth Building Renting Agent found he was handicapped somewhat at the start having it called the "Five and Ten Cent Store Building." To overcome this impression and to advise people throughout the country that the late Mr. Woolworth intended to erect the highest office structure in the world, they advertised in papers throughout North America and Europe.

The Hudson-Manhattan Company had a unique idea in establishing good will for their buildings, no paid advertising being used; instead a publicity man was employed to write stories of the Tubes to Jersey which station is located in the basement and interweave throughout the stories interesting facts concerning the buildings. They made a special effort to have Clubs occupy the upper stories knowing it would bring a cordial atmosphere and quiet dignity of its premises.

The Fifth Avenue Building instituted an advertising campaign in not only local newspapers but in various trade magazines, their space being especially suitable to commercial houses. Pamphlets were published in Portuguese and Spanish containing a list of the class of tenants who had rented space, which was distributed to buyers and also circulated in foreign countries.

The Aeolian Building and Bush Terminals employed billboards. These were not used for notification of space for rent as to bring the buildings to the attention of the public, thus creating interest which eventually brought tenants.

It, therefore, appears from these methods that establishing a good impression is one of the factors in making your building a success.

The desirability of what you sell is Point No. 2. Every renting man should thoroughly study his building, its accessibility to car lines, railroad terminals, etc.; also consideration should be given to the floor area; number and location of

\*Address delivered at the Annual Convention of the National Association of Building Owners and Managers.



elevators; size of windows; height of ceiling; width of bays, as various points of improvement over your neighbor. Learn the good points as well as bad. Have confidence; if you haven't, hand in your resignation at once, for if you are interested, it will not be difficult to interest prospects. Carefully note your store space; be particular of class of tenants accepted, which recalls the story of the **Renting man who was** extremely anxious to rent his stores no matter how many tenants in the same line became neighbors. He rented three stores, each adjoining, to three clothing men. Business was not plentiful for three. Tenant occupying store No. 1 decided to stimulate business, placed over the front a sign which read "Fire Sale." Tenant who occupied store No. 3, not to be outdone, placed "Bankruptcy Sale." Poor chap in store No. 2 being dismayed at his neighbors' forethought, was stumped. However, after meditating, he placed over his door "Main Entrance."

The business of tenants occupying stores should not conflict. Obtain the very best in their particular line and endeavor to have your fronts, especially as to signs and colors, uniform as possible.

Don't mislead your tenants by promising that which you cannot deliver. Some renting men can talk you deaf, dumb and blind over a blue-print to discover on inspection of space that certain little peculiarities were not noticed on the plan. This has been somewhat obviated by employing a so-called "Efficiency Expert" who sketches for your client, after he has been interested, a plan showing the advantages of the new location, proving to the prospect that accommodations can be had in the smaller area that is properly arranged without waste room. This method has proven satisfactory, as nine out of every ten tenants do not realize the **number of feet** needed for their requirements. A good efficiency man is really a money saver for the owner as well as the tenant. Many times money is spent on the lay-out of a suite which would be almost impossible to rent after the tenant has vacated. In assisting your tenants in planning partitions, try and have them arranged so when the day arrives that he vacates they can be readily adapted to a new tenant without expensive changes.

Canvassers have been employed to make the usual door to door campaign. Though they do not always succeed in interesting the prospect a booklet is left and quite often the expiration date of the tenant's lease is ascertained. Record should be kept of the canvass; a report as complete as possible of the amount of space necessary, the interest shown, etc., is a great help at a later date when the tenant calls upon you; his record handy you can add a personal touch to the conversation which is always an asset in salesmanship. Tenants have been canvassed by letter but it is not always satisfactory, as every one knows what becomes of a circular letter on a busy morning.

In New York we have the Real Estate broker problem. A new building is opened, brokers spring from everywhere requesting a list of space, prices, etc., and in a great many cases submit names of prospective tenants that other brokers have submitted within the preceding twenty-four hours. The Hudson Manhattan Buildings printed contracts whereby they assigned to various brokers for one month, names of possible tenants; nothing being done with these prospects within that period, they were re-assigned to another broker. However, if interest had been created the contract was renewed for a further period. This obviated several brokers approaching the same party at a time and gave them an incentive to work knowing they would not be unintentionally deprived of the commission. In other buildings brokers were paid full commission if the Agent was at all convinced they were entitled to same.

When selling your space, do not knock the building in which your prospect is located. He knows the bad points better than you; tell him of the good features contained in your structure. Do not exaggerate. Remember you will be with him perhaps years after he has been located, and if you have puffed your services and failed, he is liable to become

disagreeable.

The speaker has been asked, now that practically every large City in the United States has a "Building Managers Association," what would happen if space again became plentiful. Would it be considered ethical to canvass the other buildings? My belief is that it is fair and square to call on a tenant regardless of the building with the intention of seeking his removal if it can be done. You are in no danger of losing him if you are giving the reasonable service he demands. Reasonable service does not require laying of linoleum, building shelves, painting rooms every week-end, or other requests that we receive from time to time. Nor is it my intention that soliciting one another's tenants should be continued day after day, year after year, as then you would only be seeking removals in checker-board fashion, though a new building should have the privilege to canvass as the salesman has who offers you a **new product that has** recently come upon the market.

Is it possible to satisfy tenants? It is with exceptions. We all know of the tenant who always asks for more. They are becoming educated and the time has passed when it was necessary to spend half a year's rent or more in arranging space.

It is your misfortune if your owner will not allow you to keep the standard of the building at the point you desire. Such an owner has no one to blame if his tenants do not remain. Tenants do not like to move; they would rather stay, even in an older type building that has not the modern conveniences, if they have been satisfactorily treated. The speaker can quote cases of old buildings in his City that no inducements could cause the tenants' removal; their buildings reputation is established and services is as near perfect as possible.

What is "Service?" Does it require that you should pack the tenant's goods, pay moving expenses and after he is located give him everything he may ask. Service is carrying out the requirements of the lease in a speedy and pleasant manner. Service does not demand that you should give something for nothing. There is service in the proper location of a building, good will created by keeping it favorably before the public, conveniently located barber shop, cigar stand, high grade stores, clubs and restaurants.

Every building has its own peculiar attractions—The Equitable being especially adapted to the large tenant requiring well located elevators for quick transportation. The Woolworth Building has advertising service in being the highest building in the world. The Hudson-Manhattan Buildings have the advantage of boarding trains for other states without going outside the premises. I could continue to **enumerate** various buildings known to you all, but study your particular city and you will find buildings that have some especially good features that stands out from its neighbor.

A portion of service should be maintaining the good atmosphere that permeates your building. Advertising will not accomplish this unless it is backed by tenants of good character. Many of us have been inclined to sit quietly now that buildings are filled, refusing to look to the future. If the time arrives when it will be necessary to campaign can you consistently say that you have kept faith either in service or other methods? If your tenants are solicited, can they state their present quarters are satisfactory, preferring not to move to a building whose character has not been determined. Several buildings advertise throughout the year not with the idea of securing, but of keeping tenants.

Careful investigation should be made of the prospect's morals as well as finances. Often you will find he who is inclined to be crooked will pay rent well in advance, but Mr. Sheriff is always somewhere in the neighborhood. Secure references, but don't stop at that. It is not human nature to refer to one who is liable to speak ill of you. You can always investigate a man through others though he has not given them as a reference. Questionable tenants always like to flock around those who bear good reputation, believing in the old saying "that a man is known by the company he keeps."



# Real Estate Review for the Current Week

## Business Concerns Itself With Diversified Classes of Property—Well Maintained Demand for Dwellings

**M**ARKET activity was well sustained this week with little change in the general situation. The most important aspect of the business, however, was the versatility of the demand which resulted in transactions involving everything from million dollar down-town skyscrapers to modest Manhattan and Bronx private houses. Considerable interest centered upon the reported sale of the big United States Express building at 2 Rector street, which, coming after a series of other deals involving similar structures in the same general neighborhood emphasizes the powerful buying movement which has for so long a time been under way in the down-town office district.

In the Times Square section the Hidden property at Broadway and 45th street passed into the control of Marcus Loew, who plans to replace the present old structures on the site with an office and theatre building which will be a notable addition to the large new buildings which have been erected in this section within recent years. This transaction, aside from its size and the interest which attaches to the particular piece of property now taken out of the market, assumes added significance because it further

indicates the strong demand for construction sites in the amusement centre.

Some blocks to the east the acquisition of a building in East 44th street by a prominent firm of music publishers reflected the growing demand for additional centrally located business space. This transaction is in line with a number of others recently consummated whereby firms in the Fifth avenue section have been compelled to acquire more properties for their own business requirements.

Outstanding features of the dwelling market were the sales of the \$425,000 Carhard house at 3 East 95th street to Clarence H. Mackay and the \$250,000 Barnes residence at 10 East 79th street. These transactions, together with a growing number of deals involving dwelling houses on the east and west sides and in the Bronx represented a goodly portion of the total business transacted during the week. There is no sign of diminution in the call for residential properties, it being freely predicted that the demand will become even more intense as October first draws near; as people begin coming back to the city and as leases for both apartments and private houses begin to expire.

### Still Selling Lots.

The continuation auction sale at Neponsit last Saturday by the Jere Johnson, Jr., Co., auctioneers, conducted by Fred Snow, resulted in the disposition of 176 lots for \$77,975. This, with the previous week's sale, makes a total of 770 lots sold at Neponsit for a total of \$462,025. Among the buyers last Saturday were Rose Hartuet, P. Fleming, Mrs. J. S. Lawler, Joseph W. White, H. Lewis, F. Evald, N. Hartell, E. F. Ryan, N. E. Joffe, E. F. Wilson, Miss T. M. Cassazza, Mayard Homer, N. Washburn, George J. Brown, J. K. Newman, J. H. Little, H. A. Rogers, B. Fepovitch, A. H. Finfield, A. A. Keenan and Rose Hyman.

A successful sale at Navesink Park, Atlantic Highlands, N. J., was held by Bryan L. Kennelly on the same afternoon. After disposing of 100 lots and three dwellings at an average of \$982 per lot the sale was adjourned on account of darkness. Among the buyers were L. R. Titus, Gramercy Park Realty Co., Ignatius Coletti Reina, William C. Schmidt, J. J. McElroy and Max Wolf, of New York City. Paul Lichtenstein, F. W. Joy, Florence H. Duleto, Carl C. Lantz, Katherine Woods and Mrs. J. S. Cruser, of Atlantic Highlands, N. J.; A. L. Biais, James Schannon and T. T. Melville, of Brooklyn, and Thomas Mason, of East Orange, N. J., and many others.

A large crowd attended the auction sale at Deal Park, New Jersey, conducted by Joseph P. Day. The sale included 250 plots and five houses, which sold for a total of \$61,485. The property sold adjoins the Hollywood Golf Club and Deal Golf Club. A two and a half story frame dwelling on Corbey avenue was sold to W. O. Maden for \$7,200; the Roseld Cottage, a two and a half story frame dwelling on Roseld road, was purchased for \$6,650 by Milton Zeisler; Carl Lamping bought a 1-story frame bungalow on Runyon avenue for \$3,500; the Holley house, a 1-story stucco and bungalow, was sold to George J. Schindel for \$5,250; the 2-story stone stucco cottage known as the Lincoln Lodge on Runyon avenue was purchased by Charles W. Muller for \$7,300. Among the other purchasers were F. J. Arend, F. W. Faulkner, John W. Meehan, Simon Sarnoff, Perry B. Rowson, H. J. Donnelly and S. H. Calnert.

### Reported Sale of 2 Rector Street.

The United States Express Building, a twenty-three story structure known as 2 Rector street, has been reported sold to a syndicate, according to well informed realty circles, although confirmation of the rumor could not be obtained.

The building was erected about fifteen years ago and was one of the best of modern skyscraper types in the downtown section. It occupies the northerly block front between Trinity place and Greenwich street, with frontage of 118.7 on Rector street, 138.9 on Greenwich street and 142 on Trinity place, opposite the rear of Trinity Church. A number of interesting deals in improved property have been recently negotiated in this block. The officers of the United States Express Realty Co., which owns the property, are: Duncan I. Roberts, president; J. W. Smyth, treasurer, and S. M. Hamilton, secretary. The property is said to have been held at close to \$3,500,000.

### New Real Estate Firm.

Charles C. Edwards and F. D. Richart, for a number of years identified with the mortgage market of this city, have opened an office at 115 Broadway under the firm name of Edwards & Richart for the transaction of a general real estate and mortgage business. Mr. Edwards brings to the new firm a varied experience gained through nine years with the Title Guarantee and Trust Company as assistant manager of the mortgage department and five years with the Lawyers' Mortgage Company. Mr. Edwards left the Title Guarantee and Trust Company in 1914 to become assistant secretary and manager of the Lending Department of the Lawyers' Mortgage Company. He has a wide circle of acquaintances among real estate owners and brokers.

Mr. Richart, who was associated for a number of years with Mr. Edwards in the Lending Department of the Lawyers Mortgage Company was recently discharged from the United States



C. C. EDWARDS. F. D. RICHART.

Navy where he served for fourteen months with the Submarine Chaser Fleet in the war zone.

The new firm will not confine itself to any particular phase of market activity but will be interested in the negotiating of mortgage loans and general brokerage. Mr. Edwards, in discussing the real estate outlook yesterday, declared that the peak in purchasing activity had not yet been reached and that the present buying trend would be a permanent one.

"There is no doubt in my mind," he said, "that the mortgage situation is steadily improving and that more money will be available in this field as time goes on. My reasons for entertaining this belief are based on what I believe to be a careful analysis of existing conditions. I can provide no better proof of the improvement of the situation than the statistics quoted each week in the Record and Guide, which indicate a steady increase in the amount of money which is being loaned on New York City real estate. For instance, the Record and Guide of August 23d in its statistical table shows that from Jan. 1 to Aug. 19, 3144 mortgages were made involving \$86,876,889 as compared with 1640 involving only \$40,667,092, for the same period in 1918.

"It is significant to note that banks and insurance companies have already loaned this year more than \$31,000,000 as compared with

only \$19,750,000 for a similar period last year. Similar improvement may be noted in the Bronx where the figures indicate that nearly three times as much money has been loaned so far this year than last year. In Brooklyn the Record and Guide figures show a most unusual improvement, the statistics being \$75,000,000 so far for 1919 as against about \$29,000,000 for the corresponding period in 1918.

"These figures prove in my mind that the investor in real estate mortgages is continuing to manifest his old time interest. I have always maintained that this kind of investor is in a class by himself; that he regards the real estate mortgage in a different light than that of bonds or securities. I know a number of people who have not considered any medium for investment other than mortgages in spite of the Wall Street stock and bond activity which is supposed to have drawn so much money away from real estate. This confidence in real estate mortgages largely explains the placement of so many loans lately at 5 and 5½ per cent, indicating that they are ready and willing to take a slightly less return in order to receive the benefits of their favorite kind of investment.

"I believe that the strength of the buying market will be maintained for an indefinite period so long as production does not keep pace with demand. Present day real estate opinion holds to a large degree that there will be no recession in rents, which are invariably the bases of value. Building is not going on as fast as the demand should warrant because there continues to be such uncertainty as to labor and other construction costs. While some new housing space will be added to New York's depleted supply it will not be enough to react to any appreciable degree against rents which have been legitimately raised to meet increased costs and taxes and in accordance with the law of supply and demand.

"For these reasons I regard the immediate outlook as regards the renting, selling and mortgage branches of real estate business with more optimism than at any other time during my business career."

### Storage of Coal.

The Department Orders Committee of the New York Building Managers Association has received an expression of attitude from the Tenement House Department, Borough of Manhattan, in regard to its inquiry as to whether the storage of coal in areaways, yards and courts will be permitted in anticipation of and during the coming heating season. The Department's letter in full is as follows:

"Relative to your request received from you in regard to the storage of coal, I beg to state that your yards and courts may be so situated as to allow the physical storage of coal there, though there is nothing in the law which permits me or the department to waive any specific violation of law. If the department finds that in storing coal on the premises anywhere, light or ventilation, or both, is obstructed or fire egress interfered with, the department will be obliged to file violations. If the storage is free from any such obstruction or interferes, you can feel sure that the department will exercise common sense and refrain from molesting you for the time being."



# MONEY TO LOAN

on

**New York City  
Real Estate**

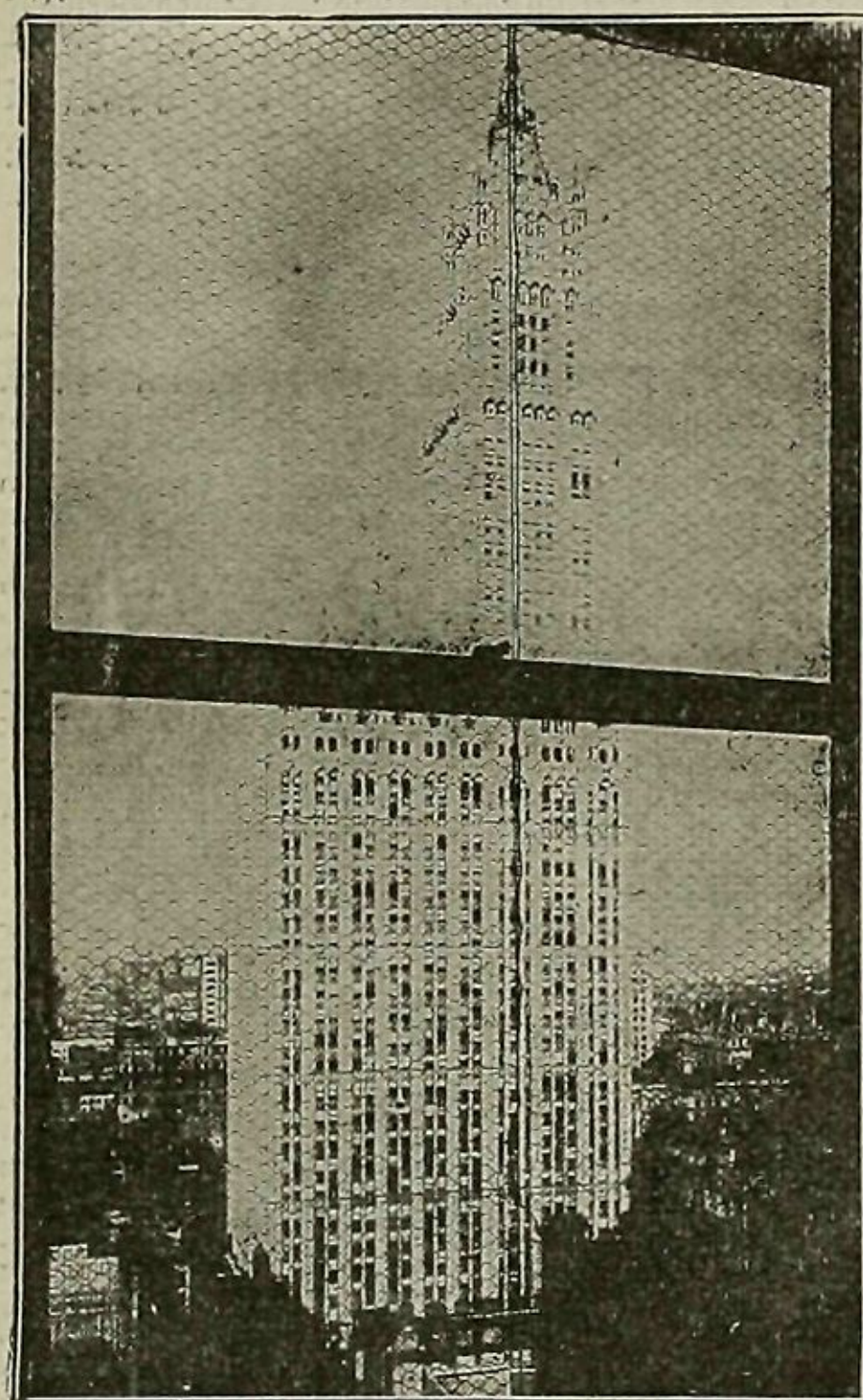
**LAWYERS MORTGAGE CO.**

**RICHARD M. HURD, President**

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

**59 Liberty Street, New York**

**184 Montague Street, Brooklyn**



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

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

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

Write for Catalogue and Samples.

**MISSISSIPPI  
WIRE GLASS CO.**

**Room 1712**

**220 Fifth Ave., New York City**

## PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 80 as against 82 last week and 15 a year ago.

The number of sales south of 59th street was 27 as compared with 32 last week and 7 a year ago.

The number of sales north of 59th street was 53 as compared with 50 last week and 8 a year ago.

From the Bronx 60 sales at private contract were reported as against 50 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 280 of this issue.

### Plan Times Square Operation.

The Hidden property, at the northeast corner of Broadway and 45th street, has been purchased by Marcus Loew, and the sixteen old buildings will be replaced with an office building, a legitimate theatre and a motion picture theatre. About \$2,250,000 is involved in the purchases. The Hidden property, which was sold for the heirs of the late Thomas B. Hidden by the Empire Trust Company, comprises 1538 to 1542 Broadway and 163 to 177 West 45th street. The sale also includes 162 and 164 West 46th street, 154 West 46th street and the leasehold at 1548 Broadway, all of which were disposed of for a price said to be \$1,850,000. The leasehold, separated from the 45th street and Broadway corner of the Hidden property, is held under a contract expiring in 1923 and carrying two five-year renewal privileges at a ground rental of \$6,500 per annum. In addition to these properties, the purchasers have secured contracts at \$175,000 from Deyo & Bauerdorf for the eight-story structure known as the Arcadia Hotel, covering a plot 34.8x100 at 159 and 161 West 45th street, and from Mrs. Nellie Lyons, represented by Franklin Canning, the buyers secured for \$160,000 the buildings at 158 and 160 West 46th street. The properties in the aggregate form a plot fronting 120.7 feet on Broadway, 122.8 feet on 46th street and 151.9 feet on 45th street.

### Sale in Cook Block.

Pease & Elliman have sold for the estate of John S. Barnes the five-story American basement dwelling at 10 East 79th street, on plot 30x102.2, between Fifth and Madison avenues. The property has been held at \$250,000 and was purchased by Sumner Ballard, president of the International Insurance Company, for his occupancy. Mr. Ballard had an apartment in Sherry's at Fifth avenue and 44th street, which property is to be made into the Fifth avenue home of the Guaranty Trust Company. The Brown, Wheelock Company, Inc., represented the estate in the sale. The Barnes house stands on the famous Cook block bounded by Fifth and Madison avenues, 78th and 79th streets, where the homes of some of the city's most prominent citizens have had their residences. Mr. Barnes acquired the site from the late H. H. Cook and erected the house which his estate now disposes of. This is the third recent sale on the Cook block.

### Music House Will Enlarge.

Albert B. Ashforth, Inc., has sold for Georgiana Wimmer 10 East 44th street, a four-story and basement building, on a lot 25x100.5. The purchaser is Gustave Schirmer, music publisher, whose seven-story building abuts at 3 to 7 East 43d street, standing on a site 62x100.5, alongside of the Temple Emanu-El, at the northwest corner of Fifth avenue. Mr. Schirmer plans to erect on the 44th street site an annex similar in design to the main building. With this sale the Ashforth firm has disposed of all the old dwellings on the south side of 44th street, between Fifth and Madison avenues. Two of these, Nos. 6 and 8, were purchased by the Chicago Pneumatic Tool Company and are now being replaced with a twelve-story structure.

### Estate Sells \$600,000 Corner.

Frederick Brown has bought from the Holly estate the southeast corner of Eighth avenue and 57th street, a property fronting 100.5 feet on Eighth avenue and 90 feet on 57th street, and valued by the estate at \$600,000. On the immediate corner is a six-story elevator apartment house, known as the St. Augustine, standing on a plot 50.5x90, and adjoining on the south are two five-story flats with stores, each 25x90. The property had been in possession of the selling family since 1876. It is centrally located, being within 150 feet of Broadway and close to the proposed Commonwealth Hotel and Columbus Circle. Leitner, Brener & Starr were the brokers in the deal.

### New Home for C. H. Mackay.

Pease & Elliman sold for Mrs. H. B. Brookman, as executrix of the estate of the late Mrs. Amory S. Carhart, the 5-story fireproof English basement house, 3 East 95th street, occupying a lot 50x100, from plans by Ernest Trumbauer, architect, of Philadelphia. This house was built on land sold to the late Mrs.

Carhart by Pease & Elliman for the late Lloyd S. Bryce and lies between the property at the corner of 5th avenue still belonging to the Bryce Estate and the plot purchased by Goodhue Livingston, on which he plans to erect a house for his own occupancy. Immediately adjoining the Livingston property is the new residence of Ernesto G. Fabbri. The purchaser is Clarence H. Mackay, president of the Postal Telegraph Co. and the Commercial Cable Co. (who was represented by the Brown-Wheelock Company). Mr. Mackay will complete the house and occupy it as his residence. The structural part of the house is finished, but practically none of the decorations have been started. The house is considered one of the finest in the city and represents a cost of over \$425,000 including the land. The house was planned with a special view of entertaining on a large scale and has a dining room 35 feet square, music room 50x40, library 50x30, and an unusual sun room occupying a large part of the roof.

### Brown Buys Crystal Building.

Frederick Brown has purchased the 12-story Crystal Building at 40-46 West 20th street, a fully tenanted loft and office structure, just east of the old Cammeyer Building at the southeast corner of 6th avenue, which shows a yearly rent roll of \$68,000. It occupies a plot 107.8x92. Greenfield & Saffir negotiated the transaction. The Fabian Construction Co., Moses Crystal, president, erected the Crystal Building in 1909, acquiring the land from Judson S. Todd. In the fall of 1910 it sold the property to Mrs. Elizabeth Guggenheim in a trade involving \$1,200,000, and Mrs. Guggenheim remained in possession until 1916, when the present seller acquired it.

Mr. Brown has bought and sold many loft properties in this section. The most important of his previous activities were the purchase of the 11-story Cluett Building at 19 to 23 West 18th street, through to 19th street, and the 11-story building at 17 and 19 West 17th street.

### Green Court in Re-Sale.

Green Court, a 6-story elevator apartment house, on plot 110x100, at 1809 to 1815 7th avenue, southeast corner of 11th street, has been resold by Michael Kaufman to B. Ehrlich, who will hold it for investment. B. Harris arranged the transaction. The property yields \$30,000 in rental and was held at \$300,000. It is assessed at \$235,000. The seller acquired it last March from the Long Beach Automobile and Storage Co.

### Syndicate Acquires Carrolton.

A syndicate headed by William Johnson has bought the Carrolton, a 6-story elevator apartment house on the northwest corner of Broadway and 168th street from the Union Chemical Glassware Co. which bought it last June. The resale was negotiated by Bernard London. The house occupies a plot fronting 90 feet on Broadway and 150 feet on 168th street. It contains seven apartments on a floor and five stores. It faces the plaza formed by the intersection of Broadway and St. Nicholas avenue. It was erected by James Livingston. The sellers held it at \$350,000.

### Plan West Side Apartment.

Slawson & Hobbs have resold 240-242 West 75th street, two three story dwellings, on a plot 40x100.2, upon which the purchaser, a newly formed building company, will erect a 9-story fireproof apartment house, containing one, two and three room suites, each with bath. This is the third building operation planned for this block. Nos. 245-247 West 75th street having been razed and a new structure planned for the site, which is to be erected this fall.

### Moe Levy Building Sold.

The property at 119 and 121 Walker street, known as the Moe Levy building, was sold by the Coney Island & Brooklyn Terminal Co. to the Priestly Realty Company. It consists of two old brick structures on a plot 50x100. George G. Hallock, Jr., & Son were the brokers. The site was taken by the city for the Centre street subway easement and was subsequently sold to the Coney Island & Brooklyn Terminal Co.

### Buys Quintard Works.

The old Quintard Iron Works property, occupying most of the block bounded by 11th and 12th streets, Avenue D and Dry Dock street, has been acquired by the Todd Shipyards Corporation, with offices at 15 Whitehall street. The property was purchased from Laura A. Palmer and has frontages of 206 feet on Dry Dock street and on Avenue D, 270 feet on 12th street and a total frontage of 216 feet on 11th street, the latter separated by the 54.4-foot site at 739-741, title to which is held by James N. Webb.

### New Company Active Purchaser.

The Manning Realty and Construction Co., J. E. Manning, president, has purchased from the Providential Realty and Investing Co., C. E. Gremmels, president, various holdings, consisting of apartment houses, loft buildings, tenements, and dwellings located in Manhattan,



the Bronx, Brooklyn and Richmond. It is reported the purchase price aggregates upward of \$750,000. It is understood the new company will extend its operations by further sales and purchases. Among the properties acquired are the Benmore, 449-457 West 123d street, a 6-story elevator apartment house, facing Morningside Park; 36 West 22d street, a 7-story modern loft building; 1705, 1707 and 1709 Fulton avenue, the Bronx; three 4-story tenements, and 225 and 227 East 96th street, two 5-story tenements.

The Providential Realty and Investing Co. has also sold 319-321 7th avenue, northeast corner of 28th street, to Albert Herskovits, and 25 East 94th street, a dwelling, to Norman P. Ream for occupancy.

### New Long Island City Factory.

Roman-Callman Company sold to the Gehnrich Indirect Heat Oven Company, of Brooklyn, the block front containing 20,000 square feet, on Skillman avenue, Honeywell to Buckley streets, Long Island City, overlooking the Sunside Yards of the Pennsylvania Railroad, and the three-story reinforced concrete factory building to be erected on the entire plot, the financing of the construction of which was arranged by the same brokers.

### Manhattan.

#### South of 59th Street.

**GREENWICH ST.**—Fisher and Irving R. Levine bought from Dr. A. R. McMichael, through the Duross Company, the northeast corner of Greenwich and West 12th sts, a 6-sty loft building, 74x74 irregular. It was held at \$50,000.

**STANTON ST.**—The Hebrew Free School of 108-110 Attorney st bought the old church at 128-132 Stanton st, on a plot 80x100, between Norfolk and Essex sts. The building will be remodeled as a home for the poor and orphan children who are maintained and educated at the school. The purchase was made for \$60,000.

**THOMPSON ST.**—The 6-sty new law tenement house, on a plot 39x100, at 23 and 25 Thompson st, has been sold by Bertha Sanders. It adjoins the southwest corner of Grand st.

**9TH ST.**—The Folsom Corporation, George E. Lange, president, sold for Miss Emily Emmett the private dwelling, 57 West 9th st, to a client for occupancy.

**14TH ST.**—Ennis & Sinnott bought from James W. Halstead, as trustee, 316 and 318 East 14th st, a 7-sty elevator apartment, with stores, 45x103.3. George R. Read & Co. were the brokers in the transaction.

**15TH ST.**—Amer Realty Co., Inc., J. E. Mautner, president, purchased the 5-sty apartment at 158 West 15th st, on lot 25x103. The purchaser will remodel it into apartments of three rooms and bath. Pease & Elliman were the brokers and will manage the property.

**27TH ST.**—Dwight, Archibald & Perry, Inc., sold for the New York Savings Bank the 7-sty loft and office building at 48 West 27th st.

**31ST ST.**—E. H. Ludlow & Co. and T. Foster Gaines sold for the estate of Albert E. Valentine to Max Dorf, 43 East 31st st, a 3-sty dwelling, 20x98.

**35TH ST.**—The Augusta Zerega estate is reported to have sold 26 East 35th st, a 4-sty and basement house, 20.1x98.9, between Madison and Park avs.

**36TH ST.**—G. A. Hampton & Son, sold for C. Gerhadi two 4-sty tenements, on a plot 50x100 ft., at 429 and 431 West 36th st to Isaac D. Miller, who will erect a 3-sty garage.

**47TH ST.**—Tucker, Speyers & Co. sold the house at 33 West 47th st to the Incorporated Owners, Inc.

**57TH ST.**—Ennis & Sinnott resold the four 3-sty dwellings, on a plot 65x100, at 302 to 310 East 57th st to Rose Hulnick. James Walsh was the broker.

**57TH ST.**—William B. May & Co. and the Brown-Wheelock Co. sold to a client 53 East 57th st, a 4-sty dwelling, 18x100.5.

**57TH ST.**—The residence of Harrison E. Gawtry at 33 East 57th st, held at \$80,000, has been sold. It is four stories high, on a lot 18x100, between Park and Madison avs. Arthur Brisbane is reported to be the buyer.

**AV. B.**—Alfred Frankenthaler purchased from George V. McLaughlin, the trustee in bankruptcy of the estate of Kovacs, the premises at 12 Av. B, a 6-sty tenement with store, lot 23x80.

**2D AV.**—Charles M. Kaufman is reported to have sold the 4-sty tenement at 176 2d av, on lot 25x100, adjoining the northeast corner of 11th st.

**8TH AV.**—H. M. Weill Co. sold for John Bauer 689 8th av, a 5-sty building formerly occupied by the Hygrade Wine Co. to Benjamin Weiss, who will alter for restaurant purposes.

#### North of 59th Street.

**HAMILTON TER.**—The Berney estate has sold 39 Hamilton ter, a 4-sty dwelling, 19.8x98.6.

**73D ST.**—The Houghton Co. sold 136 West 73d st to Ennis & Sinnott. It is a 4-sty residence, on lot 19.6x102.2; has been owned by the Drummond estate since 1884 and was held at \$35,000.

**77TH ST.**—Pease & Elliman sold for Ennis & Sinnott the private residence at 116 West 77th st, a 4-sty dwelling, 19x100. The buyer, a physician, will occupy.

**87TH ST.**—Slawson & Hobbs have sold for Winthrop Parker 325 West 87th st, a 3-sty dwelling, 20x55x102.2, to a physician for his occupancy. The house was held at \$35,000.

**90TH ST.**—Frank B. Haubert, of C. H. Vogler, sold for the Apartment Equities Corporation the two 5-sty apartments at 129 and 131 West 90th st to William Engel, who now owns six apartment houses on this block.

**90TH ST.**—Joseph Oatman sold for Inwood House, an institution to assist wayward girls, 8 West 90th st, a 4-sty dwelling on a lot 18x100.8, near Central Park West, to Samuel Mayer, for occupancy. This completes the sale of four houses received by the institution through the will of the late Elizabeth J. Haines.

**92D ST.**—Tucker, Speyers & Co. sold the house at 56 East 92d st for Augusta Coleman to C. A. Richards.

**92D ST.**—Patrick J. Ryan, of the J. W. May Co., has purchased 69 West 92d st from the estate of Michael Lynch. The property measures 20x100, and alterations into small apartments are contemplated.

**93D ST.**—The 4-sty dwelling, on lot 20x100, at 172 East 93d st, has been sold by Peter Oppendorfer to a client for occupancy. No. 168 was sold recently to Fisher and Irving Lewine.

**94TH ST.**—The Bank for Savings sold two tenement houses, 25x100 each, at 312 and 314 East 94th st, to a Mr. Schoenfeld and William Lang, respectively.

**109TH ST.**—H. M. Weill Co. sold for Julian Frankel 156 East 109th st, a 5-sty single flat to the Paupack Power & Timber Co.

**111TH ST.**—Samuel Krulewitch sold to Leon Dienstag for Dr. Florina Krug the 4-sty dwelling, on lot 18x100, at 134 West 111th st.

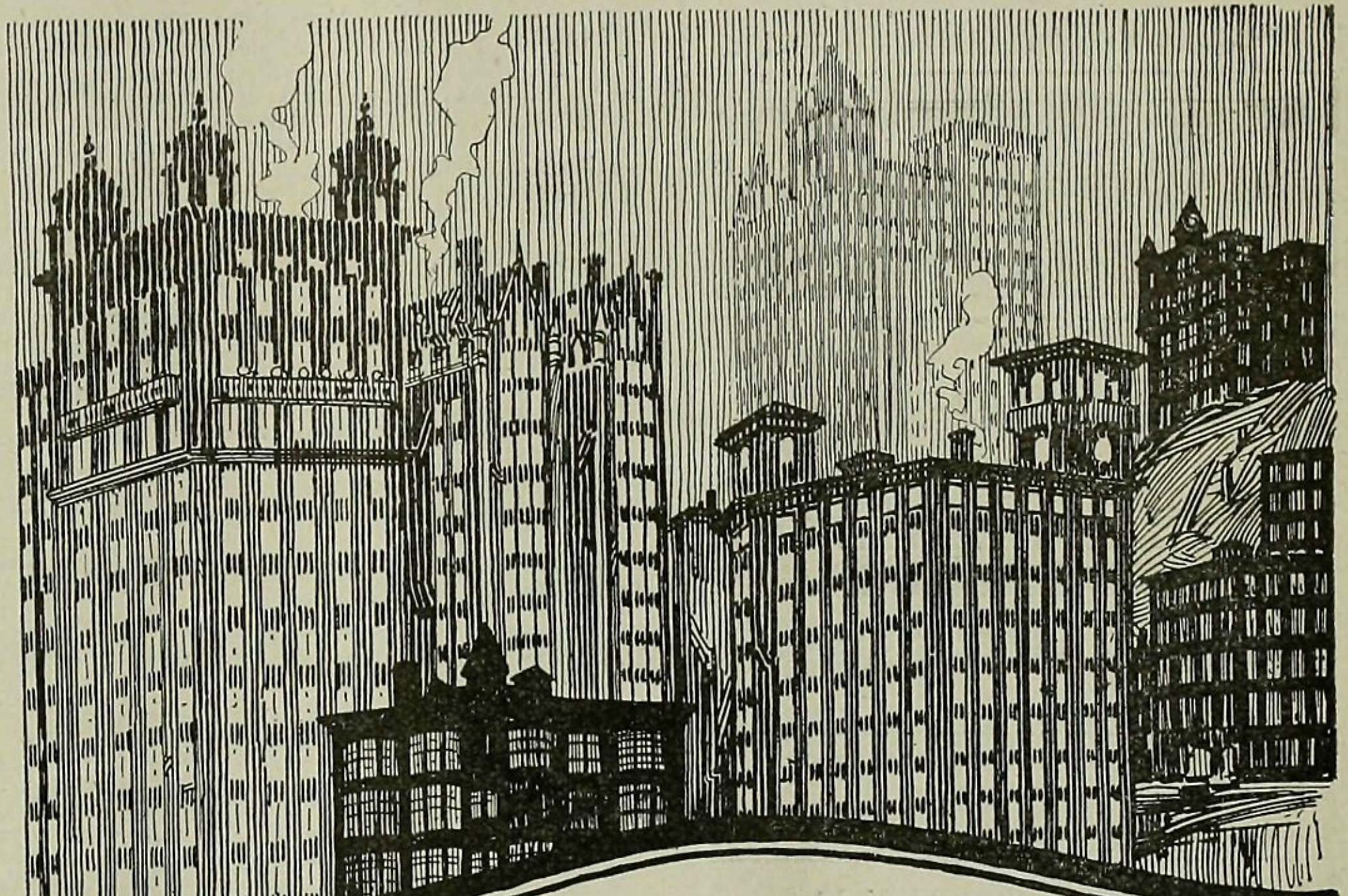
**114TH ST.**—Daniel H. Jackson purchased from the Commonwealth Insurance Co. the two 5-sty tenement houses and stores at 321 and 325 East 114th st. The properties occupy a plot 50x100. Geo. R. Read & Co. were the brokers.

**118TH ST.**—For the purpose of erecting a new school to care for crowded east Harlem the city is purchasing the old Trinity Methodist Episcopal Church and parsonage and adjoining property at 317 to 329 East 118th st, together with abutting property on 119th st, between 1st and 2d avs. The church property measures 100 ft. front, and alongside and at the rear are old dwellings and tenements.

**122D ST.**—Sisca & Palladino sold for Anthony Petrucelli to John Iuliao 424 East 122d st, 17x100, a 3-sty dwelling.

**128TH ST.**—Benedetto Schepps bought from the Farmers Loan & Trust Co. as trustee the 3-sty dwelling at 232 East 128th st, on a lot 18.9x99.11.

**130TH ST.**—Meister Builders (Inc.) have purchased 27 East 130th st, a 3½-sty dwelling, between Madison and 5th avs.



## 75,000 Apartments for YOUR Tenants

**T**HE Department of Labor estimates that 75,000 apartments will have to be built before New York's housing conditions return to normal. Today even the most out of date and unimproved dwellings are occupied—occupied by people who can find nowhere else to live.

But Manhattan's shifting population is soon to undergo its greatest upheaval—the era of moving days ushered in when these 75,000 apartments are ready for occupancy. The first to move will be the tenants of old, unimproved buildings.

To insure themselves against a return to the old days when unimproved dwelling places went begging for tenants, farsighted landlords are now making their properties more desirable as living places.

Electric service is the first improvement installed. Nothing else can add like comfort to the home. Without it families are deprived of such necessities as electric irons, fans, appliances for cooking and vacuum cleaners.

Apartment halls are vastly improved by electric service. Uniform light, convenience of control, the elimination of bell-ringing and door-opening batteries and the substitution therefor of small transformers operated from the lighting circuit, are some of its advantages.

A postal-card or telephone request (Stuyvesant 4980) will bring our representative to you. He will tell you how inexpensively and easily your property can be electrified. And if the investment involves a greater immediate expenditure than is convenient, we may be able to arrange terms.

**The United Electric**  
LIGHT AND POWER COMPANY  
130 EAST 15th ST. NEW YORK



## WHEN YOU RE-DECORATE

Save yourself unnecessary expense by letting us show you how to buy Wall Paper. Write for full particulars to

### THE BURNS WALL PAPER CO.

9 FLATBUSH AVE., BROOKLYN, N. Y.

## 7 story loft building

WEST 22ND STREET

Between Fifth and Sixth Avenues

Size, 23x98.9. A. B. See electric elevator; interior fire alarm system; fireproof stairway; metal ceilings, etc.

Rents, \$9,000—Feb. 1, 1920, \$11,000.

PRICE, \$70,000. Suitable terms.

For further particulars apply

PROVIDENTIAL REALTY &  
INVESTING CO., INC.

OWNERS

233 Broadway, N. Y. C.

Tel. Barclay 6487

## Philip A. Payton, Jr., Company REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro  
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues  
Telephone: Audubon 945

## IF YOUR PROPERTY IS IN THE MARKET

Send us the selling particulars, as we have clients who are seeking well-located investment property.



840 BROADWAY

NEW YORK

Member Allied Real Estate Interests  
Member B'klyn Board of Real Estate Brokers

Money to Loan on First Mortgages

# 5%

## Joseph T. McMahon

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

132D ST.—The Kellogg estate sold 81 West 132d st, a 5-sty flat, on lot 26x100, adjoining the northeast corner of Lenox av.

134TH ST.—Porter & Co. sold for the estate of Hannah E. Walke to James L. Van Sant the 3-sty dwelling at 81 West 134th st.

136TH ST.—Albert H. Stout sold through Jones & Watkins the 3-sty dwelling 134 West 136th st; also 114 West 136th st, through John H. Pierce.

137TH ST.—Herbert Aldhaus sold for Major Walden the 5-sty flat at 176 West 137th st, assessed at \$19,000.

141ST ST.—The Merit Realty Corporation, Marcus L. Osk, president, purchased from the Seaman's Savings Bank the 4-sty American basement dwelling, 18x100.11, at 474 West 141st st. The bank took this property under foreclosure in 1917. Patrick Ryan was the broker.

141ST ST.—J. Anthony Minott resold for the Moton Realty Company, J. Douglas Wetmore, attorney, Diva Court, at 103 to 109 West 141st st, a 6-sty elevator apartment, 100x100, held at \$150,000.

147TH ST.—The Lawyers Mortgage Co. sold 417 West 147th st, a 3-sty dwelling, on a lot 14.9x100, near Convent av.

160TH ST.—Jacob J. Tabolt sold for the estate of Philip Laracy the 5-sty tenement at 550 West 160th st, on plot 37.6x100.

173D ST.—Moore & Wyckoff sold for Charles H. Newcomb to Meyer Eisenberg a 5-sty apartment at 565 West 173d st, on a plot 37.6x100.

176TH ST.—Edward H. Burger, of Burger & Burger, resold the 5-sty apartment house, 44x99.11, at 502 West 176th st. The seller acquired the property last week and it was sold at a profit to an investor, Philip D. Shapiro, on an all cash transaction. It shows a rental of over \$8,000 and was held at over \$50,000. Steinman & Arken were the brokers in the deal.

207TH ST.—Knap & Wasson Co. sold for George L. O'Hare to Joseph Eisen for investment, 612 West 207th st, 5-sty apartment house, 50x125, adjoining the southwest corner of Broadway. The property has an annual rental of \$11,000 and was held at \$75,000. The same brokers recently sold 90 Wadsworth av.

AMSTERDAM AV.—The Wistaria, a 6-sty elevator apartment house, on a plot 50x90.11, at 506 and 508 West 122d st, near Amsterdam av, has been sold by the New York Life Insurance and Trust Co. It is assessed at \$75,000.

CENTRAL PARK WEST.—E. Sharum bought from the Henley Realty Co. 410 Central Park West and 2 West 101st st, two 5-sty apartment houses, 75.8x100, at the southwest corner of these two thoroughfares. S. Blum was the broker.

CONVENT AV.—Daniel H. Jackson sold to Louis Kleban, 106 and 108 Convent av, a 5-sty apartment house and stores, 72x100. The house is arranged for thirty-five families, yield annually \$16,000 in rent and was held at \$110,000. Morris Berman and Gordon & Son were the brokers.

CONVENT AV.—N. A. Berwin & Co. sold for Enniss & Sinnott to a client for occupancy the 4-sty American basement dwelling at 453 Convent av, near 149th st.

CONVENT AV.—John McMorrow sold 313 Convent av, a 4-sty dwelling, 20x100, opposite 143d st. The similar and adjoining house at 315, owned by Mrs. J. Heiser, is also reported to have been sold.

HAVEN AV.—H. T. Wood has sold for the Kilsalough Realty Co., 98 and 100 Haven av, opposite 172d st, a 5-sty apartment house on a plot 50x100x105, held at \$85,000 and renting for \$13,000. This property was acquired by the seller about fifteen months ago from Frederick Brown in a trade for the southeast corner of Columbus av and 101st st. The new owner is an investor.

LENOX AV.—Nathan H. Stone, as attorney, purchased the Century Apartments, a 7-sty house, at the northeast corner of Lenox av and 119th st, 75x85, erected several years ago by Frederick Eggers, whose estate is selling the property. It is assessed at \$165,000. Morris Kahn and Mark Epstein were the brokers.

LEXINGTON AV.—Henry Bach has resold to Mrs. L. Lewis 1984 Lexington av, a 3-sty dwelling, 16.8x62, for James L. Van Sant.

MANHATTAN AV.—John R. Davidson sold for Mabel G. Boyle the 3-sty dwelling, 16.8x75, at 83 Manhattan av.

MANHATTAN AV.—H. T. Wood sold for the 58 and 60 Manhattan Avenue Corporation the two 5-sty apartments at 58 and 60 Manhattan av, each on plot 35.6x95, between 102d and 103d sts. Charles Kirchner, who recently sold the apartment houses at 14 and 16 West 100th st through Mr. Wood, is the buyer.

PINEHURST AV.—Frederick Brown has bought from Anna E. Benjamin the northwest corner of Pinehurst av and 179th st, a 5-sty apartment house, on a plot 50x100, renting for \$11,000 and held at \$90,000. Millard Veit was the broker. The property was later resold by Mr. Brown to Solomon Ginsburg, through the same broker.

PINEHURST AV.—Max Blau sold for the Riveroak Realty Co. to the Benenson Realty Co., Overlook, a 6-sty elevator apartment house,

on plot 100x102, at the southeast corner of Pinehurst av and 180th st. The property was held at \$210,000. York & York represented the sellers.

ST. NICHOLAS AV.—Mandelbaum & Lewine sold to Sager & Shapiro 925 St. Nicholas av, a 6-sty apartment house on a plot 52x86, held at \$70,000.

7TH AV.—Aldhouse & Co. sold for Jacob Herb 2305 7th av, a 3-sty business building, on lot 18x75, to the Beehive Printing Co., William H. Willis, president, the present tenants.

10TH AV.—The Chile Exploration Co., lessee of the block front on the east side of 10th av, between Academy, 201st and 202d sts, has purchased that property from the Sherman's Creek Realty Co. for \$75,000. The plot, 122x260x irreg., is improved with two 1-sty and one 2-sty brick building erected a few years ago by the selling company. Daniel Guggenheim is president of the buying company.

## Bronx.

BECK ST.—The Benenson Realty Co. sold to a client of B. D. Schoen for investment the 5-sty apartment house known as the Prince George, occupying a plot 95x105x irreg., at 560 Peck st, northeast corner of Prospect av.

FAILE ST.—Goldsmith & Goldsmith resold to a client of Williamson & Bryan the 2-fam. frame house at 887 Faile st, 25x100.

FOX ST.—Max N. Natanson purchased from Leitner, Brenner & Starr the northeast corner of 156th st and Fox st, a 5-sty brick apartment house, with seven stores, on plot 45x100, and held at \$60,000.

MT. HOPE PL.—David L. Woodall, Jr., sold for Marie Ducimetiere the three 1-fam. dwellings, on plot about 97x100, at 236, 238 and 240 Mount Hope pl.

MT. HOPE PL.—Charles H. Bull sold through David L. Woodall, Jr., the dwelling at 202 Mount Hope pl. The purchaser will occupy.

ST. MARYS ST.—D. A. Trotta sold for Julius Figliuolo the southwest corner of St. Mary's st and Concord av, being a plot of four and one half lots. The buyer will improve with a 3-sty concrete factory building.

135TH ST.—William Thom has sold 450 East 135th st, a 3-sty dwelling, 16x100.

138TH ST.—The Stebbins Realty and Construction Co., J. Maline pres., bought from Judge Schultz 754, 756 and 764 East 138th st, three 3-sty dwellings. The first named is on a lot 15x100 and the others each 17.6x100. Samuel Cowen was the broker.

140TH ST.—S. H. Frankenheim sold for Catherine R. Meincke to Eva Coteen the 3-sty dwelling 492 East 140th st, 17x100.

141ST ST.—Ferdinand Kramer sold for Mrs. Helen V. Kelchner to George Denniham the 5-sty flat, 37.6x100, at 486 East 141st st.

164TH ST.—H. M. Weill Co. sold for the Dormond Realty Co. 424 East 164th st, a private dwelling, to Israel Goldstein.

181ST ST, ETC.—Clement H. Smith sold to a client for occupancy the 2 family brick dwelling, 50x100, at 69 West 181st st; to a client for occupancy the 2 family dwellings at 1752 Anthony av and 224 East 179th st; for Mrs. Blewett the 3 family house 1232 Intervale av; for H. Weill the two 4-sty flats 2353 and 2357 Washington av; for Mrs. Schott to the city of New York 1873 Washington av; for Mrs. Coban to a client for occupancy the 2 family dwelling 2878 Valentine av; for Mrs. Anna Smith the dwelling 1833 Washington av; for H. F. English, of Newburg, N. Y., the 5-sty apartment at the northeast corner of 179th st and Valentine av; the southeast corner of Fordham rd and Creston av, 50x111x67x79; to Paul Bernhard, tailor, the building 481 Tremont av, adjoining his present location at 479 Tremont av, which, after extensive alterations, he will use to extend his business.

188TH ST.—Cahn & Pittman purchased from Rocalia D. Diehl 331 East 188th st, northeast corner Elm pl, a 2-sty dwelling, on lot 26x91. Ernest Damiane was the broker.

238TH ST.—Nehring Bros. sold for Charles E. Hauselt a 2-sty house with a garage, plot 55x100, on the northeast corner of 238th st and Richardson av.

ASTOR AV.—J. Clarence Davies sold for the estate of Lorillard Spencer the vacant plot, 50x100, at the northeast corner of Astor and Cruger avs.

BEAUMONT AV.—D. A. Trotta sold for S. Seiger 2330 Beaumont av, a 2-sty frame dwelling, on plot 30x100.

BOSTON RD.—Morris Polsky sold through K. Goldner to A. Misrach the two 5-sty apartments at 1033 and 1043 Boston rd. They rent for \$30,000 and were held at \$200,000.

BRYANT AV.—The Schumann Realty Corporation purchased the apartment house at the northwest corner of Bryant av and Aldus st, renting for \$12,500 and held at \$82,000.

CLAY AV, ETC.—Friedman Tauss & Co. have sold the following dwellings: 1054 Clay av, for Henry Stiehl; for Mrs. Mary Hoffman, 1169 Vyse av, 2-fam. house on a plot of 20x100, to a client; for Anthony Plascyk 1163 Union av, 2-fam. house, 24x93, and resold the property to Kotowitz & Dubinsky, who will make extensive alterations; also for the Thomas O. Todd



Estate, Thomas O. Maxfield executor, 1165 and 1167 Vyse av, two 2-fam. houses on a plot of 40x100, and for Joseph Levy 1487 Longfellow av, a 2-fam. house, 25x100.

COURTLANDT AV.—Middlebrook & Borland, executors, sold to a client of Williamson & Bryan the 3-sty building at 809 Courtlandt av.

COURTLANDT AV.—Williamson & Bryan sold for Middlebrook & Borland, as executors, the 3-sty, 6-fam. house, 25x105, at 809 Courtlandt av.

CROTONA AV.—G. Carlucci & Co. sold for Rosa Amelio to L. Astorino the southwest corner of Crotona av and 187th st, 70x80, with frame dwelling.

CROTONA AV.—M. T. Ring sold for Mrs. Jane Leddy to M. Stolper the 2-fam. house, 25x100, at 2166 Crotona av.

CRUGER AV.—Hugo Wabst sold to N. Lape the 2-family dwelling 3301 Cruger av, Bronx-wood Park.

EASTBURN AV.—Cahn & Pittman sold the plot 100x95, on the east side of Eastburn av, 88 ft north of 174th st, to A. N. Winters.

FOREST AV.—Eugene J. Busher sold for Elizabeth L. Merritt the 3-fam. house at 1068 Forest av, plot 25x135 to Edward Huse.

GRAND BLVD.—Ada B. Davis sold to a client of David L. Woodall, Jr., the dwelling at the southeast corner of the Concourse and Mount Hope pl, with a frontage also on Monroe av.

HOE AV.—Mandelbaum & Lewine, operators, sold the southwest corner of Freeman st and Hoe av, a 5-sty new-law apartment house, to an investing client of Jacques Pollatschek. The property was held at \$95,000.

HONEYWELL AV.—John A. Steinmetz sold for Robert Schroeder to Max Horowitz the 4-sty apartment house at the southeast corner of Honeywell av and Bronx Park South.

HUGHES AV.—G. Carlucci & Co. sold for Douglas Mathewson the 3-sty house and store 2506 Hughes av, 25x100, to Giuseppe Ruocco.

HUGHES AV.—Elmer C. Gates sold to Harry Whelan for Louis Gates the two 3-sty houses at 2458 and 2460 Hughes av.

LONGWOOD AV.—E. Sharum has bought from S. Morrill Banner and William L. Levy four 5-sty flats 879 and 883 Longwood av, 39x100 each, and 913 and 917 Longwood av, 39x107.4 each. S. Henry was the broker in the deal.

MARMION AV.—The Stanton Improvement Corporation bought the two 4-sty buildings at 1980 and 1984 Marmion av, near Tremont, 66x85.

MORRIS AV.—E. Osborne Smith has sold for James A. Green the 2-fam. brick dwelling at 2024 Morris av to John A. Darts.

NELSON AV.—Cahn & Pittman purchased from Eliza J. Clark the 3-sty brick dwelling 1671 Nelson av, on lot 25x100, adjoining the southwest corner of Brandt place. Charles E. Cathie negotiated the sale.

PROSPECT AV.—Daniel H. Jackson sold to Edgar Schumaker a 5-sty new-law tenement house at the southwest corner of Prospect av and 163d st. The house was held at \$70,000. Julius Hoffman and S. Wolff were the brokers. Mr. Jackson acquired the property a few weeks ago from the Herster estate.

ST. LAWRENCE AV.—The Manhattan and Bronx Co. sold for E. Benkeiser to Antonie Lanza a 2-fam. house, 25x95, at 1232 St. Lawrence av.

TINTON AV.—J. Clarence Davies sold for Margaret M. Freney to E. C. Gordon 996 Tinton av, a 2-sty frame 1-fam. dwelling, on lot 19x100.

TOPPING AV.—Williamson & Bryan sold for the North County Development Co. the 5-sty apartment, 45x100, at the southwest corner of Topping av and 173d st, held at \$65,000.

TRINITY AV.—Joseph P. Day sold for the estate of Alvah T. Reynolds 971-973 Trinity av, two 5-sty new-law apartments, on plot 73x100.

UNION AV.—Charles A. Weber sold to Sadie Gosch the 2-fam. house, 19x100, at 533 Union av.

UNIVERSITY AV.—E. Osborne Smith sold for Bernard H. Arnold to Louise Buxbaum the dwelling at 2320 University av.

UNIVERSITY AV.—Cruikshank Trust Co. sold for the Central Union Trust Co., of New York, to a client for investment, at 2614 University av, a 2-sty brick garage, covering plot 65 ft on University av by 230.32 ft deep on Old Croton Aqueduct and being 241 ft south of Kingsbridge rd.

VALENTINE AV.—Ely Maran and Joseph Sager purchased through Clement H. Smith the 5-sty apartment house at the northeast corner of Valentine av and 179th st. It stands on a plot 50x87 and is arranged for twenty-five families. The property was held at \$70,000 and rents for about \$10,000.

WALTON AV.—William J. Gabel sold for John V. Irwin the 2-sty, 2-fam. brick house 2263 Walton av to Margaret V. Powers.

WALTON AV.—B. H. Weisker sold the 3-sty dwelling at 2405 Walton av for the New York Trust Co. as executors of the Hyslop estate to A. Samis for occupancy.

WEBSTER AV.—Wm. Peters & Co. sold the 3-sty frame building at 3343 Webster av to Domnick Romano.

3D AV.—Joseph Wolkenberg sold for Margaret H. Hawes 4173 3d av, a 4-sty building, 25x100, to Viva Realty Co.

#### Brooklyn.

CLINTON ST.—Howard C. Pyle & Co. sold 184 Clinton st, corner of State st, a 4-sty residence, for the estate of James Thompson to H. D. Salona. Mr. Cohen is planning extensive alterations for a studio building; also sold 1848 65th st, a 2-sty dwelling for the Burn estate to Mrs. B. D. Miller.

HARMAN ST.—R. A. Schlesing sold for George Vornlocker the 6 family tenement house 1726 Harman st to Joseph Dumbach for investment; also the 3 family house 1679 Grove st for Hattie Ruegamer to Anton Frevele for occupancy; also the 6 family house 1673 Woodbine st for Frederick & Charlotte Dittmar to Martin K. Voelbel, for investment; the 2 family house 169 St. Nicholas av for Augusta Nickolay to George Laderer for occupancy; the 2 family frame house 1932 Harman st, Ridgewood, for John & Minnie Cruler to Jacob Vollmar.

HENRY ST.—Howard C. Pyle & Co. report the sale of 487 and 489 Henry st, between Degraw and Harrison sts, two 4-sty brick apartments, for Frederick B. Campbell to a client for investment.

PRESIDENT ST.—John Pullman Real Estate Co. sold 674 President st, a 3-sty dwelling, 20x100, for James S. Corrigan to Mrs. A. Johnson.

ROSS ST.—The Berkshire Realty Co., Joseph G. Haft, president, sold the 5-sty St. Regis apartment at 155 and 157 Ross st, between Lee and Bedford avs. The house is five stories.

STERLING PL.—Harry M. Lewis sold for Jerome H. Pennock to a client for investment the modern 5-sty apartment house known as the "St. Augustine," at 96 Sterling pl, between 6th and 7th avs. The building was erected by Gustaf A. Johnson Building Co.

44TH ST.—Realty Trust sold for Artee Realty Corporation the semi-detached brick dwelling, 1517 44th st, to Mrs. Gussie Ephron, for occupancy; also the 1 family dwelling 1949 50th st, Borough Park, to John A. Sampson, the present tenant, and the semi-detached brick and stucco dwelling 1823 62d st, Mapleton Park, to Frederick Schmidt, for occupancy.

47TH ST.—I. Salzberg sold for M. Tager to H. Taxie the 1-fam. cottage at 1411 47th st, plot 40x100.

65TH ST.—Howard C. Pyle & Co. sold 1828 65th st, a 2-sty frame dwelling, for the Bwin estate to M. V. Ingram.

77TH ST.—Walter S. Ross and C. C. Gretzinger sold for Walter G. Rawlings the 1 family

## "Carrying Coals To Newcastle"

IT seems equally absurd to call the attention of owners, and their agents, to the importance of making provision now for

## Gas Heating and Gas Lighting

Many thousands have been, and are now, looking for houses and apartments. The demand for both outstrips the supply.

Owners of suitable buildings in all sections of the city are bringing those buildings "back to life" by remodeling the interiors, and making them suitable for occupancy. During this period of rejuvenation

## Don't Fail To Provide Adequate Gas Piping

so that every room and hallway may be gas heated and gas lighted. Consult one of our lighting engineers or heating experts. This service without cost to you.

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President



## BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

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

OR

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

## FACTORY BUILDINGS

of

REINFORCED CONCRETE

and

MILL CONSTRUCTION

Anywhere in

GREATER NEW YORK

Phone Main 7050 for Appointment

## FREDERICK BROWN

## Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

## Have You a House? WE HAVE A PURCHASER

WE are "professional house-hunters," who analyze the needs of our clients and do all the preliminary work for them, so that all they have to do is to make the final selection. Every client is already practically sold when he gets our report. Give us all the details of your house. We can get—or have already got—a purchaser.

Call us at Vanderbilt 5462

## REALTY BUYERS SPECIAL SERVICE CO.

51 EAST 42ND STREET NEW YORK

## Moses & Moses

HARLEM AND COLORED  
TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN  
REAL ESTATE

409 Lenox Avenue

Telephone Morn. 3191

semi-detached stucco house 1337 77th st, to a client.

EAST 8TH ST.—O. E. Allard and the J. J. Levey Co. have sold 521 East 8th st, near Cortelyou rd, and 458 Marlborough rd, near Ditmas av, a dwelling, on plot 40x100, to a client.

EAST 9TH ST, ETC.—Samuel Galitzka and J. Lacov sold for the H. B. and L. Realty Co. to a client for occupancy the 2-sty, 1-fam. house, with garage, on a plot 40x100, on the west side of East 9th st, 180 ft. north of Av K, Flatbush, for a reported consideration of \$19,750; also for Theodore B. Chancellor to the Sherman Building Co., Inc., which will improve, a plot, 40x100, on the west side of East 9th st, 380 ft. north of Av J; for the Poret Building Corporation to M. Gosch, for occupancy, the new 1-fam. house, with garage, 946 East 12th st, on a plot 20x100; and for the Midboro Building Corporation, Oscar Sherman, president, to a client for occupancy, the 2-sty new 1-fam. house, with garage, now in course of construction on the west side of East 21st st, 225 ft. south of Av K. The reported consideration was \$20,000. This house was sold from the plans and will be ready for occupancy in December.

SOUTH 9TH ST.—The B. F. Knowles Co. has sold 249 South 9th st, a 3-sty dwelling, to Mary V. Wood for occupancy; 312 Broadway, a 3-sty building, for William Campbell; 173 Taylor st, a 3-sty dwelling, for Mrs. Florence White; 60 South 10th st, a 3-fam. brick house, for the Hobbey estate to May Becker; 79 Hooper st, a 4-sty apartment building, for Mrs. Rosina Bauer; 176 Euclid av, a 2-sty and basement frame dwelling, with garage, for Mrs. Spencer, and 140, 142 and 144 Hooper st, 3-sty dwellings, for the Jackson estate.

AV L, ETC.—Samuel Galitzka and J. Lacov sold for the South Fifth Construction Co., Morris Kotlewitz, president, to an operator, eighteen 1-fam., 2-sty stucco houses now under construction on the southwest corner of Av L and East 10th st, Flatbush, on a plot 420x100; also sold for Ruby Goldwater to Louis Bass, of Manhattan, for occupancy, the 2-sty, 2-fam. house, on a plot 30x100, at 1021 East 10th st.

BEDFORD AV, ETC.—Meyer Ellenbogen sold for Andrew Kuhn to J. Cohen 616 Bedford av, a 3-sty dwelling, 45x116, and for M. Weinstock to M. Goldman, 172 Rodney st, a 3-sty dwelling, 20x100.

CONEY ISLAND AV.—Harry M. Lewis sold to Rosevale Realty Co., Inc (Lazarus Rosenberg, president), the vacant plot, 100x100, on the east side of Coney Island av, 140 ft. north of Av I. Plans have been filed for the construction of a 1-sty brick garage, on which work will start immediately.

FLATBUSH AV.—The McInerney Klinck Realty Co. sold the 3-sty brick and limestone business and apartment building on the west side of Flatbush av, 130 ft. north of Beverly rd, 20x90, for Heinrich Burning to a client for investment.

FRANKLIN AV.—Charles Partridge sold the modern 3-sty brick store and apartment building on the northwest corner of Franklin av and Prospect pl. The property was sold for Joseph Miller to a client for investment.

RIDGE BOULEVARD, ETC.—Bulkley & Horton Co. sold dwellings at 7913 Ridge Boulevard for J. N. Shoen; 579 Franklin av for Margaret Mullen; 120 41st st for Mrs. Rebecca Benson, and 1131 Dean st for Louis V. Heydenreich.

WASHINGTON AV.—Mary M. Lewis sold for William J. and Lillian B. Haase to a client for investment the 4-sty brick apartment house 493 Washington av, near Fulton st, plot 43x118.

14TH AV.—I. Salzberg sold for A. Jacobs to Dr. Seigmeister a 1-fam. cottage on a plot 45x100 at 4915 14th av.

16TH AV.—B. J. Sforza sold for Charles J. Fox to Giuseppe Costa Giarastana, for occupancy, the 2-sty 2-fam. dwelling, on lot 20x100, at 6818 16th av.

17TH AV.—Meister Builders, Inc., sold to a firm of builders seventeen lots on 17th av comprising a whole block front and two corners of 82d st and 83d st and 17th av; also the southwest corner of 80th st and 17th av, 140 ft on 17th av and 100 ft on 80th st. This plot was held at \$30,000.

19TH AV.—Realty Trust sold for the Artee Realty Corporation the brick dwelling 5014 19th av to Margaret E. Loviett for occupancy.

### Queens.

LONG ISLAND CITY.—Ten Eyck Wangeman sold a plot at the southwest intersection of Main st and Grand av to J. B. Tisdale, who will erect a garage to use in his business.

### Out of Town.

SOUTHAMPTON, L. I.—Douglas L. Elliman & Co. sold for Mrs. E. A. Scovill a 40-acre tract of land fronting on the Peconic Bay, between Southampton and Sag Harbor. The new owner plans a development of the property, which will center around a house to be located on a bluff overlooking the bay and which will mark another step forward in this progressive locality.

PELHAMWOOD, N. Y., ETC.—Fish & Marvin sold for William Mathews his clapboard house on Clifford av to Walter A. Vonderlieth, of New York City. The property was held at \$14,000. Also sold for Frank Tucker his property on Neptune av, Residence Park, New Rochelle, to

a New York client. The property was held at \$35,000; for the estate of J. A. Mahoney a plot of one and one half acres at Pelham Manor to Dr. J. M. Byers, who intends to erect a home for his own occupancy; and for the estate of Dominick Smith their house on Pelhamdale av, at Pelham Heights, to Howard Davis. The property was held at \$25,000.

GREAT NECK, L. I.—Baker Crowell, Inc., have sold the Mitchell estate at Great Neck, comprising 164 acres of land with nearly a mile of water frontage on Long Island Sound and Manhasset Bay, to a syndicate of wealthy New Yorkers, at the reported price of \$750,000. The grounds partake of the character of an old English estate, and the purchasers anticipate building several houses on the tract.

LAWRENCE, L. I.—Lewis H. May & Co. has sold for T. J. McBride the Ullman property, corner of Central av and Fulton st, consisting of a brick Colonial dwelling and outbuilding of modern construction on a one-half acre of ground, to Louis J. Meyers for a permanent residence.

SCARBOROUGH, N. Y.—Fish & Marvin sold to L. A. Westerman the residence and outbuildings known as the Hyatt estate, on the Albany Post Road, between Scarborough and Ossining, and for Louis Johnson to Edward Van Buren Coffrain a dwelling on Storer av, Pelhamwood, held at \$15,000; also for the Lawrence Park Realty Co. to T. Wasson a plot at Lawrence Park West as a site for a residence.

RYE, N. Y.—Pease & Elliman sold for Stewart B. Mathews to Charles A. Miller, of Groton, Conn., eight acres improved with a dwelling and garage on Highland rd, Rye. The property was held at \$85,000.

SCARSDALE, N. Y.—Tucker Speyers & Co. sold for Sarah B. Rogers and the Rice Estate eighteen acres to the Incorporated Owners, Inc.

RONKONKOMA, L. I.—Charles Wynne sold to Mrs. Florence A. Kennitz the country estate at Ronkonkoma, L. I., consisting of a twelve-room residence, servants' outhouses, and numerous out-buildings, on a plot of four acres. The buyer gives in part payment her home at 32 Landscape av, corner of Wellsley and Landscape avs, Yonkers, 100x127. Richard H. Jackman was the broker.

## RECENT LEASES.

### \$2,000,000 Upper Times Square Lease.

White-Goodman with Louis F. Sommers leased for the Vandam Co. the entire store floor and basement, 100x166, at 1550-1560 Broadway, the northeast corner of 51st street, through to 7th avenue, to the Wira Realty Co. for a term of years at an aggregate rental of \$2,000,000. The entire building was leased about six months ago to the Vandam Co., which is making extensive alterations to the property to house different tenants. It was occupied for a number of years by Healy & Co., the carriage builders. The lessees of the store floor are contemplating alterations making modern store fronts on Broadway and making level with the sidewalk the 7th avenue front, then subdividing these stores and renting to separate tenants. The second floor has been leased to the Roseland Amusement Co., a Philadelphia syndicate, which intends to occupy the entire floor space, about 16,000 square feet for dancing purposes and they have arranged to make extensive alterations and elaborate decorations for that purpose.

### New Paper Stores Warehouse.

The Anheuser-Busch Brewing Association has leased for a long term at an aggregate rental of \$350,000 their warehouse at 11th avenue and 36th street to the Paper Stores Co., Inc. The lease was negotiated by M. & L. Hess in conjunction with Joseph P. Day, acting for the Anheuser-Busch Co. The property includes a 6-story and basement building which takes in the greater part of the block front between 35th and 36th streets and connects with a siding of the New York Central Railroad. It occupies a plot at the southwest corner of the avenue and street and fronts 148 feet on the avenue and 125 feet on the street, making in all 85,000 square feet. The building is equipped with a cold storage plant, and was used for many years as a storage plant by the Anheuser-Busch Co.

### Big 14th Street Rental.

Samuel J. Tankos leased for the Schulte Realty Co. for a term of twenty-one years at a rental aggregating \$300,000 the entire building at 106 East 14th street extending through to 13th street, and the lessee, owning and operating a chain of retail shoe store establishments, will upon the expiration of the existing lease, make extensive alterations and open a branch.

### Lease of Twin Houses.

Douglas L. Elliman & Co. have leased for Roland L. Johnston L. and Geraldyn L. Redmond, the residence at 701 Park avenue, northeast corner of 69th street, furnished, to Arthur A. Houghton. This house, which is considered by many to be one of the most beautiful houses in the city, was designed by McKim, Mead & White and erected by the late Gerald



dyn Redmond for his own occupancy about eight years ago. It is unique in that there are actually two distinct houses beneath the same roof. Mr. Redmond's family occupying the south half and his sister, the Countess Laugier-Villars, the northerly half. On the opposing corners and immediately surrounding are the homes of Arthur Curtiss James, Henry P. Davison, Percy R. Pyne and William Sloane.

#### Lease 34th Street Building.

The northeast corner of 11th avenue and 34th street, a plot, fronting 98.9 feet on 11th avenue and 225 feet on 34th street, improved with a 4-story building on the corner and a 1-story brick building on the street, has been leased by the Hoster Realty Co., of Columbus, Ohio, to Charles Morningstar & Co., Inc., of this city. The lease, which is for twenty-one years at an aggregate rental of about \$500,000, was negotiated by the New York Real Estate Co. through H. Davis.

#### Daly's Theatre to Stay.

Daly's Theatre at Broadway and 13th street, which for two and a half years has been closed, presenting a neglected and weather-beaten front to passersby in strange contrast to its glory of other days, is not to come down after all. Carstein & Linnekin, Inc., have leased the property for the Schieffelin Estate to Milton Gosdarfer of the Plaza Theatre. After Augustin Daly's death in Paris, the house passed under the management of Daniel Frohman, and subsequently the Shuberts. In the present alterations the old foyers will be preserved quite as they were when Augustin Daly reigned.

#### Lease to Build Restaurant.

To build a 3-story restaurant, the Farragut Holding Co. leased for twenty years the property at 437-439 6th avenue, near 26th street, from Sophie Scheitel, through Wollman & Wollman, as attorneys. The present rental is \$11,000, and upon the completion of the structure the rent will be \$36,000 a year.

#### Chain of Eye-Glass Stores.

The United Eye Glass Shops Corporation, capitalized at \$5,000,000, intends to establish a chain of optical shops throughout the United States. It leased recently eight places in Manhattan and Brooklyn. The second and third floors in 131 West 38th street were leased for general offices; also stores in 1390, 2721 and 3569 Broadway; 962 3d avenue and 657 West 181st street, Manhattan, and in 1099 Broadway and 5702 5th avenue, Brooklyn. Three other stores, in 334 Washington street, Hoboken, N. J.; 196 Main street, New Rochelle, N. Y., and in Port Chester, N. Y., also have been leased. It intends to open forty stores in New York City by January 1.

#### Did Not Take Liggett Space.

The Record and Guide in its issue of Aug. 16, stated that the Tiffin Products had taken a lease on property now occupied by the Liggett Drug Store at 10 Cortlandt street. This was an error. The property leased to them is an adjoining piece to the west, and has no connection with the building occupied and leased to Liggett.

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrill & Condit Building, 5th av and 35th st, to Clifford L. Ewing, Beckett Value Co., Inc.; space in 105 West 40th st to the Bureau of Social Hygiene; space in the Frances Building, 5th av and 53d st, to Mrs. Carry Abraham; in the Brokaw Building, Broadway and 42 st, to Percy K. Hexter, Frank E. Lindsey, George J. Greenberg, Henry O. Folk.

BASTINE & CO., INC., rented apartments at 52 East 34th st to Josephine F. Mosher and to Bertram G. Knight; also at 54 East 34th st to George L. Dyer and R. W. Snowdon.

BASTINE & CO., INC., leased 7th floor at 97 5th av to Bodner & Edwards; 4th floor 97 5th av to Wolfson Bros. Umbrella Co.; 6th floor 97 5th av to Ramer & Lissauer; and 11th floor, rear, 15 West 26th st to Wearwell Dress Co.

BASTINE & CO., INC., as agents, have leased the 10th floor at 19-21 West 24th st to Edwin Wilensky & Co.; the 9th floor at 19-21 West 24th st to Harry Blumenfeld; 11th floor, front, at 15 West 26th st to Strauss & Schoenfeld; and the 5th floor front at 52 East 34th st to Smith & Shannon.

THE BRETT & GOODE CO. leased in the Mirror Building, 536 5th av, the entire 4th floor to the Three Point Truck Corporation; also in 62-70 West 14th st the 2d floor to the Alpha Electrical Laboratory for five years.

EDWARD W. BROWNING leased for a long term the four 5-sty apartments at 280 to 286 St. Nicholas av, northeast corner of 124th st, to Samuel Dubin, Jr. Arthur A. Cutler was the broker and will manage the property.

CUSHMAN & WAKEFIELD, INC., leased for the James McCreery estate offices in 110 West 42d st to the Dale Trading Co.

CUSHMAN & WAKEFIELD (INC.) leased for the Rowan Realty Co. offices in 516 5th av to Felix B. Pym.

CUSHMAN & WAKEFIELD leased for Douglas L. Elliman & Co. offices in 414 Madison av to Dr. Dwight R. Wilson.

Duff & Conger, Inc., leased the dwelling at 114 East 95th st to John F. O'Brien; the dwelling at 1275 Madison av to Mrs. R. Shairo, and apartments at 58 East 94th st to Miss Ann Riggs and Dr. N. H. Vermilye; at 1326 Madison av to John A. Galway and Dr. M. John; at 55 East 93d st to John McH. Stuart, and at 132 East 82d st to Frederick J. Sterner.

DUROSS CO. leased the 3-sty house at 234 West 26th st to Joseph Bocco, and the 2-sty house 39 Barrow st to Jane Herder.

DUROSS CO. leased the store and basement and sub-basement of 18-24 Washington pl for Manheimer Brothers, Inc., to Harry Siegel and Jacob Gabrelow for five years; leased the entire building at 237 West 29th st for the Duray Realty Corporation to Capozi & Goldberg; at 59 Bank st the 1st and 2d lofts for G. Schirmer, Inc., music publishers, to Hugo Cahn & Co.

THE ELBERMAN REALTY CORP. has leased to the 35th Street Realty Co. 514 West 122d st, a 6-sty apartment, 50x95, for three years, at a yearly rental of \$8,500.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for the Vanderbilt Avenue Realty Corporation to Mrs. Sylvanus L. Schoonmaker; an apartment at 103 East 84th st to Albert U. Surprenant; at 8 East 58th st to Paul S. Brinsmade; and at 10 East 61st st for the 47 East 61st Stree Co. to Mrs. E. T. Kendall.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Stephen H. P. Pell her large 5½-sty American basement residence at 3 East 69th st to S. W. Straus, of S. W. Straus & Co., bankers, furnished, for a term; also for Mrs. H. Van P. Brisbane the 4-sty dwelling at 59 East 64th st to the Misses Jane and Lillian M. Wilds.

J. B. ENGLISH leased for W. Phillips the 3-sty dwelling 333 West 50th st.

EWING BACON & HENRY leased for a long term a store at 100 5th av for Walter J. Salmon. After extensive alterations it will be occupied by Mollie Mayers, corsets; also leased the southerly half of the 3d floor in 680 5th av to Thos. G. Logan, Inc.

J. ARTHUR FISCHER has rented for McDermott's to J. Wolfe, bookseller, the store at 100 West 42d st, southwest corner 6th av.

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

HAGGSTROM & CALLEN leased for the General Synod of the Reformed Church in America the 4-sty dwelling 126 West 65th st to Augusta Ferro for three years.

HIRSCH & FRIEDMAN leased the 3d floor in 16-20 West 32d st to Berliner Costume Co. and the 4th floor in 25-9 West 31st st to Fred Kronish. Both leases are for a long term of years at a total rental of \$70,000.

H. HOLTZ & CO. leased the 5-sty apartment houses at 105-107 West 104th st for the City Real Estate Improvement Corporation to George Ward for a long term of years at an aggregate rental of \$136,000.

M. & L. HESS (INC.) subleased for the National Cloak & Suit Co. the entire 5-sty building at 129-37 West 18th st, containing about 60,000 sq. ft., for the unexpired term of their lease to M. Lowenstein & Sons (Inc.), cotton converters, who will use the building for storage warehouse purposes. B. Bernstein represented the lessor. In addition to the above M. & L. Hess (Inc.) have procured from Warner-Hudnut Corporation, the owners of the building, a fur-

## RENTS OF SALOON PROPERTIES UNDER THE DRY LAW

*SHOULD not differ materially from those obtained under the present law. If they do the property is not satisfactorily improved and the owner is not getting the benefit of the existing renting market which is the best in the history of the city.*

We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested with **MR. JOHN H. SCHEIER, R.A.,** Advisory Architect to the Company.

**CITY AND STATE SUPERVISION CO., Inc.**  
25 WEST 42D STREET, NEW YORK

## Real Estate CAN BE MADE TO PAY Dividends

Those old buildings that have been operated at a loss for years can be made to return a profit on the money invested.

Alterations, properly planned and executed, will transform them at a relatively slight cost into modern structures of the type for which there is now such an insistent demand. Rental returns will pay for these improvements in a short time.

WE ARE EXPERTS IN CONSTRUCTION OF THIS CHARACTER

**F. G. FEARON CO., Inc., Builders** 280 Madison Ave  
NEW YORK

JACOB GESCHEIDT, Architect

ALFRED O. CHRISTIANSEN, Master Builder

**JACOB GESCHEIDT & CO.**  
ARCHITECTS AND BUILDERS

WE PLAN—BUILD—ALTER

Buildings which we have Planned and Altered pay Real Dividends

Tel. Murray Hill 8752

Office and Yards, 142 East 43rd St.



## BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1843

## The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones: Main 4300, 4301, 4302

**Appraisers Auctioneers**

AGENTS and GENERAL

## Real Estate Brokers

Members:

Brooklyn Board of Real Estate Brokers  
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers  
ESTABLISHED 1882

## DAVID PORTER, Inc

### Real Estate Agents Brokers, Appraisers

APPRAISERS FOR

The United States Government

The State of New York

The City of New York

The Equitable Life Assurance Society

Equitable Trust Co.

The U. S. Title Guaranty Co., etc., etc.

Brooklyn Chamber of Commerce Building

32 COURT STREET

Telephone: Main 828 BROOKLYN, N. Y.

## JOHN F. DOYLE & SONS

### REAL ESTATE AGENTS BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty

Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

The Leading Agency  
Firm Established 1874

## CORWITH BROS.

### Greenpoint and Long Island City Real Estate

FACTORY SITES  
A SPECIALTY

Mortgage Loans, Appraisals, Insurance  
Entire Management of Property

851 Manhattan Avenue, Brooklyn  
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Tel. Bedford 5900  
Member Brooklyn Board of Brokers

## Chas. L. Gilbert

### REAL ESTATE BROKER APPRAISER

Renting, Collecting, Insurance

WATER FRONTS  
FACTORY SITES

Efficient management  
of Brooklyn Real Estate

753 Nostrand Ave.  
at St. John's Place

BROOKLYN  
NEW YORK

ther extension for the same lessees. The total amount of rental involved about \$225,000. This building had been recently vacated by the Government and was used as Government warehouse, previous to which it had been in use by B. Altman & Co. at the time that this section was famous as a retail centre.

THE HOUGHTON CO. leased for Patrick J. Flannery the 3-sty dwelling 260 West 71st st to Philia and Eugenie Moeller.

THE HOUGHTON CO. leased for Mary C. O'Donovan the 4-sty American basement dwelling 268 West 91st st to Giza D. Berko; and to John A. Febre the 3-sty dwelling 110 West 88th st for Louisa T. McCutcheon.

HOUGHTON CO. has leased to Mollie L. Chapman the 3-sty dwelling 131 West 94th st for Ella C. Christie.

HOUGHTON CO. sub-leased for Theodore W. Knauth the 3-sty "Queen Ann" dwelling 256 West 74th st to Harry Linton.

SAMUEL H. MARTIN leased for Susie Scott Hall the private dwelling at 111 West 63d st to Mrs. Olivia E. Twombly.

CHARLES F. NOYES CO. leased the entire building at 678-80 Water st for the Globe Forwarding Corporation to Frank A. Page for warehouse purposes for ten years, at an aggregate rental of approximately \$100,000; also rented the 8th floor in the 20-sty building at 26-8 Beaver st for the River Plate Realty Corporation to George C. Lee & Co. for approximately four years.

CHARLES F. NOYES CO. leased for the estate of George L. Ronalds the entire building 450 Broadway for a term of years to Israel Gitenstein; also for William C. Hart the 3d and 4th floors of 137-9 Greene st to Fulton Leather Goods Co. and Bijou Flower & Feather Co., respectively.

CHARLES F. NOYES CO. leased the entire building at 127 Maiden la for Henrietta Bijur to the A. Hussey Leaf Tobacco Co. for ten years at an aggregate rental of about \$50,000; also the 4th floor at 54 Beekman st for Matilda Leeburger to Isaac Levine and Saul L. Gompers for five years.

PEASE & ELLIMAN leased for H. W. Vogel to G. G. Sauer the 4-sty and basement dwelling at 73 East 80th st; also sublet for H. J. Schlesinger his apartment on the 1st floor in 907 5th av to John Papassiniakes; leased for Frederick Johnson an apartment in 830 Park av to Henry F. Tiedemann; in 45 West 11th st to Mrs. A. L. Murphy; in 21 West 49th st for W. Boyden to Miss Leila Von Huth; and in 56 Fort Washington av to Louis Blick.

PEASE & ELLIMAN leased furnished for Ernest Warrin to Richard Sample the 3-sty dwelling at 61 West 9th st; also sub-let furnished for E. A. Herman, who was represented by Lamar Hardy as attorney, to Mrs. Daisy Strauss an apartment in 270 Park av.

PEASE & ELLIMAN leased for the Clark estate, represented by the Brown-Wheelock Co., as agents, to Abraham Levy the 4-sty dwelling at 57 West 73d st.

PEASE & ELLIMAN leased, furnished, for Mrs. M. E. Cox to Newell W. Tilton the 3-sty dwelling at 137 East 54th st; also apartments in 71 West 48th st for Mrs. Thomas Dimond to M. Perker; in 65 West 68th st to Miss M. S. Weightman; in 20 West 72d st for Herman Rawsitzer to Miss Grace S. Forsythe; in 150 West 80th st to Miss Rae L. Lawrence; in 345 West 85th st to Mrs. M. E. Dow; in 537 West 11st st to Miss Helen M. Gail and to Leslie D. Rounds; and also furnished for Frederick A. De Peyster to W. A. Shakman the 5-sty dwelling at 11 East 86th st.

PEASE & ELLIMAN leased furnished for J. Woodward Haven his residence at 18 East 79th st, to Joseph P. Grace of the banking firm; for Edward Margolies a store in the building which he is erecting for occupancy next year on land sold to him by the same brokers at 309-11 5th av, between 31st & 32d st, to Mrs. Georgine Averill of the Averill Manufacturing Co., makers of dolls and toys; a furnished apartment at 375 Park av, for Mrs. S. B. Childs to H. B. Sherman; and one in 115 East 53d st, for C. W. Lyons to O. deGray Vanderbilt; also apartments as follows: in 829 Park av, for Britt MacConnell to Charles Gould; in 550 Park av, one of 14 rooms and 4 baths to Mrs. William Lowe Rice for J. E. R. Carpenter; one in 115 East 82d st, for J. E. R. Carpenter to Anita R. Blum; in 125 East 72d st, for Julius Tishman & Son to Felice Bara; in 56 West 11th st, to Harry Thompson; and in 344 West 72d st, for Charles Griffith Moses to Jack Miller.

PEASE & ELLIMAN leased for Miss Helen F. Fargo to the Misses Rebecca Cramp and Florence P. Gill, of Philadelphia, the 4-sty house at 122 East 37th st; also as agents for Isaac Freidenheit, leased to the Mansfield School of Dancing the parlor floor in 125 West 43d st, opposite the Henry Miller Theatre, and sub-let furnished for Philip W. Seipp his large apartment in the "Verona" at the southeast corner of 64th st and Madison av to Eli Winkler.

HOMER L. PENCE leased the 12th floor in 19-21 West 36th st to the Elmer Hat Co., manufacturers of ladies' trimmed hats.

PEPE & BROTHER leased for Justice Wauhope Lynn the dwelling at 17 King st to Rocco P. Timpone; also leased 129 McDougal st to

Nickolas Murray; 271 West 11th st for James A. Lowe to Mrs. A. Rocco; 457 West 23d st to M. H. Justice; sublet an apartment to B. Barnum; rented a floor at 59 Washington sq to A. E. Peabody; subleased an apartment to Lauren Arnold and one to R. Bell.

JOHN PETERS leased for Johana McManus to J. Dozigan and C. Nughigan the store at 77 Lexington av, southeast corner 26th st, to be used as a restaurant when alterations are complete.

THE RANGELY CONSTRUCTION CO. leased from the Fribus Realty Co. the 5-sty building 56 West 39th st, 21x90. After extensive alterations the company will occupy a portion of the building. The lease is for twenty years.

RICE & HILL leased for John Rankin the cafe space in the Hotel Gerard at 123 West 44th st to Miss Blanche Lewis for a term of years. After extensive alterations the premises will be occupied as a hairdressing establishment.

M. ROSENTHAL CO. leased for Berman Raff the entire building at 455 6th av for a long term of years at an aggregate rental of \$100,000 to the B. & L. Restaurant Co.; to Schwartz & Philips the top floor in 120-122 5th av; for Ames & Co., agents, the 3d floor at 26 West 31st st to D. Lassman; to Max Schwartz a loft at 13 East 30th st; to Handler & Nierenberg 19-21 West 24th st; to David Greenbaum at 239 5th av; for Goodale, Perry & Dwight, agents, the store at 37 West 24th st to Steiner & Walensky; to Essengy Skirt & Dress Co. a loft at 13-15 West 24th st for the Hoffman estate the 3d and 4th floors in 258-260 5th av.

LOUIS SCHRAG leased for Clarence M. Phipps the 3d loft in 211-15 West 20th st to H. G. Schlesinger and Irving Brueck; and for Stamper, Reinis & Pauker the 1st loft northeast corner of 21st st and 6th av to Israel Feinman and Samuel Cherkass.

LOUIS SCHRAG leased for Mary Isabella Hodge and Mary L. Pettibone the 4-sty building 334 6th av to Edmond Rowan for a term of ten years.

FRED'K SOUTHACK & ALWYN BALL, Jr., leased the store at 11 Union Square, running through to 22 East 15th st, to A. Stieglitz & Co. (Inc.), who will occupy for the hosiery and underwear business.

JACOB J. TABOLT leased to the Knickerbocker Council, Knights of Columbus, the 4-sty dwelling 354 West 28th st, which after alterations the building will be used as a club house; also leased the store and basement 446 West 42d st for Annie B. Desel to Rudolph Brino.

THE UNITED CIGAR STORES CO. leased the entire store floor at the southeast corner of 31st st and 8th av, and will occupy the corner space for one of its stores, subletting balance of space.

CHARLES B. VAN VALEN, Inc., leased for Harry L. Blanchard offices in 51-53 Maiden lane to the Investment Service Co.

H. M. WEILL CO. leased for Charles R. Furrer the basement floor at the northwest corner of 34th st and 7th av to Joseph Blond, as a barber shop.

## If you want Quick Results List your Business Property

For Sale or To Lease  
WITH US

Canal to 59th Street

## HEIL & STERN

1165-1167 BROADWAY

N. W. COR. 27TH STREET

TELEPHONE: FARRAGUT 4280

## BUILD NOW

For some years to come Construction Costs will not be lower than they are at present. In fact they are bound to advance.

Money invested in buildings today is MONEY SAVED.

## KANDEL-ROTH CO., Inc.

Building Construction

Gramercy 3971

162 East 23rd Street

New York



WM. A. WHITE & SONS leased to Jules de Coriolis an office in the Wall Street Exchange Building, 43 Exchange pl, and additional space to E. H. Rollins & Sons and Lee Higginson & Co.; to the Imperial Underwear Co. space at 335-9 5th av to John Marsich the building at 227 10th av.

WM. A. WHITE & SONS leased at 44 West 10th st apartments to William H. Walling and Elizabeth P. Sawyer, and at 77 Irving pl an apartment to Annie S. Monroe.

WHITE-GOODMAN leased the 4th loft at 213 4th av to the Wally Skirt Co.; the 10th floor at 928-30 Broadway to Leon Kellner & Bros.; and the store on the 32d st side at 152 Madison av to Schwartz & Birnbaum.

## REAL ESTATE NOTES.

VASA K. BRACHER has been appointed agent for 121 West 69th st.

THE REAL ESTATE BOARD ROOMS will be closed today and Monday, September 1.

HEIL & STERN have been appointed agents for the 11-sty loft building at 520-522 Broadway.

OSCAR D. & HERBERT V. DIKE have been appointed agents for the business property 63-69 West 46th st.

J. ARTHUR FISCHER has been appointed agent for the store and apartment building at 60 West 39th st.

ANNA S. McLAUGHLIN is the buyer of the dwelling at 563 West 159th st, sold last week by W. J. Huston & Son.

HAGGSTROM & CALLEN have been appointed managing agents of the two buildings 124-6 West 65th st adjoining Broadway.

ROBERT F. BONSALE was the broker in the sale of the Sheppard Knapp Building, 39-41 West 23d st and 20 West 24th st to Frederick Brown.

BUTLER & BALDWIN have been appointed agents to manage 44-46 Pinehurst av, 48-50 Pinehurst av, 179 Stanton st and 416 West 101st st.

SOL STERN has been appointed renting agent at 53 East 65th st, which is being altered into small apartments from plans by Lewis Cost Albro.

JACOB J. TABOLT has been appointed agent for 354 West 28th st, 404 West 48th st, 145 West 60th st, 115 West 90th st, 66 West 93d st, 114th st and 3d av, 2611 8th av, and 550 West 160th st.

LUDWIG C. TRAUBE has been appointed agents for 531 West 145th st, 131 East 84th st, 512 East 11th st, 50 East 89th st, 433 East 80th st, 327 East 97th st, 229 East 106th st and 121 East 110th sts.

NICHOLAS BOTSACOS has taken title to 1369 and 1371 St. Nicholas av; the additional space will be added to the Nicholas Restaurant, which Mr. Botsacos conducts. The sale was recently reported by L. J. Phillips & Co. for James Butler, Inc.

THE CULLEN DEVELOPMENT CO. is the buyer of the thirty-six lots fronting the East river, between 29th and 30th strs, sold recently by the Brown, Wheelock Co. for the estate of John J. Sinclair. Extensive improvements are said to be planned.

WM. A. WHITE & SONS have been appointed by the Guaranty Trust Co. for the estate of Frederick S. Myers managing agents for the following properties: 310 to 322 East 75th st, 229 10th av, 508 West 20th st, 59 to 65 Old Broadway and 35 to 39 West 4th st.

GUARDIAN HOLDING CO. is the buyer of the dwelling at 35 East 72d st, sold recently by Mrs. Alice Grace D'Oench. The company owns the adjoining 12-sty apartment house at the northeast corner of Madison av and 72d st, and will alter the dwelling. Electus T. Backus represented the buyer.

WILLIAM GUTENBERG paid \$10,500 for the 4-sty store and tenement at 28 6th av, on lot 20x77, which was sold in foreclosure proceedings in an action brought by C. A. Knight as trustee against Abraham Marks and others to recover judgment of about \$15,000. Samuel Marx was the auctioneer. M. Guttenberg occupies the store at 26 6th av for his costume business. He is the owner of that property, as well as 24 6th av, adjoining, and now owns a combined property measuring 60.8x92x irreg., located between 3d and 4th sts.

SUPREME COURT JUSTICE ISAAC M. KAPPER approved the title of 38 Dodworth st, Brooklyn, and has ordered judgment entered to register the title under the Torrens law. The registered owners are Charles Diez and Mary Louise Diez, his wife, who purchased it from Mrs. Clotilda Stumpf. The assessed value of the property is \$6,400 and the total fees amounted to \$49.25. The seller was represented by Aferman Bros., of Brooklyn, and the proceedings were conducted for the purchasers by Walter Fairchild, counsel for the Torrens Aitle League.

### 121 West 45th St. Auctioned.

Joseph H. Goldblatt paid \$97,750 at auction for the 3-story building at 121 West 45th street, 38.4x82, sold under foreclosure proceeding brought by the Union Dime Savgs

Bank against J. Hebron and others to recover a judgment of about \$82,000, with taxes amounting to about \$5,500. Joseph P. Day was the auctioneer. There were two sales of the property. The first offering resulted in the parcel being knocked down for \$100,000 on one bid. Before the identity of the buyer could be

learned he had left the salesroom and the property was again put up. This time the bidding started at \$75,000 and was carried rapidly along by several bidders to the knockdown figure. The property is assessed at \$92,000. It is located between Broadway and 6th avenue in the theatre district.

# 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.

## PROPOSAL

### 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, SEPTEMBER 9th, 1919, for the improvement of the following highway:

Chautauqua.....(one highway: 4.29)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Chautauqua.....(one highway: 4.94)

Columbia.....(two highways: 7.14 & 7.77)

Chenango.....(one highway: 6.18)

Delaware... (3 highways: 5.84, 3.39 & 4.31)

Erie... (5 hways: 9.14, 3.18, .59, 1.06 & 3.02)

Fulton.....(two highways: 5.13 & 2.90)

Hamilton.....(one highway: 1.97)

Madison.....(two highways: 6.88 & 4.89)

Ontario.....(one highway: 8.63)  
Orane.....(one highway: 1.17)  
Otsego.....(one highway: 12.66)  
Tioga.....(one highway: 5.50)  
Tompkins....two highways: 3.38 & 5.86  
Ulster.....(one highway: 3.17)  
Washington.....(one highway: 6.98)  
Yates.....(one highway: 9.63)

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.

BUILDER desires to make connection with builders or owners who will be interested in building 6-story apartment, fireproof concrete, which costs less than present wood and brick construction. Verified statement and demonstration satisfactory to building department. Apartments not only fireproof and germ proof, but cooler in summer and warmer in winter. All communications strictly confidential. Address Box 604, Record and Guide.

## OPPORTUNITY FOR AN OFFICE MANAGER

Large Real Estate office has an opening for an experienced and well recommended Office Manager. The position carries with it considerable responsibility. Salary paid will be in proportion to the high character and ability demanded of applicants. Candidates must be familiar with leasing and real estate values in the mid-town district.

Address, Office Manager, Box A, Record and Guide

### LONG ISLAND CITY

## INDUSTRIAL PROPERTIES

Roman Callman Company

BRIDGE PLAZA BUILDING

Phone: Astoria 725

LONG ISLAND CITY

## FOR SALE

in the finest residential section of Washington Heights

Between Convent Ave. and Hamilton Terrace

417 TO 427 WEST 144th ST.

FIVE FOUR-STORY AMERICAN BASEMENT DWELLINGS. Size 18, 19 and 20x100. 12 rooms and 2 baths. Three-story extensions; hardwood trim; maple woodwork in chambers. Convenient to transit lines. Long mortgages. Possession in 60 days. Price, \$16,750 each. Brokers protected. Further particulars from

DANIEL H. JACKSON

135 BROADWAY

Suite 910.

Phone: Cortlandt 2207

## HENRY MAURER & SON Manufacturer of

Fireproof Building Materials OF EVERY DESCRIPTION

Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.

Office and Depot, 420 EAST 23RD STREET  
Works: Maurer, N. J. NEW YORK

## SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate



## Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

## Realty Associates

Capital and Surplus \$5,000,000  
162 REMSEN ST. BROOKLYN  
Telephone 6480 Main

ESTABLISHED 1864

## BROOKLYN ESTATE MANAGERS

Members Brooklyn Board of Real Estate Brokers

## NOAH CLARK, Inc.

R. E. PATTERSON, President

## REAL ESTATE

Water Fronts, Factory Sites  
Appraisals

837 Manhattan Avenue  
Brooklyn, N. Y.

## J. CLARENCE DAVIES

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Established 1889

Member Brooklyn Board  
of Real Estate Brokers

## BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

## S. WELSCH SONS

201 MONTAGUE STREET

Brooklyn

Tel. Main 2738-9

Firm Established 1853

## DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue  
Corner Linden Avenue

Phone: Flatbush 207

BROOKLYN, NEW YORK

## REAL ESTATE STATISTICS

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

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

### MANHATTAN

#### Conveyances.

	1919	1918
	Aug. 20 to 25	Aug. 23 to 29
Total No.....	133	85
Assessed Value.....	\$12,447,500	\$4,654,500
No. with consideration	14	9
Consideration .....	\$1,798,150	\$209,150
Assessed Value .....	\$1,383,400	\$256,000
	Jan. 1 to Aug. 25	Jan. 1 to Aug. 29
Total No .....	6,151	4,108
Assessed Value .....	\$375,897,150	\$239,289,980
No. with consideration.	1,015	641
Consideration. ....	\$34,741,221	\$24,729,161
Assessed Value .....	\$34,666,300	\$29,471,800

#### Mortgages.

	1919	1918
	Aug. 20 to 27	Aug. 23 to 29
Total No. ....	119	28
Amount .....	\$2,847,300	\$258,485
To Banks & Ins. Cos..	18	3
Amount .....	\$924,500	\$68,300
No. at 6% .....	57	14
Amount .....	\$1,082,000	\$74,250
No. at 5½% .....	19	5
Amount .....	\$284,200	\$62,765
No at 5% .....	29	5
Amount .....	\$1,193,500	\$22,470
No at 4½% .....	1	.....
Amount .....	\$5,000	.....
No at 4% .....	.....	.....
Amount .....	.....	.....
Unusual Rates .....	.....	.....
Amount .....	.....	.....
Interest not given .....	13	4
Amount .....	\$282,600	\$99,000
	Jan. 1 to Aug. 27	Jan. 1 to Aug. 29
Total No. ....	3,263	1,668
Amount .....	\$89,724,189	\$40,925,577
To Banks & Ins. Cos..	563	281
Amount .....	\$32,132,275	\$19,819,247

#### Mortgage Extensions.

	1919	1918
	Aug. 20 to 27	Aug. 23 to 29
Total No .....	11	32
Amount .....	\$718,150	\$672,250
To Banks & Ins. Cos. .	4	23
Amount .....	\$488,250	\$346,250
	Jan. 1 to Aug. 27	Jan. 1 to Aug. 29
Total No.....	858	848
Amount .....	\$57,366,645	\$59,722,549
To Banks & Ins. Cos..	462	345
Amount .....	\$46,149,300	\$35,463,207

#### Building Permits.

	1919	1918
	Aug. 20 to 27	Aug. 24 to 30
New Buildings.....	10	3
Cost.....	\$2,128,600	\$23,000
Alterations.....	\$578,580	\$251,497
	Jan. 1 to Aug. 27	Jan. 1 to Aug. 30
New Buildings.....	243	132
Cost.....	\$45,096,511	\$7,639,450
Alterations.....	\$19,848,270	\$7,566,124

### BRONX.

#### Conveyances.

	1919	1918
	Aug. 20 to 26	Aug. 23 to 29
Total No.....	107	65
No. with consideration.	6	2
Consideration .....	\$105,400	\$8,700
	Jan. 1 to Aug. 26	Jan. 1 to Aug. 29
Total No.....	5,253	2,994
No. with consideration.	398	369
Consideration .....	\$5,142,811	\$3,594,710

#### Mortgages.

	1919 Aug. 20 to 27	1918 Aug. 23 to 29
Total No.....	77	23
Amount.....	\$749,390	\$62,101
To Bank & Ins. Cos..	2	1
Amount.....	\$9,500	\$3,000
No. at 6%.....	47	12
Amount.....	\$623,050	\$21,751
No. at 5½%.....	20	3
Amount.....	\$78,890	\$11,100
No. at 5%.....	6	3
Amount.....	\$35,000	\$13,050
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	4	5
Amount.....	\$12,450	\$16,200

Jan. 1 to Aug. 27 Jan. 1 to Aug. 29

Total No.....	2,871	1,160
Amount.....	\$20,444,347	\$7,577,510
To Banks & Ins. Cos..	139	61
Amount.....	\$1,799,892	\$969,142

#### Mortgage Extensions.

	1919	1918
	Aug. 20 to 27	Aug. 23 to 29
Total No.....	13	2
Amount.....	\$243,050	\$25,000
To Banks & Ins. Cos..	3	.....
Amount.....	\$124,500	.....
	Jan. 1 to Aug. 27	Jan. 1 to Aug. 29
Total No.....	444	255
Amount.....	\$9,035,872	\$4,933,812
To Banks & Ins. Cos..	156	63
Amount.....	\$4,590,001	\$1,629,450

#### Building Permits.

	1919	1918
	Aug. 20 to 26	Aug. 23 to 29
New Buildings.....	17	4
Cost.....	\$742,500	\$19,250
Alterations.....	\$42,850	\$307,300
	Jan. 1 to Aug. 26	Jan. 1 to Aug. 29
New Building.....	404	158
Cost.....	\$12,087,765	\$3,528,800
Alterations.....	\$1,250,946	\$691,815

### BROOKLYN.

#### Conveyances.

	1919 Aug. 7 to 18	1918 Aug. 22 to 28
Total No.....	1,643	453
No. with consideration	90	22
Consideration.....	\$733,292	\$126,601
	Jan. 1 to Aug. 18	Jan. 1 to Aug. 28
Total No.....	30,627	15,346
No. with consideration	1,744	1,093
Consideration.....	\$18,282,043	\$8,700,239

#### Mortgages.

	1919	1918
	Aug. 7 to 19	Aug. 22 to 28
Total No.....	754	220
Amount.....	\$2,709,706	\$597,520
To Banks & Ins. Cos..	81	14
Amount.....	\$393,750	\$52,850
No. at 6%.....	594	161
Amount.....	\$1,867,606	\$412,920
No. at 5½%.....	123	36
Amount.....	\$678,950	\$116,050
No. at 5%.....	21	8
Amount.....	\$80,940	\$13,450
Unusual rates.....	1	2
Amount.....	\$1,500	\$5,700
Interest not given .....	15	13
Amount.....	\$80,710	\$49,400
	Jan. 1 to Aug. 19	Jan 1 to Aug. 28
Total No.....	21,000	8,831
Amount.....	\$78,158,343	\$29,317,529
To Banks & Ins. Cos..	1,558	897
Amount.....	\$10,356,908	\$4,573,790

#### Building Permits.

	1919	1918
	Aug. 20 to 26	Aug. 23 to 29
New Buildings.....	315	43
Cost.....	\$2,017,900	\$731,695
Alterations.....	\$92,680	\$79,700
	Jan. 1 to Aug. 26	Jan. 1 to Aug. 29
New Buildings.....	6,526	2,179
Cost.....	\$50,806 580	\$14,020 698
Alterations.....	\$6,194 121	\$3,009 018

### QUEENS.

#### Building Permits.

	1919	1918
	Aug. 20 to 26	Aug. 23 to 29
New Buildings.....	186	33
Cost.....	\$907,070	\$33,765
Alterations.....	\$825,620	\$27,615
	Jan. 1 to Aug. 26	Jan. 1 to Aug. 29
New Buildings.....	5,438	1,572
Cost.....	\$27,824,782	\$5,382,758
Alterations.....	\$2,367,364	\$1,025,440

### RICHMOND.

#### Building Permits.

	1919	1918
	Aug. 20 to 26	Aug. 23 to 29
New Buildings.....	15	6
Cost.....	\$20,800	\$5,800
Alterations.....	\$7,675	\$1,700
	Jan. 1 to Aug. 26	Jan. 1 to Aug. 29
New Buildings.....	693	434
Cost.....	\$931,054	\$939,781
Alterations.....	\$93,586	\$287,331



# BUILDING SECTION

## Strikes in the Building Trades Are Still Unsettled

But Impression Prevails That Nation-Wide Strike of Men in This Line of Work Will Be Avoided

THE situation regarding the series of strikes in the building industry has been substantially without a change during the past week. Both the employers and the workmen are standing pat, and although developments of importance are promised by both sides the industry as a whole does not anticipate an early settlement of the existing difficulties. Operations on a number of important building projects in this city have been halted as a result of the labor situation and there are more than a few operations for which plans have been completed that are being held in abeyance because the owners hesitate to commence work while there is a prospect of having the jobs held up on account of labor disturbances after they are once started.

The mason builders and the bricklayers are still out on strike, and likely to remain out for some time to come. The union has made no reply to the latest communication of the employers and until the bricklayers agree to arbitrate upon a more reasonable basis than they now desire no further steps will be taken to adjust affairs on the part of the employers.

The strike of the plasterers and the cement finishers is still nominally in progress but for the most part the places of the strikers have been filled by members of the newly formed union and but little inconvenience is being experienced by builders on this account.

Although the officials of the painters' union declare that a large number of the employers have given way to the demands of their organization for shorter working hours and increased pay it seems as if this measure was more for the purpose of finishing up contracts and jobs partly completed rather than part of a policy to make peace with the union. Both the organization and independent painting contractors are solidly behind the effort to have the union make their terms less drastic. It is definitely known that the employers have no idea of meeting the demands of the workmen as they exist at the present time, and although some contractors have agreed to pay the increase and permit the shorter working week, the agreement is only to cover the requirements of completing the work already underway, and after this is completed, no new jobs will be attempted unless the union will soften its terms.

An interesting sidelight upon the strike of the painters is thrown upon the situation by the recent communication of B. M. Squires, Commissioner of Conciliation, U. S. Department of Labor, to the Association of Master Painters and Decorators. Abstracts from this letter follow and indicate to some extent the attitude of the Federal officials regarding the unusual demands of the painters and decorators.

"A most unusual situation is presented in the present strike of the painters. Organized labor has usually sought to deal with employers collectively rather than individually. We have here a case where a group of employers, the Association of Master Painters and Decorators of the City of New York, offers to meet and deal collectively with the union, but the union refuses to have anything to do with the association.

"The present demands were presented to individual employers by circular letters dated July 26, 1919, in which

August 15, 1919, was fixed as the date of effectiveness. The demands were presented as an ultimatum, no suggestion being made of conference or negotiations. In an agreement, however, between the Association of Master Painters and Decorators and District Council No. 9 of the Brotherhood of Painters, Decorators and Paperhangers, which agreement was effective from April 1, 1919 to December 31, 1919, arbitration is provided for any dispute or matter pertaining to the trade and both parties subscribed to the fundamental principles set forth in the joint arbitration plan of the New York Building Trades Employers' Association.

"The reason given by the union for declining to deal with the Association of Master Painters and for disregarding the agreement with the association both as to the period of effectiveness and arbitration machinery provided is that the association of Master Painters failed to enforce a decision of a board of arbitration in the case of one employer. Whatever merit there may be in the charge, much of it is lost by the unwillingness of the union to wait orderly procedure."

In a telegram to the union, the morning of August 11, Mr. Squires urged that the principle of collective negotiations and an orderly procedure be not upset and requested that a committee call at his office. No reply was received until the morning of August 13, the day the strike was called, and which, for some reason, had been fixed two days earlier than the specified date of effectiveness of the demands previously presented. In a subsequent interview with the chairman of the Emergency Committee of the union, no disposition was shown to end the strike other than by the capitulation of employers, regardless of the time necessary to bring this about. Arbitration was in fact refused on the ground that they were arbitrating the matter by having each employer come in and sign the agreement.

For some time past there have been rumors in the industry that the International unions would order a general strike in the building trades that would call out more than a million workmen and practically stop work on every large operation in the country unless the demands of the unions were met and the existing strikes settled without further delay. These rumors have been frequently denied as being without foundation in fact, as have also the recent reports that the employers contemplate a nationwide lockout unless the workmen are far more modest in their demands. There is no doubt, however, that the building industry, particularly in the city of New York is operating under a severe handicap in regard to the attitude on the part of labor and the unfortunate part of it all is the fact that these disturbances have come at a time when the building industry was daily growing optimistic over its prospects for the future.

While the majority of the employers in the building trades are inclined to admit that there is considerable justice in the desire for higher wages on the part of the workmen on account of the ever increasing cost of living and that they have been ready to increase wages in spite of existing agreements at lower scales, they declare that there is apparently no limit to the demands of the unions and that a line must be drawn at some point if the employers are to be able to continue in business.



# Two Fine Buildings Now In Process of Construction

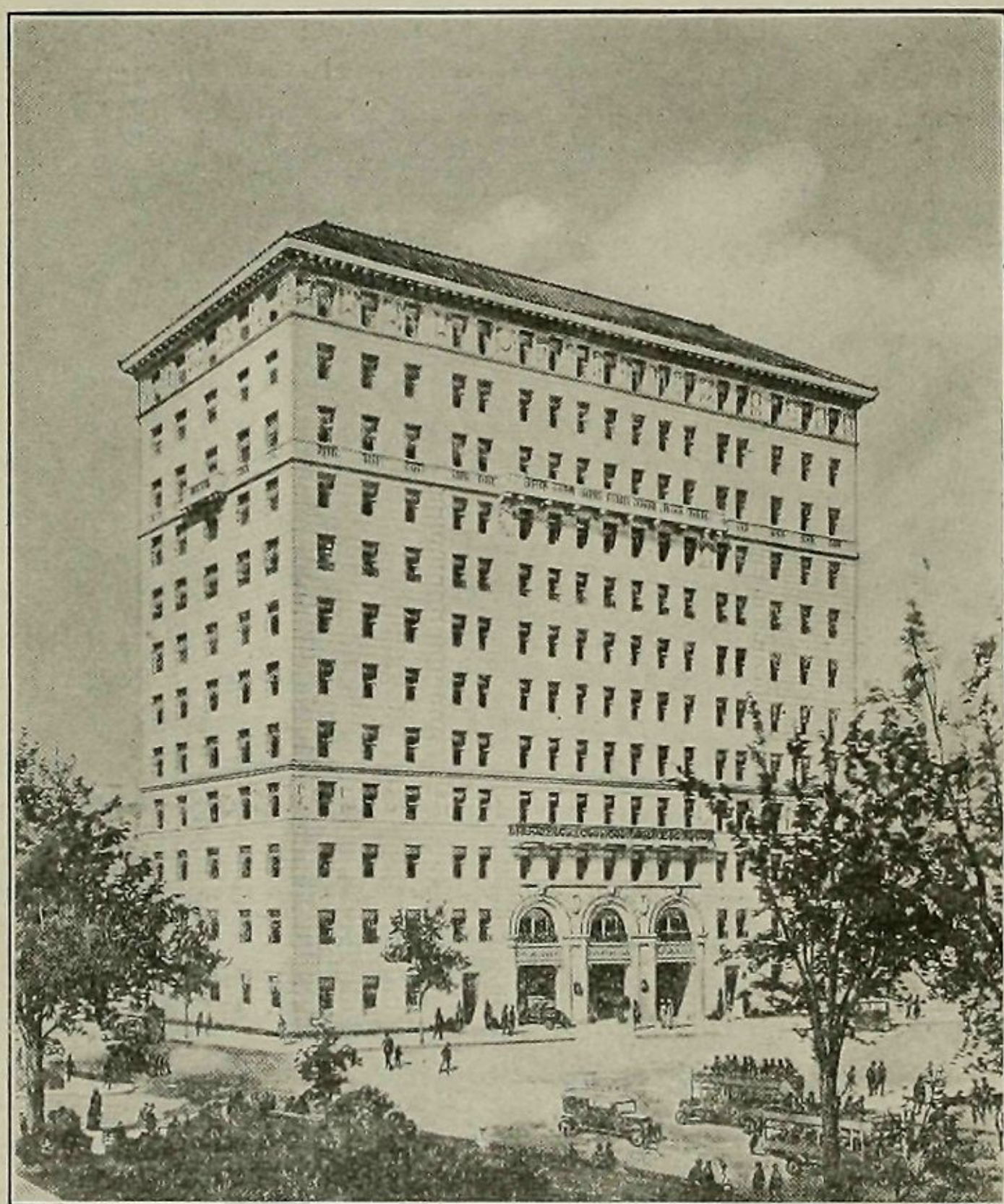
Apartment House on Fifth Avenue and Store and Loft Building on Sixth Avenue  
Each of Architectural Merit

**F**INAL arrangements have been made for the construction of a handsome apartment house at the northwest corner of Fifth avenue and 72d street, that will be built and owned by a syndicate headed by Clifford C. Roberts. Work will be commenced early next week and it is anticipated by the Fred F. French Co., the designer and builder of this operation, that the structure will be completed and ready for occupancy within a year from the time it is started.

In connection with the financing of this large project, the owners have arranged with S. W. Straus & Co. to underwrite an issue of \$2,000,000 amortized first mortgage six per cent. serial bonds. The cost of construction is placed at \$1,750,000, and with the value of the land the operation will represent an investment of more than \$3,000,000. The owners estimate that a gross annual rental of \$441,500 will be obtained from the seven duplex and ten simplex suites that will be included in this building.

This operation, that will be a notable addition to the

estate of Louisa M. Gerry through Frederick Fox & Co., brokers. The plans and specifications for this operation were prepared under the direction of J. B. Snook Sons, architects, which call for a structure thoroughly fireproof



Fred F. French Co., Designers and Builders.

## NEW APARTMENT AT FIFTH AVENUE AND 72D STREET

group of handsome multi-family dwellings already constructed on Fifth avenue will be twelve stories in height. The plot contains five city lots and has frontages of 62 feet on Fifth avenue and 172 feet in 72d street. The avenue and street facades have been designed in the Italian Renaissance style and will be constructed entirely of Indiana limestone. The various suites in the building will range from 14 to 20 rooms each. In the negotiations for this operation, William A. White & Sons represented the owners. The building will be under the management of Douglas L. Elliman & Co.

At the southwest corner of Sixth avenue and 41st street work has just been started upon the steel framework for the twelve-story store and loft building that is being built by the Cauldwell-Wingate Co. for the Buckley-Newhall Company. This structure will have ground dimensions of 100x125 feet and is being constructed upon a plot leased from the



Cauldwell-Wingate Co., Builders.

J. B. Snook Sons, Architects.

## NEW BUCKLEY-NEWHALL BUILDING.

in every particular and equipped with fire-protective devices of the most modern and approved type. This project will involve an outlay of more than \$1,000,000. It is planned to have the building completed and ready for occupancy early in the spring of 1920.

The advantages of title registration under the Torrens system are being driven home to property owners of the Bronx by a number of signs displayed by County Registrar Edward Polak in his office and elsewhere.

These signs are to the point and correctly state the important advantages of the Torrens Title system. They read as follows:

By registering your title under the Torrens Law a judicial determination is rendered which makes your title indefeasible.

If you register your title under the Torrens Law the fees will be turned into the public treasury and help reduce your taxes.

Register your title under the Torrens Law—low cost, quick examination.

Register your title under the Torrens Law and clean up so-called "clouds" which may be upon your title.

Under the Torrens Law your title to real estate is made certain.

As all examination fees and assurance premiums are paid into the City treasury, the maintenance of the Torrens system will not be a charge on the taxpayers, but on the contrary will be a source of revenue for the City besides greatly reducing the burden of title examinations to the individual property owners.



# Building Labor Troubles Affect Weekly Figures

## Drop in Total Commitments for Construction as Shown by Dodge Reports Traceable to Unsettled Conditions

**T**HE existing difficulties in connection with labor in the building industry are evidenced in the totals for the past week, which show that only about \$16,000,000 was committed for building and engineering projects in New York State and New Jersey, north of Trenton, as against an average of upward of \$20,000,000 per week for the past month or more. The drop is shown in all departments of building, planning, estimating and in the number and value of contracts awarded, and shows that prospective builders are holding off pending a settlement of the disputes between the workmen and employers over wages and hours of labor.

According to the statistics prepared each week by the F. W. Dodge Company, there were 222 new buildings and engineering operations announced to the industry as being planned by architects and engineers during the week of August 16 to 23 inclusive. These projects represent an outlay of \$6,354,500. At the same time there were 116 projects, representing a total value of \$4,015,500, in the hands of contractors for estimates, and the record of the week shows contracts awarded to the number of 205 which involves an additional outlay of \$5,823,000.

Among the 222 new operations for which plans were being prepared were included 6 hotels, clubs and institutions, \$40,000; 7 Federal, State and municipal projects, \$539,000; 35 stables and

garages, \$541,000; 18 factory and industrial buildings, \$525,000; 7 public improvements, \$232,000; 119 residential operations involving apartments and one and two-family dwellings, \$3,654,500; 7 churches, schools and theatres, \$466,000, and 23 store, office, loft and banking buildings, \$357,000.

Included in the group of 116 projects in the hands of contractors for estimates were 2 bridges and culverts, \$24,000; 7 Federal, State and municipal operations, \$131,500; 11 stables and garages, \$234,000; 8 factory and industrial projects, \$302,000; 29 public improvements such as street openings, sidewalks, water, gas and electric mains, etc., \$907,500; 36 residential operations of various kinds, \$1,340,500; 12 churches, schools and theatres \$665,000, and 11 store, office, loft and banking buildings, \$411,000.

During the week of August 16 to 23 the list of 205 projects for which contracts were placed was sub-divided as follows: 5 bridges and culverts, \$19,000; 3 hotels, clubs and institutions, \$95,000; 1 federal project, \$60,000; 18 stables and garages, \$854,000; 20 factory and industrial operations, \$731,000; 41 public improvements of different types, \$865,000; 84 residential projects such as apartments and tenement and one and two-family dwellings, \$1,612,000, 13 churches, schools and theatres, \$622,000 and 20 store, office, loft and banking buildings, \$965,000.

### PERSONAL AND TRADE NOTES.

**N. M. Loney** recently resigned as chief engineer of the American Can Co. and has been elected a vice-president of the Thompson-Starrett Co., 51 Wall street, New York City.

**A. R. Zicha**, formerly of the Cork & Zicha Marble Co., has resumed operations at the former plant of the old firm at 813 Vernon avenue, Long Island City, and is prepared to carry on the business as heretofore.

**C. A. Crane**, secretary of the New York General Contractors' Association, has been selected to represent the Associated General Contractors in the New York territory. Offices of the latter organization have been moved from 1416 Broadway, to 51 Chambers street.

**McArthur Brothers Co.**, engineers and contractors, New York, have obtained a contract from the French Government to build 2,000 frame dwellings as a first step in the reconstruction of the devastated areas. It is expected that other contracts will be awarded shortly for similar construction. The French Government is making elaborate reconstruction plans and American builders will be called upon.

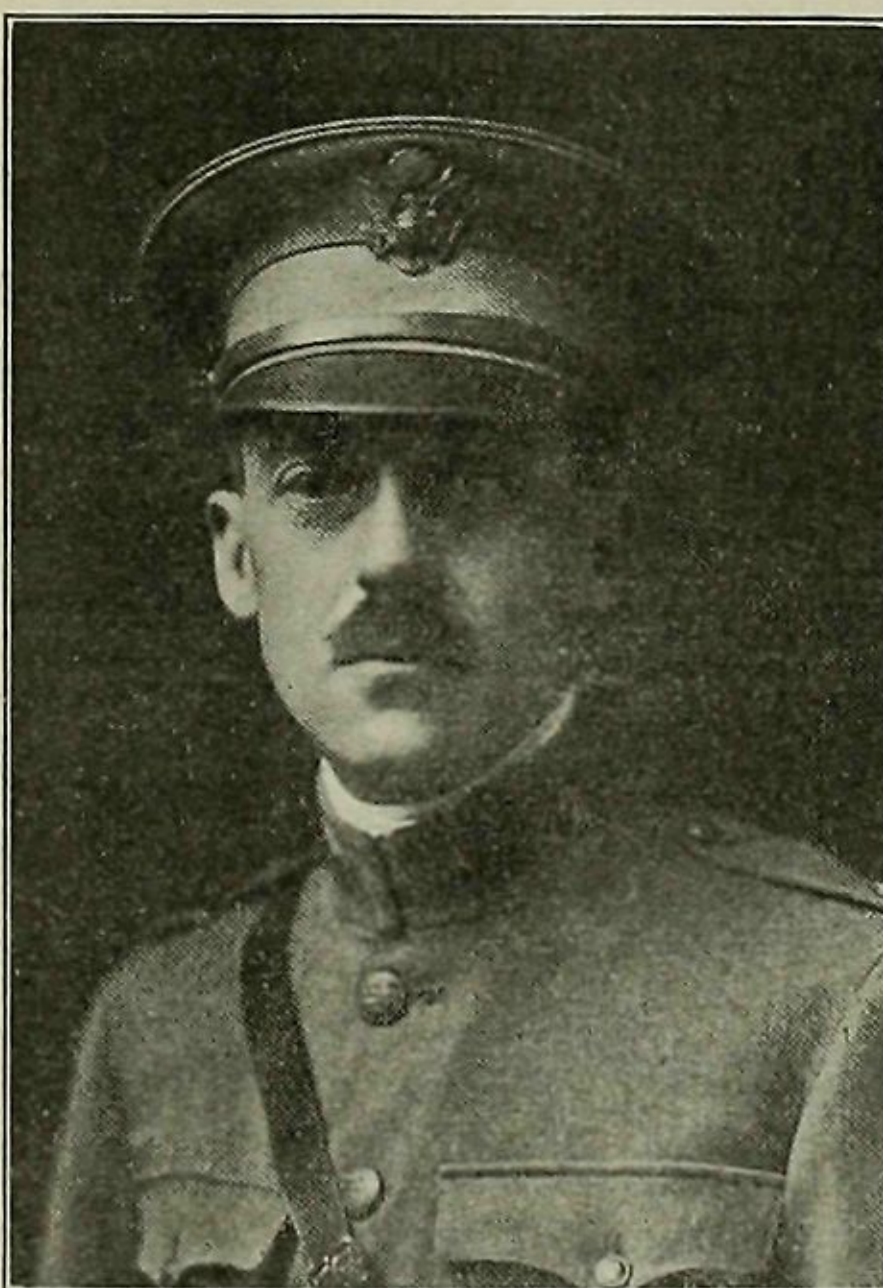
**Clinton Wire Cloth Co.**, Wright Wire Co. and the National Manufacturing Co. have combined forces and co-ordinated manufacturing plants and facilities for greater service in supplying the wire and wire products manufactured by these companies. The organizations that have served in the past are to continue as before. The administrative offices will be at Worcester, Mass. The firm name will be the Clinton-Wright Wire Co.

**Chicago Pneumatic Tool Co.** plans moving its general offices from Chicago to New York, and toward this end is erecting an office building at 6-8 East 44th street, New York. The structure, which is being built by Westinghouse Church Kerr & Co., Inc., is of combination steel, brick and limestone, and will comprise initially ten stories, all to be occupied by the company. The ground floor is to be an attractively designed permanent exhibition room and will contain a display of the company's products. In conjunction, a completely equipped service station will be maintained. The new building is to be ready for occupancy early in 1920.

### T. E. Rhoades with Fred F. French Co.

T. E. Rhoades, actively identified with the building industry since 1899, was recently elected one of the vice-presidents of the Fred F. French Company, architects, engineers and builders. He has assumed full charge of their construction work.

During the last twenty years Mr. Rhoades has been in personal and entire charge of upwards of fifty million dollars worth of fireproof construction in New



MAJOR T. E. RHOADES.

York, Boston, Denver, Seattle, and elsewhere, and is well known to the building trades as one of the most efficient and practical steel and reinforced concrete engineers in this country.

When the United States entered the war, Mr. Rhoades, commissioned as Captain of Engineers, was assigned as officer in charge of construction to the eleven million dollar cantonment at Chillicothe, Ohio. After the completion of this work he went to France and was promoted to the rank of Major on the General Staff of the A. E. F., serving as Assistant Chief of Staff G4 of the Advanced General Headquarters. He served with the Eleventh Division of the A. E. F. at Flanders, on the Marne, in

### 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.

**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.

the Argonne, and with the Army of Occupation in Germany, having been overseas fifteen months in all.

On leaving the army, Mr. Rhoades assumed complete charge of the work now under contract by the Fred F. French Company, which includes the three million dollar apartment house operation at Fifth avenue and 72d street; the ten-story reinforced concrete loft building in 29th street, near Fourth avenue; the six hundred thousand dollar hotel at Kew Gardens, L. I.; the two hundred fifty thousand dollar apartment house in Mount Vernon, N. Y., and a million dollar fireproof hotel at Greenwich, Conn.

Mr. Rhoades was educated as a civil engineer at Cornell University and is an associate member of the American Society of Civil Engineers. For the past fifteen years Mr. Rhoades has been a close personal friend of Mr. French, the president and treasurer of the Fred F. French Company.



# CURRENT BUILDING OPERATIONS

NOTWITHSTANDING the fact that owing to the strikes in the building industry in this city a number of important operations are being held up the past week was a fairly active period. From all accounts, there is little prospect of an early settlement of the difficulties between the employers and the workmen in the trades that are now out, and even the most optimistic feel that the dispute will not be adjusted for at least a few weeks and that meanwhile almost anything might happen.

With construction in the city largely tied up the industry is looking to the suburban districts for the major part of its business. The demand for additional buildings, particularly moderate-priced homes, in almost every section adjacent to Greater New York, is still considerably greater than the supply, and builders will undoubtedly make every effort to continue their operations throughout the winter months in order to supply the wants of homeseekers who up to the present time have not been able to obtain what they desire. During the past few weeks there has been a noticeable improvement in the amount of speculative work involving apartment and tenement houses in all parts of the city. Brooklyn and Queens have been particularly active in this respect, and a number of these projects will be commenced despite the strikes that now prevail.

The building material markets have been somewhat affected by the shutdown of construction and orders have been lighter than they have been during the past few weeks. There is good inquiry for materials and supplies to be required just as soon as work proceeds, and the dealers are confident that if the strike could be settled that they would have a large amount of new business during the autumn and winter months. Material prices are holding strong and there have been no announcements of a drop from the levels that have existed now for many weeks.

**Common Brick.**—Despite the fact that the strike of the bricklayers has held considerable construction work up for the past week, the wholesale market for Hudson River common brick was fairly active. A total of twenty-one barges arrived at the New York docks and all were disposed of for delivery to nearby points. Brooklyn continues to lead all other boroughs of the city in the consumption of common brick, with a total of fourteen bargeloads bought this week. The wholesale price

is firm at \$15 a thousand, but there are producers who are of the opinion that \$16 a thousand would be a fairer price at this time. The majority of the manufacturers, however, are making every effort to keep the market stabilized at the \$15 level, and from the most recent reports it would seem as though this figure would likely be the market price for Hudson River commons for some time to come.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, August 29, 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, 21; sales, 21. Distribution, Manhattan, 4; Brooklyn, 14; New Jersey, 1; Astoria, 1; Hastings, 1.

**Lumber.**—There has been but a slight change in the local lumber situation. The demand is strong in both the wholesale and retail departments of the business and stocks are gradually getting lower, with consequently greater difficulty in filling orders for prompt shipments. There has been no let-up in the lumber demand from the suburban districts and, according to the real estate and building interests in the nearby suburbs, the existing building movement will not stop for some time to

## 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. \$7.75 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 TEN

This advertisement is number ten of a series introducing Colonial Paints and Varnishes. Number eleven will deal with Deck and Floor Paint.

Flexo Tred Floor Coating may be obtained in whatever shade desired to match the decorations of any room. Made of the very best materials, it can be used with precisely the same results on the deck of a yacht, a porch or the floors of a hallway or kitchen. It wears equally well on interior or exterior floors.

Complete information will be mailed on your request

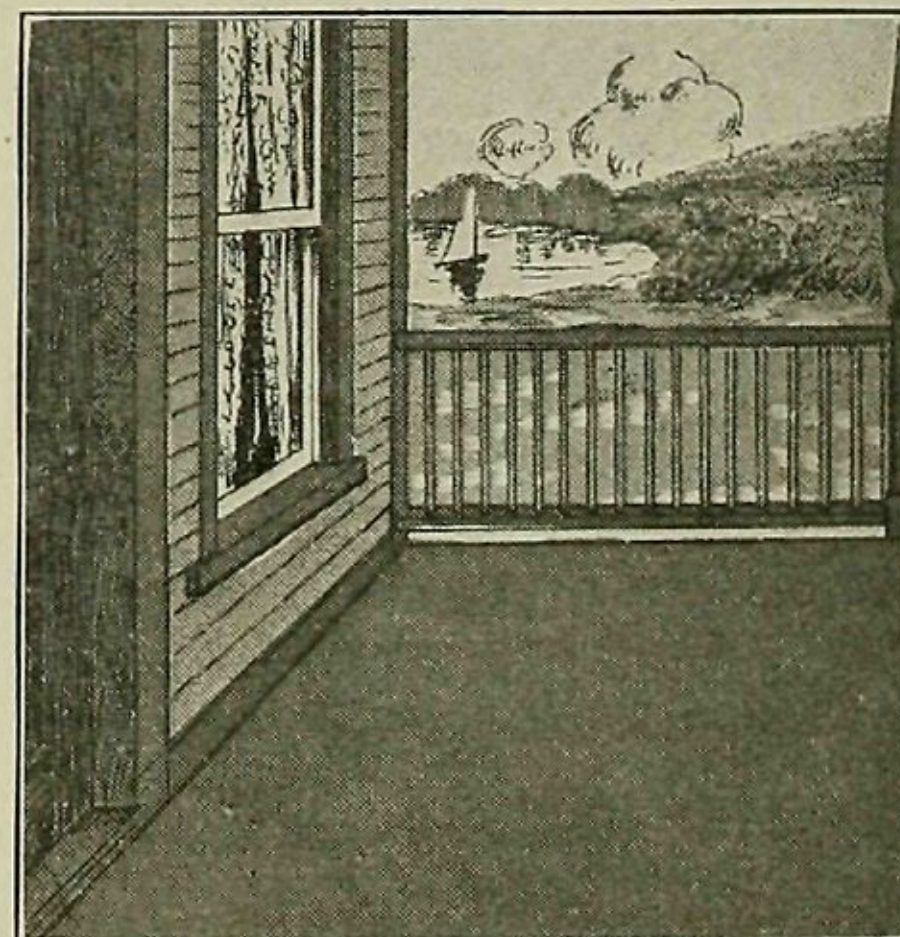
## COLONIAL WORKS

New York Office, Woolworth Building

Factory—Brooklyn, N. Y.

## FITS THE ROOM—MATCHES THE DECORATIONS FLEXO TRED FLOOR COATING

Different—and Better





# MATERIALS AND SUPPLIES

come. Builders are preparing to carry on their operations throughout the winter months, if possible, as the demand for houses has not decreased to any extent, notwithstanding the fact that a majority of the structures started early this season are already completed and sold. Lumber prices are firm and with the same advancing tendency that has marked the selling situation for some months past, and there is no one to be found who is willing to predict a recession from the existing high levels for at least six months or more.

**Structural Steel.**—As far as local business is concerned, the structural steel market has been rather quiet during the

past week. The most important announcement of the past few days, involving the fabricated steel situation, was that the material for the Linnard Hotel would be supplied by the McClintic-Marshall Co. Thompson-Starrett Co. has the general contract for this operation, and it is planned to commence building operations immediately. Although plans for a number of important building projects in the Metropolitan district are practically completed, the involved labor situation is likely to cause them to be held in abeyance for some time, and it is not likely that they will be sent out for estimates even until the strikes are settled. Prices

on all steel products are holding firm and there is no sign of a reduction from the existing levels.

**Builders' Hardware.**—The market has been quite active during the past month or two owing to the steady increase in the volume of local building operations. Although the season is well advanced there is no perceptible decrease in the number of new projects undertaken, and from all accounts the present rate of structural activity will maintain until well into the winter. Prices are very firm and a number of increases have been reported. No recession from the existing levels is possible while manufacturing costs remain as high as they are at present.

**Roofing and Building Papers.**—There has been no decrease in the demand for these materials and manufacturers are being pushed to keep up with their orders. Stocks are greatly reduced owing to the rate of demand during the past few weeks. The result of the home building movement is now being manifested in this line as well as in others in the building industry.

**Window Glass.**—The market is quite firm under the increasing demand for both plate and window glass that has been the result of the large amount of construction now underway. Reports from the producing districts state that a number of the factories are expected to resume manufacturing operations within a short time and the output of these plans will accomplish much toward replenishing local stocks that have recently become badly depleted. Although there have lately been rumors that glass prices are soon to advance, there has been no change announced up to the present writing and they remain firmly as heretofore.

**Cast Iron Pipe.**—The demand for cast iron pipe is somewhat heavier than it has been, particularly from private sources, and the recent advance of \$2 a ton is being maintained by the producers. Municipal business is light, and from all accounts there will be but a small number of important public lettings for the balance of the year. Municipal engineers have prepared many plans for local improvements, but owing to labor difficulties and many other factors these operations have been held in abeyance. Current New York quotations are: 6-in., 8-in. and heavier, \$54.30; 4-in., \$57.30, with \$2 additional for Class A and gas pipe.

**Linseed Oil.**—The market remains firm, and from all present indications this condition is likely to maintain for some time to come.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x28x1 in.	\$0.35	each
37x48x 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.

### 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.):	
First 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%

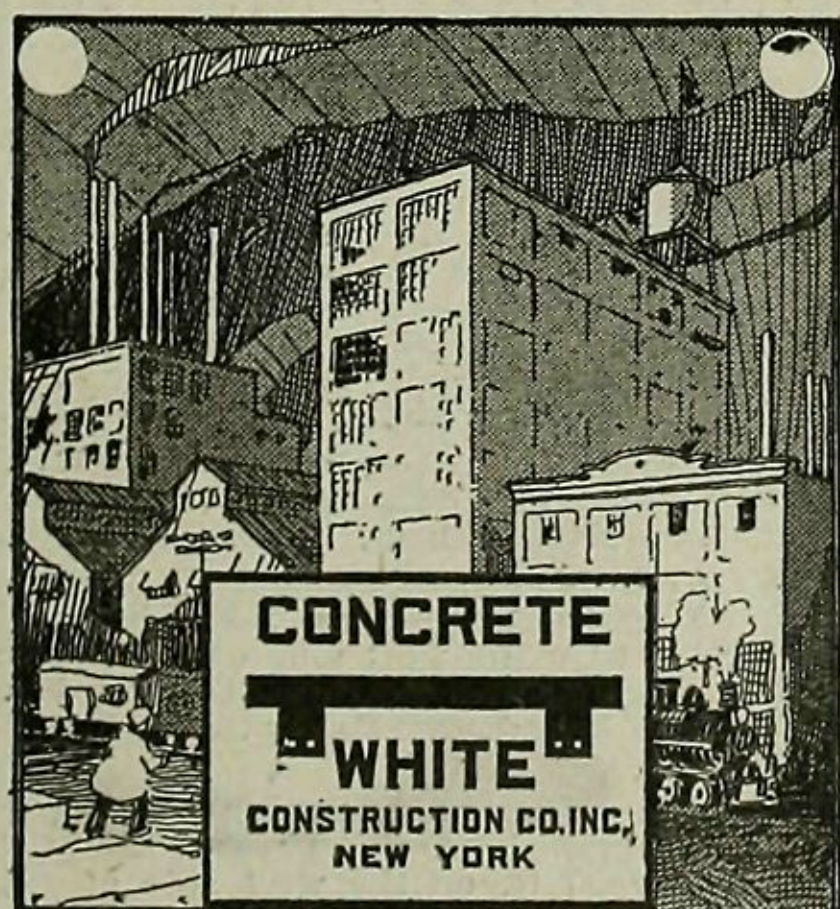
### Linseed Oil—

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

### Turpentine—

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

## Let WHITE Build It of CONCRETE



Many of the largest corporations have grown and prospered through the exercise of superior judgment.

We confidently believe that the same quality of judgment led The Standard Oil Company (of N. J.) to select us to build the additions to their plants at Camden, Trenton and Red Bank, N. J.

Why not consult us now about your proposed addition? It may cost you more money if you delay action.

**"Let WHITE build it of CONCRETE"**

**White Construction Co., Inc.**  
NEW YORK

**ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS**



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.



**SPRINKLER  
SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT**

Installed as a Local System  
or for Central Office Service

**AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE  
AUTOMATIC  
FIRE ALARM CO.  
416 Broadway  
New York City  
FRANKLIN 4188**

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

73D ST.—George F. Pelham, 200 West 72d st, has completed plans for a 9-sty brick, limestone and terra cotta apartment, 82x63x84x83 ft, at 105-119 West 73d st for the 105 West 73d Street Corporation, Jacob Axelrod, president, 200 West 72d st, owner and builder. Cost, \$45,000.

WEST END AV.—Starrett & Van Vleck, 8 West 40th st, have completed plans for a 15-sty brick, limestone and terra cotta apartment hotel, 80x115 ft, at the northwest corner of West End av and 72d st, for a syndicate, to be announced later.

RIVERSIDE DR.—Plans are being prepared privately for a 6-sty brick and stone apartment to be erected on the west side of Riverside dr, 200 ft north of 158th st, by a corporation being formed under the direction of the Fred F. French Co., builders, 299 Madison av. Cost, about \$300,000. Owners build.

PARK AV.—J. E. R. Carpenter, 681 5th av, has prepared plans for a 13-sty brick and limestone apartment, 89x100 ft, at 950 Park av for the 950 Park Avenue Corporation, J. E. R. Carpenter, president, owner and builder. Cost, \$450,000.

#### DWELLINGS.

64TH ST.—Howard & Potter, 35 East 30th st, is preparing sketches for a 5-sty brick and limestone residence, on plot 25x100 ft, at 22 East 64th st, for Franklin Pettit, owner care of architect. Cost, about \$50,000. Details will be available later.

LENOX AV.—Gross & Kleinberger, Bible House, have plans in progress for alterations to the 4-sty brick and stone residence, 20x47 ft, at 191 Lenox av for Morris Lefkowitz, 251 West 86th st, owner. Cost, about \$10,000.

#### STABLES AND GARAGES.

1ST AV.—DeRose & Cavalieri, 370 East 149th st, have plans in progress for a 1-sty brick garage, 75x150 ft, on the west side of 1st av, 50 ft south of 122d st, for owner, to be announced later. Cost, about \$20,000.

GROVE ST.—Frank E. Vitolo, 56 West 45th st, has been selected to prepare plans for a 1 or 2-sty brick garage, 59x44x83 ft, at 66-68 Grove st for Frank Alberti, 186 Bleecker st, owner. Details will be available later.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

BOSTON RD.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick and stone tenement, 91x99 ft, in the west side of Boston rd, 17 ft south of Charlotte st, for the Boston Road Construction Co., Aaron Brand, president, 1510 Crotona Park East, owner and builder. Cost, about \$125,000.

149TH ST.—Charles Kreymborg, 163d st and Park av, has prepared plans for a 6-sty brick and limestone tenement, 75x90 ft, at the northeast corner of 149th st and Union av for Maurice Muller, 935 Intervale av, owner and builder. Cost, about \$135,000.

WEBB AV.—Moore & Landsiedel, 148th st and 3d av, have finished plans for a 5-sty brick and limestone tenement, 87x100 ft, on the east side of Webb av, 300 ft north of Devoe av, for Gorsman & Lozner, 2690 Creston av, owners and builders. Cost, \$100,000.

#### DWELLINGS.

BRONXWOOD AV.—Phillip Bardaes, 230 Grand st, is preparing plans for a 1½-sty frame dwelling, 21x32 ft, and 1-sty frame garage, 18x18 ft, on the west side of Bronxwood av, 76 ft north of 234th st, for Joseph Reich, 4256 Digney av, owner and builder. Cost, \$5,000.

UNIVERSITY AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for four 2½-sty hollow tile and stucco and frame residences, 33x32 ft, on the east side of University av, approximately 700 ft north of Tremont av, for William L. Phelan, Inc., 2045 Ryer av, owner and builder. Cost, about \$15,000 each.

#### STABLES AND GARAGES.

LAFONTAINE AV.—Lucian Pisciotta, 3011 Barnes av, has completed plans for a 1-sty brick garage, 65x100 ft, on the east side of Lafontaine av, 150 ft north of 179th st, for the P. & S. Building Co., S. Scalzo, president, 3011 Barnes av, owner and builder. Cost, about \$10,000.

TINTON AV.—David G. Lang, 110 West 40th st, has prepared plans for a 1-sty brick garage at the southeast corner of Tinton av and 147th st for John Brown, 521 East 149th st, owner and builder. Cost, about \$15,000.

WEBSTER AV.—Wm. Shary, 369 East 207th st, has finished plans for a 1-sty brick garage, 50x150 ft, on the east side of Webster av, 225 ft south of Kindeman pl, for Kahn & Shaffer, 18 Stanhope st, Brooklyn, owners and builders. Cost, \$10,000.

### STORES, OFFICES AND LOFTS.

MORRIS AV.—Harry T. Howell, 3d av and 149th st, has prepared plans for two 1-sty brick stores, 46x95 and 83x93 ft, at the southeast corner of Morris av and Fordham rd for Gaines & Roberts Co., owner and builder, on premises. Total cost, \$45,000.

### Brooklyn.

#### DWELLINGS.

BEVERLY ROAD.—McCarthy & Kelley, 16 Court st, have plans in progress for six 2-sty brick dwellings, 20x65 ft, on the south side of Beverly rd, from Lott st to Bedford av, for Beverly Improvement Co., A. Siegle, pres., 531 Bedford av, owner and builder. Total cost, \$54,000.

EAST 12TH ST.—A. White Pierce, 21 Court st, has completed plans for two 2-sty frame dwellings, 18x40 ft, in the west side of East 12th st, 250 ft north of Av O, for George M. Craigen Co., 637 Mansfield pl, owner and builder. Cost, \$12,000.

14TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 2½-sty frame and stucco dwelling, 17x52 ft, on the east side of 14th av, 60 ft north of 49th st, for the Marne Construction Co., 1334 48th st, owner and builder. Cost, \$15,000.

80TH ST.—Kallish & Subkis, 2208 Bath av, have completed plans for five 2-sty frame dwellings, 20x45 ft, at the southwest corner of 80th st and 20th av and in the south side of 80th st, 32 ft west of 20th av, for Sigmund Wexler, 395 Broadway, owner and builder. Cost, \$40,000.

BARRETT ST.—Cohn Bros., 561 Stone av, have completed plans for seven 2-sty brick dwellings, 20x56 ft, in the east side of Barrett st, 20 ft north of Dumont av, for Simon Halperin, 365 Hindsdale st, owner and builder. Cost, \$70,000.

SNEDIKER AV.—S. Millman, 26 Court st, has plans in progress for a 1-sty brick garage, 100x100 ft, on the east side of Snediker av, 100 ft south of Dumont av, for M. Turner, 397 Snediker av, owner and builder. Cost, \$25,000.

33D ST.—S. Millman, 26 Court st, is preparing plans for a 1-sty brick garage, 100x100 ft, in the south side of 33d st, 100 ft west of 4th av, for the Liebond Realty Co., Isaac Kelt, pres., 44 Court st, owner and builder. Cost \$40,000.

BARRETT ST.—Cohn Bros., 361 Stone av, have completed plans for seven 1-sty brick attached garages, 18x18 ft, in the east side of Barrett st, 20 ft north of Dumont av, for Simon Halperin, 263 Hindsdale st, owner and builder. Total cost, \$7,000.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for three 2½-sty frame dwellings, 20x44 ft, in the west side of East 23d st, 240 ft north of Av K and 320 ft north of Av K, for Wm. Bornfeld, 2831 Av N, Brooklyn, owner and builder. Cost, \$7,500 each.

BARRETTO ST.—Morris Whinston, 63 Park Row, Manhattan, has completed plans for two 2-sty brick dwellings, 20x40 ft, on the east side of Barretto st, and 50 ft north of Blake av and 80 ft north of Blake av, for the Pivnick Bldg. Co., 729 Saratoga av, owner and builder. Total cost, \$10,000.

NEW YORK AV.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 15x40 ft on the east side of New York av, 267 ft south of Glenwood rd, for O. L. Larkin, 1566 Flatbush av, owner and builder. Cost, \$3,500.

ALBEMARLE RD.—Geo. Cassaza, 1133 Broadway, Manhattan, has plans in progress for a 2½-sty frame dwelling, 43x30 ft, at 2415 Albemarle rd for Charles Stillson, owner, care of architect.

EAST 31ST ST.—W. A. Parfitt, 26 Court st, has plans in progress for two 2-sty frame dwellings, 22x36 ft, in the west side of East 31st st, 140 ft south of Av J, for R. O. Bunnell, 458 6th av, owner and builder. Total cost, \$12,500.

BAY 29TH ST.—Kallish & Subkis, 2208 Bath av, have completed plans for two 2-sty frame dwellings, 20x45 ft, in the west side of Bay 29th st, 161 ft north of Bath av, for Sigmund Wexler, 305 Broadway, Manhattan, owner and builder. Total cost, \$16,000.

EAST 24TH ST.—Wm. Sunderland, Jr., Edgemere, has completed plans for a 2½-sty frame dwelling, 26x68 ft, in the east side of East 24th st, 100 ft north of Voorhees av, for Constant A. Benoit, 2565 East 26th st, owner. Cost, \$15,000.

EAST 8TH ST.—F. J. Dassau, 26 Court st, has completed plans for eleven 2-sty brick dwellings, 16x48 ft, in the west side of East 8th st, 18 ft south of Av Q, for Francis Dovale, Developing Co., 160 Broadway, Manhattan. Total cost, \$55,000.

18TH AV.—Ferdinand Savignano, 6005 14th av, has completed plans for two 2-sty frame dwellings, 18x55 ft, on the west side of 18th av, 50 ft north of 78th st, for Carmelo Drago and Nicholas Rendano, 771 Union st, owners and builders. Total cost, \$20,000.

BEVERLY RD.—McCarthy & Kelly, 16 Court st, have plans in progress for five 2-sty brick dwellings, 20x65 ft, at the northwest corner of Beverly rd and Lott st for the Beverly Improvement Co., A. Siegle, president, 531 Bedford av, owner and builder. Cost, \$45,000.



AV J.—Bloch & Hesse, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame dwelling, 49x28 ft, at the northwest corner of Av J and Kenmore pl for Louis Karasik, 44 Court st, owner. Cost, \$25,000. Architect will soon take bids on general contract.

BLAKE AV.—Morris Whinston, 63 Park Row, Manhattan, has completed plans for three 3-sty brick dwellings, 20x50 ft, with stores, on the north side of Blake av, 20 ft east of Barrett st, for the Pivnick Building Co., 729 Saratoga av, owner and builder. Total cost, \$32,000.

#### STABLES AND GARAGES.

ATLANTIC AV.—S. Millman & Son, 26 Court st, have plans under way for a 1-sty brick garage, 40x100 ft, on the south side of Atlantic av, 110 ft west of Albany av, for F. Schwartz, 5326 6th av, Brooklyn, owner. Cost, \$18,000.

FULTON ST.—Montrose Morris Sons, 533 Nosstrand av, have prepared plans for a 1-sty brick garage, 100x125 ft, at the southeast corner of Fulton st and Buffalo av for Henry Oestreich, 437 Hancock st, owner. Cost, \$20,000. Architects will take estimates on separate contracts and superintend construction.

VANDERBILT AV.—G. E. Marshall, 341 88th st, has completed plans for a 1-sty brick garage, 50x99 ft, at the northwest corner of Vanderbilt av and Park av for M. Doyle, 58 Clinton av, owner. Cost, \$12,000.

BRADFORD ST.—A. Farber, 1746 Pitkin av, has finished plans for a 1-sty concrete garage, 18x18 ft, on the west side of Bradford st, 100 ft south of Dumont av, for the Linton Park Building Corporation, 504 Bradford st, owner and builder. Cost, \$5,500.

BRISTOL ST.—Morris Whinston, 63 Park Row, Manhattan, has prepared plans for a 1-sty brick garage, 60x100 ft, in the west side of Bristol st, 113 ft south of East New York av, for Herman Kronenberg, 26 Bristol st, owner and builder. Cost, about \$25,000.

WAVERLY AV.—G. A. Palcanis, Fanwood, N. J., has completed plans for a 7-sty brick and stone garage, 44x103 ft, on the east side of Waverly av, 132 ft north of Park av, for the Rockwood Co., W. T. Jones, president, 88 Washington av, owner. Cost, \$100,000. Owner builds.

#### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—Louis Greenblat, 1155 Myrtle av, Bklyn, contemplates the construction of a 6-sty brick, limestone and terra cotta apartment, 193x180x163 ft, on Shelton av, Harri-man av and Union av, for which name of architect and details of construction will be available later. Cost, \$300,000.

#### DWELLINGS.

UNION COURSE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x38 ft, on the south side of 7th st, 475 ft east of Shaw av, Union Course, for August Danner, 3793 Fulton st, Woodhaven, owner and builder. Total cost, \$7,000.

HOLLIS, L. I.—Edward Jackson, 8 Herriman av, Jamaica, has completed plans for two 2½-sty frame dwellings, 28x24 ft, on the east side of Farmers av, Hollis, for H. Neisler, Farmers av, owner and builder. Total cost, \$9,000.

FLUSHING, L. I.—Christian Bauer, Jr., 788 Manhattan av, Brooklyn, has completed plans for two 2-sty frame dwellings, 22x40 ft, at the southwest corner of 20th st and Queens av, Flushing, for Charles J. Schlater, 115 Milton st, Brooklyn, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x47 ft, in the west side of 19th st, 120 ft north of Roosevelt av, Elmhurst, for Fred Hoffman, Parcell st, Elmhurst, owner and builder. Cost, \$4,500.

FLUSHING, L. I.—Charles W. Ross, 46 Manor av, Woodlawn, has completed plans for four 2½-sty frame dwellings, 24x26 ft, in the east side of 35th st, 96 ft south of Mitchell av, for Augustus M. Ryon, 96 Main st, Flushing, owner. Total cost, \$20,000.

BEECHURST, L. I.—E. W. Pease, 243 West 34th st, has plans on file for a 2-sty frame dwelling, 22x24 ft, on the east side of the Boulevard, 20 ft east of 14th av, for Howard & Thurston, Beechurst, owners and builders. Cost, \$8,000.

ELMHURST, L. I.—John M. Baker, 9 Jackson av, Long Island City, has completed plans for a 2½-sty frame dwelling, 25x40 ft, at the southwest corner of Van Loon pl and Maurice av for Edward S. Casey, 196 West 108th st, Manhattan, owner. Cost, \$6,000.

CORONA, L. I.—A. L. Marinella, 35 47th st, Corona, has completed plans for two 2-sty brick dwellings, 20x52 ft, in the east side of 45th st, 140 ft north of Hayes av, for Antonio Gange, 19 East Hayes av, Corona, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—Jos. Corfield, 524 West 123d st, Manhattan, has completed plans for a 2-sty brick dwelling, 16x49 ft, on the north side of Willow av, 50 ft west of Dunham av, for Jos. T. Corfield, 101 Park av, owner and builder. Cost, \$5,500.

JAMAICA.—Charles Kreyenberg, 163d st and Park av, Bronx, has completed plans for a 2½-sty frame dwelling, 25x35 ft, on the west side of Grand av, 159 ft south of Highland av, for Adele M. Harrington, 1478 Vyse av, Bronx, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—Andrew F. Brems, 83 Corona av, Corona, has plans on file for a 2-sty frame dwelling, 18x44 ft, on the east side of Smart av, 100 ft south of Forest av, for Charles Rubin, 164 Forest av, Flushing, owner. Cost, \$4,500.

RICHMOND HILL, L. I.—Morris Rothstein, 197 Snediker av, Brooklyn, has completed plans for four 2-sty frame dwellings, 20x52 ft, at the northeast corner of Sutter and Bigelow avs, Richmond Hill, for Israel Diamond, 608 Stone av, Brooklyn, owner and builder. Total cost, \$30,000.

MORRIS PARK, L. I.—G. E. Crane, 615 Stothoff av, Richmond Hill, has completed plans for two 2-sty frame dwellings, 16x38 ft, on the south side of Liberty av, 50 ft east of Maure av, Mor-

ris Park, for Terr Bros., 245 Thatford av, Brooklyn, owner and builder. Cost, \$8,000.

COLLEGE POINT, L. I.—Harry T. Morris, 710 10th st, College Point, has plans on file for a 2½-sty frame dwelling, 28x49 ft, at the southeast corner of 3d av and 28th st for Mrs. Pauline Doerzbacker, College Point, owner. Cost, \$10,000.

JAMAICA, L. I.—Samuel Cohen, 32 Union sq, Manhattan, has plans in progress for a 2½-sty frame dwelling in Jamaica, L. I., for A. J. Schllessinger, 776 Prospect av, Bronx, owner, who will take bids on general contract about Aug. 28.

RICHMOND HILL, L. I.—Kunzi & Waillant, 394 Graham av, Brooklyn, have plans on file for a 2½-sty frame dwelling, 28x32 ft, on the west side of Briggs av, 100 ft south of Sutter av, for

## THE JOHN C. ORR COMPANY

### LUMBER AND TIMBER, FLOORING AND CEILING OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS

BORO OF BROOKLYN

# The Play's the Thing

The Twin Theatre Corporation is erecting two theatre buildings, which, as the corporation name implies, are duplicates. One is situated at 215-223 West 42nd Street, the other at 228-234 West 43rd Street, and each will have an installation of 4,000 lights and 45 horse-power

In a public playhouse it is extremely essential to install reliable light and power service. Restful lighting schemes during the intermissions and clever "lighting effects" have contributed greatly to the success of many mediocre productions

Practically all the large playhouses in the theatre district have installed Central Station Service because it has proven reliable and most economical. Edison Service and Reliable Service are synonymous. Let us tell you about it

## The New York Edison Company

*At Your Service*

General Offices  
Irving Place and Fifteenth Street

Telephone Stuyvesant 5600





Architects and Engineers are  
specifying and demanding

## STEELBILT Toilet Partitions

in preference to those made  
of ordinary materials.

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

STEELBILT Toilet Partitions are made in standard sizes, some of which are carried in stock for quick delivery. Partitions and doors are made in units, of sizes to suit any plan layout.

Write Dept. "R" for full  
particulars and a copy of  
our architects' specifica-  
tion sheet.

**BETZ BROS., Inc.**  
WOOLWORTH BLDG., NEW YORK  
FACTORY: JERSEY CITY, N. J.

## J. P. Duffy Co.

**Brick—Cement  
Masons' Materials  
Plaster Boards**

**2d Ave., 50th to 51st Sts.  
Brooklyn**

Telephone Sunset 4000

**Standard Coal Cover**  
**Price \$8.50** Set Complete  
**No Hinges—No Chains**

A BRASS ROD ELIMINATES THESE  
APPROVED EVERYWHERE  
**STAUDINGER & REISBERG**  
MANUFACTURERS OF  
PLAIN AND ORNAMENTAL  
**IRON WORKS**

612 East 9th Street Tel. Orchard 1094  
Established 1880

## POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**  
30 East 42nd Street NEW YORK  
Telephone: Murray Hill 3338

Gus Ericson, 1745 Church st, Richmond Hill, owner. Cost, \$4,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 20x52 ft, in the west side of 19th st, 16 ft north of Fairbanks av, for George Simokin, 51 East Grand av, Corona, owner and builder. Cost, \$12,000.

HOLLIS, L. I.—H. T. Jeffrey Jr., Butler Bldg, Jamaica, has plans on file for a 2½-sty frame dwelling, 16x30 ft, on the east side of Hudson av, 200 ft north of Bellmar av, Hollis, for Geo. Hass, Woodhaven, L. I., owner. Cost, \$5,500.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for five 2-sty frame dwellings, 20x55 ft, on the west side of McKinley av, 186 ft south of Central av, for the Schlachter Construction Co., 348 Alpha pl, Glendale, L. I., owner and builder. Cost, \$42,000.

RICHMOND HILL, L. I.—H. T. Jeffrey Jr., Butler Bldg, Jamaica, has plans on file for a 2½-sty frame dwelling, 16x38 ft, in the east side of 109th st, 200 ft south of 85th st, for Oscar Kearney, Richmond Hill, owner. Cost, \$6,500.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x47 ft, in the west side of 19th st, 160 ft north of Roosevelt av, for Fred Hoffman, Parcell st, Elmhurst, owner and builder. Cost, \$7,500.

FLUSHING, L. I.—Springsteen & Goldhammer, 32 Union sq, have completed plans for seven 2-sty frame dwellings, 24x31 ft, with 1-sty brick garages, 10x19 ft, in the west side of 34th st, 136 ft south of Mitchell av, for Isaac T. Flatto, 261 Broadway, Flushing, owner and builder. Total cost, \$61,250.

LONG ISLAND CITY.—Robert H. Costigan, 1465 Broadway, has completed plans for two 2-sty frame dwellings, 22x57 ft, on the east side of 11th av, north of Ditmar av, Long Island City, for Louisa C. Stockinger, 467 3d av, Long Island City, owner and builder. Cost, \$14,000.

QUEENS, L. I.—A. P. Sorice, Jr., 363 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 26x26 ft, in the east side of Catherine st, 220 ft north of Hempstead Turnpike, for Willis Durham, 9 Twombly pl, Jamaica, owner and builder. Cost, \$7,500.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 35x31 ft, at the southwest corner of 167th st and Chapin av, for Spartan Realty Co., 66 Orange st, Bklyn, owner and builder. Cost, \$6,000.

QUEENS, L. I.—H. T. Jeffrey Jr., Butler Bldg, Jamaica, has completed plans for four 2-sty frame dwellings, 24x25 ft, on the west side of Hollis Court Boulevard, 180 ft south of Buckingham pl, for Harry Wade, Beach st, Richmond Hill, owner and builder. Cost, \$24,000.

JAMAICA, L. I.—H. T. Jeffrey Jr., Butler Bldg, Jamaica, has completed plans for four 2½-sty frame dwellings, 24x32 ft, on the north side of Honly rd, 50 ft west of Homer Lee av, for Wm. Sim, 2d st, Union Course, Woodhaven, owner and builder. Cost, \$32,000.

ELMHURST, L. I.—Wm. S. Worrall, Jr., Bridge Plaza, Long Island City, has completed plans for three 2½-sty frame dwellings, 17x52 ft, on the north side of Britton av, 50 ft east of Ithaca st, Elmhurst, for Geo. C. Johnston, Kingsland av, owner and builder. Cost, \$13,500.

LONG ISLAND CITY.—A. Pipitone, 291 8th av, has completed plans for two 2-sty brick dwellings, 20x46 ft, on the east side of 13th av, 275 ft south of Wilson av, for Posario Pipitone, 291 8th av, owner and builder. Cost, \$13,000.

QUEENS, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 16x38 ft, on Everett pl, 180 ft east of Jackson av, Queens, for G. E. Stewart, Bellaire Gardens, owner and builder. Cost, \$12,000.

LAWRENCE, L. I.—John H. Scheir, 25 West 42d st, has plans in progress for a terra cotta and stucco residence at the corner of Broadway and Muriel av, Lawrence, for Samuel Golden, 118 Duane st, Manhattan, owner. Cost, \$40,000.

### THEATRES.

FOREST HILLS, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has plans in progress for a 1-sty brick and terra cotta moving picture theatre on the east side of Continental av, 150 ft south of Queens boulevard, for Sheer's Amusement Enterprise, Corona, L. I., owner and builder. Cost, about \$100,000.

### Nassau.

### DWELLINGS.

MINEOLA, L. I.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for two 2½-sty frame dwellings, 24x32 ft, at Mineola, L. I., for the Mineola Homes Co., owner and builder. Total cost, \$15,000.

### Westchester.

### APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Heapy, 280 Hawthorne av, is preparing plans for a 5-sty brick and limestone apartment, 56x75 ft, with stores, in South Yonkers, for owner and builder to be announced later. Cost, \$75,000.

## FASSLER & ROBERTS

Accountants—Auditors

Monthly Audits; Financial  
Statements

Cost systems for builders  
contractors, etc.

Books opened, closed, and  
written up

Investigations, Tax Reports

63 Park Row Beekman 8386

## C.E. Halback & Co.

ORNAMENTAL

**IRON and STEEL**

For Building Construction

**23 East 26th St., N. Y. City**

Phone: Madison Sq. { 8510  
8511

TELEPHONE:  
AUDUBON 364-2034

AUTOMOBILE  
DELIVERY

## JAMES A. COUGHLIN

**LUMBER AND  
MOULDINGS**

Amsterdam Avenue and 154th Street  
**NEW YORK**

DOORS  
SASH  
BLINDS

VENEERED PANELS  
COMPO BOARD  
SAND  
CEMENT

## PLUMBING SATISFACTION

Our services are prompt and efficient  
and we install only the best equipments.  
Let us solve your plumbing problems.

Call: Sterling 1996

## JAMES SEATH, Inc.

PLUMBING CONTRACTORS

113 Seventh Ave., Brooklyn, N. Y.

For Quickest and Best Blue  
Prints and Photo Prints

## THE ELECTRO SUN CO.

27 THAMES ST. NEW YORK CITY  
Tel. Rector 2728-5288 AL. WEIL, Mgr.



## DWELLINGS.

**NEW ROCHELLE, N. Y.**—Charles Peck, 7 East 42d st, Manhattan, has plans in progress for a 2½-sty hollow tile and brick veneer residence, 30x42 ft, in Premium Point Park, for Dr. Charles Ogilvy, owner care of architect. Cost, \$18,000.

**Richmond.**

## BANKS.

**MARINERS HARBOR, S. I.**—James H. Whitford, Staten Islander Bldg., Tompkinsville, S. I., has been selected to prepare plans for a 1-sty brick and stone bank building, at Mariners Harbor, for the North Shore Bldg. and Loan Co., owner. Details of construction will be announced later.

## DWELLINGS.

**STATEN ISLAND.**—Payne & Griswold, Manaring building, New London, Conn., have plans under way for a 2½-sty frame and stucco dwelling, 25x30 ft, for David Banks, Fort H. G. Wright, owner. Cost, \$5,500.

**New Jersey.**

## DWELLINGS.

**NEWARK, N. J.**—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., have preliminary plans for a 2½-sty frame and shingle dwelling in the Wooquahic section of Newark, for Mr. Lukos, care of architect. Cost, \$8,000.

**LEONIA, N. J.**—Herman Fritz, News Bldg, Passaic, N. J., has completed plans for three 2½-sty dwellings, 24x28 ft, in Leonia, N. J., for Leonia Heights Land Co., 183 Broad av, Leonia, owner and builder. Total cost, \$20,000.

**ELIZABETH, N. J.**—Oakley & Son, 1259 Clinton pl, have prepared plans for a 2½-sty frame dwelling, 36x37 ft, in South Park st for E. Freedman, 554 South Park st, owner. Cost, \$15,000. Architects will take estimates.

**PLAINFIELD, N. J.**—Wm. Clum, 152 Park av, Plainfield, has plans in progress for a 2½-sty frame residence, 32x37 ft, at the corner of West 7th st and Liberty st for Morris Abramson, West 7th st, owner, who will soon take estimates on general contract. Cost, \$10,000.

**CALDWELL, N. J.**—M. J. Stillman, 124 East 25th st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence, 26x64 ft, at Caldwell for Earl A. Whitehorn, owner, care of architect. Cost, \$12,000.

**NEWARK, N. J.**—Edward Wurth, 207 Market st, has prepared plans for a 2½-sty brick residence at the corner of 11th st and Madison av for owner, to be announced later. Cost, \$25,000.

**IRVINGTON, N. J.**—R. Bottelli, 207 Market st, has plans in progress for a 1½-sty frame dwelling, 33x32 ft, at the northeast corner of Sandford st and Elmwood av for John Scott, owner, care of architect. Cost, \$6,500.

**GLEN RIDGE, N. J.**—Ellis V. Ort, 44 Heller Parkway, Newark, N. J., contemplates the construction of a 2½-sty frame residence, about 25x55 ft, in Ridgeroad road, Glen Ridge, for which name of architect and details of construction will be available later. Cost, about \$15,000.

**NORWOOD, N. J.**—Carl P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame dwelling, 35x36 ft, at Norwood, N. J., for Hugh Gengars, Norwood, owner and builder. Cost, about \$5,000.

**MORRISTOWN, N. J.**—Valentine & Kissam, 505 5th av, Manhattan, are preparing preliminary sketches for a 2½-sty brick residence at Morristown for R. C. Good, owner, care of architects. Details will be available later.

**NEWARK, N. J.**—Edward Grant, 397 Washington st, has completed plans for a 2½-sty frame dwelling, 24x50 ft, at 122 Scherrer av for A. J. Ehrlich, 50 Baldwin av, Newark, owner. Cost, \$10,000.

**NEWARK, N. J.**—Michael Silberstein, 121 Springfield av, has prepared plans for a 2-sty frame dwelling, 22x47 ft, at 212½ Hillside av, near Runyon st, for Max Welitsky, 212 Hillside av, owner and builder. Cost, \$5,000.

**NEWARK, N. J.**—Neil J. Convery, Union Building, Newark, has completed plans for a 2½-sty frame dwelling, 24x38 ft, on Mapes av, near Elizabeth st, for William Ditzel, owner, care of architect. Cost, about \$10,000.

**ARLINGTON, N. J.**—Alfred Peter, 820 Broad st, Newark, has plans under way for three 2½-sty frame dwellings, 24x50 ft, at the corner of Devon st and Seely av for George Schaefer, Arlington, N. J., owner. Cost, \$10,000 each.

**HACKENSACK, N. J.**—C. V. R. Bogert, Lyric Building, Hackensack, has plans in progress for a 2½-sty hollow tile and stucco residence, 30x40 ft, in West Anderson st, for J. H. Winant, 275 Union st, Hackensack, owner.

**NEWARK, N. J.**—Plans are being prepared privately for a 2½-sty frame dwelling, 24x54 ft, at 158 Mapes av for Hyman Rosensohn, 800 Broad st, owner and builder. Cost, about \$10,000.

**RED BANK, N. J.**—E. A. Arend, Kinmouth Building, Asbury Park, N. J., has plans in progress for a 2½-sty frame residence, 30x70 ft, with garage, on Maple av for Mrs. Herbert W. Hill, 127 Maple av, owner. Cost, about \$20,000. Architect will soon call for estimates on general contract.

## WHETHER REMODELING OR BUILDING SAVE MONEY BY INSTALLING CLOW Gasteam Radiators

Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless. Automatically controlled. Thousands giving complete satisfaction. Each radiator guaranteed.

**EASTERN GAS APPLIANCE COMPANY**

47 West 42nd Street, New York City

Phones: Murray Hill 4619, Vanderbilt 3646

30-32 Clinton Street, Newark, N. J.—Phone: Market 5107.



## NIEWENHOUS BROTHERS, Inc.

### BUILDING CONSTRUCTION

S. H. NIEWENHOUS, President  
M. NIEWENHOUS, Treasurer

163RD STREET, Northwest Corner Park Avenue

H. S. NIEWENHOUS, Secretary  
A. W. TREAT, General Manager

NEW YORK

## ATLAS WATERPROOFING CO.

Specialists in Waterproofing Walls of Stone, Brick, Concrete and Terra Cotta, preserving them against damage by weather.  
Phone MURRAY HILL 2213-4 for consultation appointment.

507 Fifth Ave., New York City

14 William St., Jamaica, L. I.

## CHESLEY

### STOCK FIRE PROOF DOORS

STANDARD SIZES CARRIED IN STOCK

SEND FOR BOOKLET

A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.

## WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone—Melrose { 8290  
8291 Office and Factory, River Ave. and East 151st St.

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

YOU CAN HAVE THE THREE  
"RELIABILITY, DURABILITY and EFFICIENCY"

L. S. Aspromonte & Son, 21 Carver St., Long Island City, N. Y.  
CONTRACTING PLASTERERS

TELEPHONE, KENMORE 2300

## RETAIL LUMBER

### CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

## HECLA IRON WORKS

ESTABLISHED 1876

### Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.



CRANFORD, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for four 2½-sty frame dwellings at Cranford, N. J., for S. R. R. Droscher, 210 South av, East Cranford, owner and builder. Total cost, \$28,000.

#### FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Charles E. Sleight, Romaine Building, Paterson, has plans in progress for a 2-sty brick silk mill, 60x200 ft, at 343-375 Godwin st for the Eldie Building Co., Dale av, Paterson, owner. Cost, \$75,000.

NEWARK, N. J.—W. Frank Bowers, 44 Harrison st, East Orange, has completed plans for a 2-sty brick factory addition, 48x92 ft, at 211-217 Parkhurst st, corner of Av C, for Wm. E. Quimby, Inc., owner, on premises. Cost, \$20,000.

HARRISON, N. J.—Lockwood, Green & Co., 103 Park av, Manhattan, have plans in progress for a 3-sty reinforced concrete shipping building, 50x100 ft, in Middlesex st for the Driver Harris Co., owner, on premises. Cost, \$50,000.

#### STABLES AND GARAGES.

NEWARK, N. J.—O'Rourke & Brisco, Firemen's Building, Newark, have plans in progress for a 1-sty brick and hollow tile and stucco garage, 60x100 ft, at 221-223 Plane st for the Superior Garage, owner, care of architects, who will take estimates on general contract. Cost, \$14,000.

NEWARK, N. J.—Henry D. Soudder, Jr., 9 Clinton st, has started plans for a 2-sty reinforced concrete garage, 96x115 ft, with extension, 67x53 ft, at the southwest corner of Bloomfield and Mt. Prospect avs, for Fred Castle, 26 Centre Market, owner. Cost, about \$75,000.

NEWARK, N. J.—August Kleeman, 908 Grove st, Irvington, N. J., has plans under way for a 1-sty brick garage, 40x100 ft, at the corner of Hunterdon and Springfield avs for the Union Brewing Co., owner, on premises. Cost, \$12,000.

NEWARK, N. J.—M. J. Nadel, Union Building, has completed plans for a 1-sty brick garage, 100x112 ft, at 308-314 Broad st for Dr. L. J. Fischbein, 48 16th av, owner. Cost, \$25,000. Architect will take estimates on general contract.

LAKEWOOD, N. J.—K. MacM. Towner, Kinmouth Building, Asbury Park, N. J., has finished plans for a 2-sty hollow tile and brick garage, 55x150 ft, at Lakewood for Thomas Chadwick, Washington av, Spring Lake, N. J., owner. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

PATERSON, N. J.—F. B. Grosso, 126 Market st, has plans in progress for alterations to the 2-sty brick store building in Paterson st for I. Friedman, 187 Paterson st, owner. Cost, about \$15,000.

#### THEATRES.

JERSEY CITY, N. J.—Chris. Ziegler, 75 Montgomery st, has prepared plans for a 1½-sty brick and limestone moving picture theatre, 100x144 ft, seating approximately 1,800, on Communipaw av for the Casino Realty Co., E. Eriksen, president, 119 Oak st, Jersey City, owner. Cost, about \$150,000.

NEWTON, N. J.—J. J. Vreeland, Sussex and East Blackwell sts, Dover, N. J., has completed plans for a 1-sty brick and terra cotta moving picture theatre, 40x125 ft, seating about 700, in Spring st for Hendershot Brothers, Newton, N. J., owners. Cost, about \$35,000. Architect will take estimates on separate contracts about September 1.

#### Other Cities.

##### DWELLINGS.

MONROE, N. Y.—Williams & Mahnken, 8 West 33d st, Manhattan, are preparing plans for a 2½-sty stone and frame residence, 38x60 ft, at Monroe, N. Y., for Paul Herman, 316 West st, Manhattan, owner. Cost, about \$35,000. Architects will take estimates on general contract.

##### HALLS AND CLUBS.

TUXEDO, N. Y.—Bancroft Smith, 104 West 42d st, Manhattan, has been retained to prepare plans for the 2½-sty stone and frame community house at Tuxedo, N. Y., for the Tuxedo Park Association, owner. Details of construction will be available later.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Thomas T. Hopper, 101 Park av, has the general contract for alterations to the 12-sty brick apartment, 40x88 ft, at 21-23 West 58th st, for A. S. Cochran, 527 5th av, owner, from plans by A. J. Vodker, 52 West 45th st, architect. Cost, about \$20,000.

MANHATTAN.—Harby, Abrons & Melius, 15 East 40th st, have the general contract for a 13-sty brick and limestone apartment hotel, 55x100 ft, at 850 Madison av, for the 22 East 17th St. Corp., Edward Hart, Jr., pres., 206 Broadway, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, \$500,000.

#### CHURCHES.

MANHATTAN.—Burke Bros. Construction Co., 62 West 45th st, has the general contract for a 4-sty brick and limestone Sunday school building and Parish house, at 512 West 112th st, for the Seventh Church of Christ Scientist, owner, from plans by Griffin & Wincoop, 30 Church st, Manhattan, architects.

#### DWELLINGS.

DOUGLASTOWN, L. I.—Stevenson & Cameron, 37 West 35th st, Manhattan, have the general contract for a 2½-sty frame residence, 32x50 ft, at Douglastown, L. I., for James R. Nelson, owner, care of contractor, from privately prepared plans. Cost, about \$33,000.

BAYONNE, N. J.—Anderson & Johnson, 75 Roosevelt av, Jersey City, N. J., have the general contract for a 2½-sty brick and frame residence and garage, at the southwest corner of 42d st and Av C, for William D. Salter, 945 Broadway, Bayonne, owner, from plans by Donald G. Anderson, 29 East 49th st, Manhattan, architect. Cost, \$20,000.

GARDEN CITY, L. I.—Hegeman & Harris Co., 33 West 42d st, Manhattan, has the general contract for twenty-five 2½-sty dwellings of various dimensions, at Garden City, L. I., for the Garden City Development Co., 347 5th av, owner, from plans by M. R. Emery, Mott B. Schmidt and George Gilbert, 14 East 46th st, Manhattan, architects. Total cost, \$250,000.

#### FACTORIES AND WAREHOUSES.

BRONX.—The Ettinger Construction Co., 44 Court st, Bklyn, through the office of A. H. Matthews, 180 Broadway, has obtained a general contract for a 3-sty reinforced concrete piano factory in East 133d st, adjoining the present building for the R. S. Howard Piano Co., 485 East 133d st, owner, from privately prepared plans. Cost, about \$100,000.

LONG ISLAND CITY.—Hegeman & Harris Co., 33 West 42d st, Manhattan, have the general contract for a 6-sty reinforced concrete factory building, 135x489 ft, on Jackson av, between Hulst and Harold av, for S. Karpen & Bro., 68 West 34th st, Manhattan, owners, from plans by Ballinger & Perrot. Cost, \$725,000.

MANHATTAN.—John T. Brady Co., 103 Park av, has the general contract for a 7-sty brick candy factory, 80x125x200 ft, at 543-551 West 43d st, through to 540-542 West 44th st, for Park & Tilford Co., 529 West 42d st, owner, from plans by Henry Otis Chapman, 334 5th av, architect.

#### HALLS AND CLUBS.

LONG BEACH, L. I.—Johnson & Mollitor, Park st, Long Beach, L. I., have the general contract for a 2½-sty hollow tile and stucco club house, 30x80 ft, in Water st, for the Long Beach Yacht Club, care of Victor E. Freeman, 432 4th av, Manhattan, from plans by J. H. Phillips, 681 5th av, architect. Cost, \$30,000.

#### SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—Walter Meagher, 211 Market st, Perth Amboy, has the general contract for a 2-sty brick and limestone parochial school, 54x114 ft, at 10th and Lawrie streets, for the Holy Trinity Roman Catholic Church, owner, from plans by R. A. Schumann, 932 Lamberton st, Trenton, N. J., architect. Cost, \$100,000.

#### STABLES AND GARAGES.

EDGEWATER, N. J.—Leddy & Moore, 105 West 40th st, Manhattan, have the general contract for a 1-sty brick extension, 25x50 ft, to the 1-sty brick garage, at Edgewater, N. J., for the General Chemical Co., 25 Broad st, Manhattan, owner, from privately prepared plans. Cost, \$20,000.

#### STORES, OFFICES AND LOFTS.

BROOKLYN.—Leddy & Moore, 105 West 40th st, Manhattan, have the general contract for alterations to the 4-sty brick store and warehouse building, 50x90 ft, in the south side of Fulton st, 100 ft west of Elm pl, for Hannah A. Beggett, Patchogue, L. I., owner, from plans by Seymour, Schoenwald & Cornell, Grand Central Terminal Bldg, Manhattan, architects. Cost, \$50,000.

MANHATTAN.—George Sykes Co., 70 East 45th st, has the general contract for a 2-sty and terra cotta office and show room, 25x75 ft, at the southeast corner of Hester and Norfolk sts for the N. Y. Edison Co., owner, from plans by Wm. Whitehill, 32 Union sq, architect.

BROOKLYN.—Gillies-Campbell Co., 101 Park av, has the general contract for a 4-sty brick and limestone telephone exchange, 60x120 ft, at the corner of Liberty av and Milford pl for the N. Y. Telephone Co., 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. Cost, \$200,000.

BROOKLYN.—Wasserman & Co., 309 Broadway, Manhattan, have the general contract for the 2-sty store and office building at Fulton st, Pearl st, Willoughby st and Adams st for the Schulte Realty Co., 386 Broadway, Manhattan, owner, from plans by C. C. Platt, 1123 Broadway, architect. Cost, \$70,000.

#### THEATRES.

NEW BRUNSWICK, N. J.—Fleischmann Construction Co., 531 7th av, Manhattan, has the general contract for a 2-sty brick, limestone and terra cotta theatre, store and office building, 150x150 ft, theatre seating approximately 2,200, in Albany st, for the Hyjel Co., 40 Paterson st, New Brunswick, owner, from privately prepared plans. Cost, about \$250,000.

### STANDARDS AND APPEALS Calendar.

#### HOURS OF MEETING.

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

#### BOARD OF APPEALS.

Tuesday, September 2, 1919.  
NO MEETING.

## DISTINCTIVE MARBLE WORK

OUR facilities for supplying marble and executing contracts with promptness and dispatch are exceptional. We specialize in the interior marble work and use only the most carefully selected marble, of which we have a large stock constantly on hand—imported as well as domestic. We have executed contracts for marble in many prominent structures, and shall be glad to send you a partial list of these on request.

MAY WE HAVE THE OPPORTUNITY TO WORK  
WITH YOU ON YOUR NEXT UNDERTAKING?

## A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930



**BOARD OF STANDARDS AND APPEALS.  
SPECIAL MEETING.**

*Wednesday, Sept. 3, 1919, at 10 A. M.  
Public Hearing.*

598-19-S—Proposed Rules Governing Storage and Use of Fuel Oils and Construction and Installation of Oil Burning Equipment. (P. 621.)

**PUBLIC HEARING ON RULES GOVERNING  
USE OF FUEL OILS.**  
(598-19-S.)

A tentative draft of Rules Governing the Storage and Use of Fuel Oil and the Construction and Installation of Oil Burning Equipment, was submitted by the chairman to the Board of Standards and Appeals at the meeting on Aug. 12, 1919.

The board set Wednesday, Sept. 3, 1919, at 10 A. M., for a public hearing on these proposed rules, which are printed in this issue of the Bulletin on page 606.

Copies of this tentative draft may be had on application to the Board of Standards and Appeals.

It is requested that suggestions as to these proposed rules be submitted at least a week in advance of the hearing in typewritten form and that those who desire to be heard at the public hearing advise the chairman to that effect.

**CALL OF CALENDAR.**

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

The *Clerk's Calendar* is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

**Large Building Operation in Brooklyn.**

A building operation in Brooklyn involving the ultimate expenditure of over five million dollars has been started. The Mellen-Stuart Corporation, of Pittsburgh, Pa., intend to build 1,000 houses at Hyde Park, one of Wm. E. Harmon & Co.'s developments.

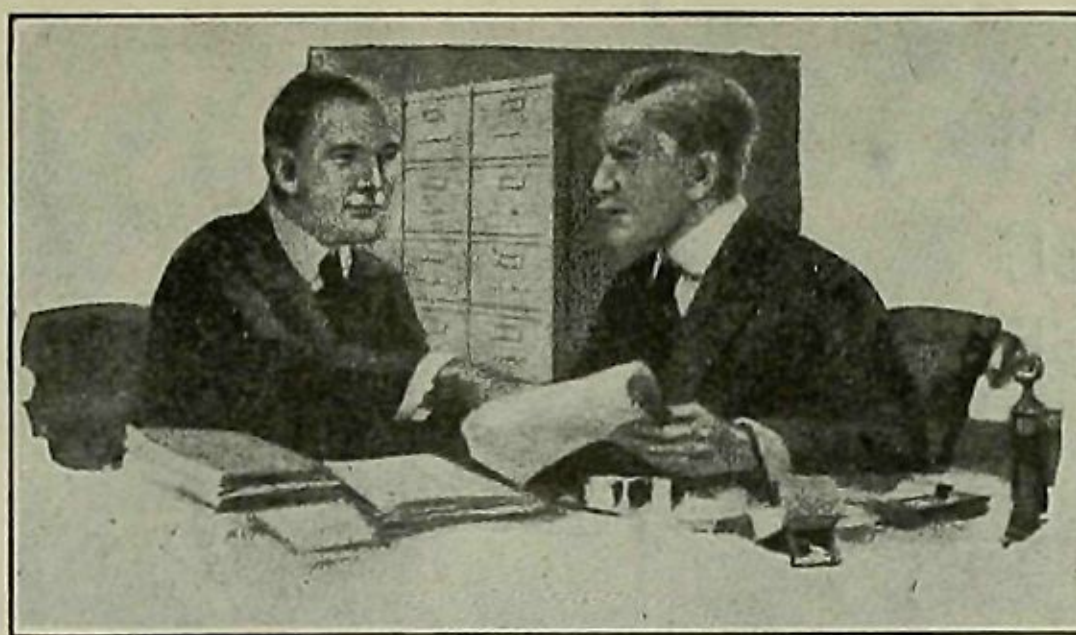
The contract has been signed for the first unit of 100 semi-detached single-family houses. These houses will have six rooms and bath and will be built on 25-foot lots, give plenty of air space and room for garages. The selling price of these houses will be about \$6,750, and it is expected that work will begin at once.

The whole operation was made possible by the Metropolitan Life Insurance Co. This company will finance the first mortgages on these houses in line with its policy of helping to meet the housing crisis now acute here in New York City. They recognize the attractiveness of Brooklyn for new construction of this kind and the fine character of the real estate holdings of Wm. E. Harmon & Co. in Brooklyn. All signs indicate that these houses will be sold long before completion because at the present time there are several customers for every house built. This operation is probably the forerunner of several similar ones in other parts of the borough.

**How To Execute a Lease.**

The proper execution of leases receives less attention than it deserves. One partner in a firm of three members doing business under the usual partnership agreement, in the hardware business, for instance, is unable to bind his partners to a real estate lease. The signature of each of the three partners should be obtained. If one of the partners is represented as signing by an attorney-in-fact, the power of attorney should be requested, showing sufficient authority to such attorney to sign a real estate lease, and some evidence should be furnished that the power has not been revoked. The older the power is the more important it is to make sure it is still in force.

Execution by a corporation of a lease should be even more closely examined than execution by an individual. A corporation signs, strictly speaking, by affixing its corporate seal. The signatures of a corporation's officers are in the nature of witnesses to the affixing of the seal and for this reason are properly viewed with importance as a safeguard against the seal being affixed without sufficient authority. So that in New York State an execution by a corporation must be viewed with suspicion if it does not include the signature of the president or vice president, the attest of the secretary, the corporate seal, and the notarial acknowledgement of said president or vice president (not secretary) swearing that he executed the agreement and that said seal was affixed by order of the board of directors of said corporation. If the execution deviates from this, or in any event in the case of a sufficiently large transaction, a certified copy of the resolution of said board of directors ordering such execution, and of the resolution authorizing certain officers to execute such agreements, should be obtained and annexed to the lease.



## Specialists in Office Equipment

The excellence and adaptability of the Cobb-Macey-Dohme office equipment

has made it the standard for all business.

We specialize in the equipment bearing the internationally recognized Macey trade mark—the guarantee of a master product—conscientiously built for usefulness, time-saving, economy and endurance.

No matter what your taste or requirement may be, we will meet it, backed by our personal guarantee and reasonable prices. Our line includes equipment of every description in either wood or metal.

# COBB-MACEY-DOHME, Inc.

412 BROADWAY

NEW YORK CITY



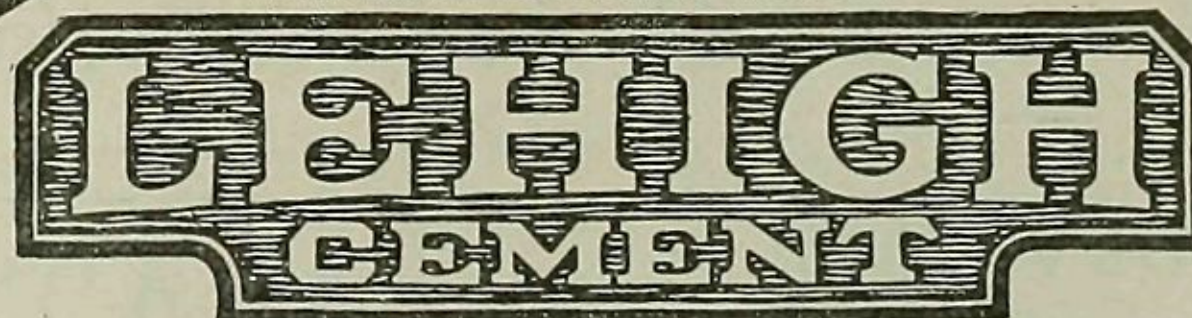
# The NATIONAL CEMENT

## LEHIGH PORTLAND CEMENT COMPANY

**OFFICES**

ALLENTOWN PA. - CHICAGO ILL. - SPOKANE WN.

NEW YORK, N.Y. KANSAS CITY, MO. OMAHA, NEB.  
BOSTON, MASS. MINNEAPOLIS, MINN. PITTSBURGH, PA.  
PHILADELPHIA, PA. NEW CASTLE, PA. MASON CITY, IOWA.



**CHRISTIAN VORNDRAN'S SONS,** 412 East 147th St.  
Tel. 456 Melrose  
**HOUSE MOVERS and SHORERS**  
House Moving, Shoring and Jobbing Promptly Attended To

# KEWANEE

"highest grade" anthracite. Get all the profit you can out of your building—Write us for all the facts and let us show you the saving in dollars and cents.

**KEWANEE BOILER COMPANY**

47 West 42nd St., New York

Kewanee Boilers burn the cheapest grades of soft coal without smoke and produce more heat than





# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS:

{ FOOT EAST 14TH ST., N. Y.  
FOOT WEST 96TH ST., N. Y.  
145TH ST. AND HARLEM RIVER, NEW YORK  
6TH ST. AND GOWANUS CANAL, BROOKLYN

## EDWARD CORNING COMPANY, BUILDERS

52 VANDERBILT AVENUE, NEW YORK

Edward Corning  
President  
Charles F. Berger, C.E.  
Vice-President  
Edward P. Corning  
Treasurer  
Clinton L. Frobisher  
Secretary

# Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan  
138th and Exterior Sts., Bronx  
Morgan Avenue and Newtown Creek  
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS

STOCKPORT, N. Y.  
GLASCO, N. Y.

A Service Record  
of 45 Years

## HOLMES PATROL

Carefully Selected, Trained, Reliable and  
Efficient Men, Adequately Supervised, Insure  
High Grade Patrol Service.

Day Tel.: Cortlandt 10  
26 CORTLANDT STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030  
16 EAST 33rd STREET

## "McLaury for Tile"

### "OPTIMISM"

The mere fact that TILE is taking the place of all other building materials for sanitary purposes, and is being used for large floor spaces in Restaurants—Banks—Porches, etc., speaks well for its beauty and durability.

Although the first cost of TILE may be a trifle more than that of patent floors, the majority of wide-awake owners are beginning to see the advantage of using it rather than other materials.

TILE adds to the appearance of the place, as an Architect can match any color desired.

We are optimists on using "TILE."

D. H. McLAURY  
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill  
{ 9765 }



The Lawrence  
Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

# A.B.S.E.E.

ELECTRIC  
ELEVATOR  
COMPANY

220 BROADWAY  
NEW YORK