

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	2nd Cover
Adler, Ernst N.	2nd Cover
Amy & Co., A. V.	2nd Cover
Amy, A. V.	2nd Cover
Anderson & Co., James S.	332
Armstrong, John	2nd Cover
Aspromonte & Son, L. S.	357
Atlas Waterproofing Co., The	357
Automatic Fire Alarm Co.	354
Brail, Samuel J.	354
Beaumont Co., G. B.	Title Page
Bechman, A. G.	2nd Cover
Betz Brothers, Inc.	356
Boylan, John J.	2nd Cover
Brett & Goods Co.	332
Brown, Frederick	344
Brown Co., J. Romaine	Front Cover
Bulkley & Horton Co.	2nd Cover
Burns Wall Paper Co., The	344
Cammann, Voorhees & Floyd	2nd Cover
Carpenter, Leonard J.	2nd Cover
Chauncey Real Estate Co., The	340
City Investing Co.	332
City and State Supervision Co., Inc.	346
Clark, Noah, Inc.	348
Classified advertisements	347
Cobb-Macey-Dohme, Inc.	359
Colonial Works	352
Consolidated Gas Co. of N. Y.	343
Corning Co., Edward	4th Cover
Corwith Bros.	340
Coughlin, James A.	354
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2nd Cover
Cushman & Wakefield	Front Cover
Cutner, Harry B.	2nd Cover
Dailey, Clarke G.	332
Davenport Real Estate Co.	348
Davies, J. Clarence	342-348
Day, Joseph P.	2nd Cover-345
Dike, O. D. & H. V.	2nd Cover
Dowd, James A.	2nd Cover
Doyle, John F., & Sons	340
Duffy Co., J. P.	356
Eastern Gas Appliance Co.	357
Electrical Service Eng. Co.	354
Electro Sun Co.	356
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2nd Cover
Fearon Co., F. G.	346
Finegan, Austin	2nd Cover
Finch & Co., Chas. H.	357
Fischer, J. Arthur	2nd Cover
Fox & Co., Fredk.	2nd Cover
Fuller Co., Geo. A.	354
Gescheidt & Co., Jacob	341
Gilbert, Chas. L.	340
Gold, Louis	344
Goodwin & Goodwin	2nd Cover
Halback & Co., C. E.	354
Hecla Iron Works	357
Heil & Stern	347
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective Co.	4th Cover
Jackson, Daniel H.	347

NEW YORK, SEPTEMBER 13, 1919

TABLE OF CONTENTS.

Section I.

Editorials	333
State Equalization Board Reduces Rate in New York City	335
Building Revival Marked by Construction of Hotels	336
Advise Keeping Coal Bins Full at Present Prices	337
Handsome New Savings Bank Planned for Brooklyn	338
Real Estate Review for the Current Week	339
Private Sales of the Week	340
Leases	347
Real Estate Notes	359
Statistical Table of the Week	348
Loyal Workmen Act as Mediators in Building Strike	349
Sales Stimulated by Own-Your-Own-Home Exposition	350
Manufacture of Clay Products in New Jersey Shows Decrease	350
Steady Increase in Building Indicated by Statistics	351
Personal and Trade Notes	351
Trade and Technical Society Events	351
Current Building Operations	352
Building Material Market	352
Contemplated Construction	354
Contracts Awarded	357
Standards and Appeal Calendar	357

Section II.

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

Advertising Index.

	Page
Kandel-Roth Co., Inc.	347
Kane Co., John P.	4th Cover
Kennelly, Bryan L., Inc.	2nd Cover
Kewanee Boiler Co.	358
Kloes, F. J.	354
Kohler, Chas. S., Inc.	332
Lawrence Cement Co., The	4th Cover
Lawyers' Mortgage Co.	340
Lawyers' Title & Trust Co.	2nd Cover
Leaycraft & Co., J. Edgar	Front Cover
Lehigh Portland Cement Co.	359
Lewine, Fisher & Irving, I.	2nd Cover
Manning Bernhard	347
Manning & Trunk	2nd Cover
Markham Realty Corp.	332
Martin, H. Samuel	2nd Cover
Maurer & Son, Henry	356
McLaughlin, Thos. F.	2nd Cover
McLaury Tile Co., Inc., D.H.	4th Cover
McMahon, Joseph T.	344
Mississippi Wire Glass Co.	340
Moses & Moses	344
Nail & Parker	332
Nason Realty Co.	332
Newins, Harvey B.	332
New York Edison Co., The	355
New York Title Mortgage Co., The	332
Niewenhous Bros., Inc.	357
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2nd Cover
O'Reilly, Thos. J.	Front Cover
Orr Co., John C.	359
Payton, Jr., Co., Philip A.	344
Pease & Elliman	Front Cover
Pflomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	356
Porter, David, Inc.	340
Porter & Co.	Front Cover
Queenboro Corporation, The	346
Read & Co., George R.	Front Cover
Realty Associates	348
Realty Buyers' Special Service Co.	344
Realty Company of America, The	332
Ritch, Wm. T.	354
Roman Callman Co.	347
Ruland & Whiting-Benjamin	Front Cover
Runk, George S.	2nd Cover
Ryan, George J.	2nd Cover
Schindler & Liebler	2nd Cover
Scobie	2nd Cover
Seath, Inc., James	356
Spear & Co.	344
Staudinger & Reisberg	356
Supt. & Engineers' Assoc.	346
Title Guarantees & Trust Co.	332
Tucker, Speyee & Co.	2nd Cover
Tyng & Co., Stephen H., Jr.	332
Ullman	2nd Cover
United Electric Light & Power Co.	341
Union Stove Works	358
Vorndran's Sons, Christian	357
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	357
Wells Sons, James N.	2nd Cover
Welsch, S. Sons	348
White, Wm. A., & Sons	332
White Const. Co., Inc., The	353
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	344
Wood-Dolson Co.	Front Cover
Zicha, A. R., Marble Co.	358

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 5608

James S. Anderson
Henry N. Farnald, Special

FOR SALE

INVESTMENT PROPERTY
SIX-STORY TENEMENT

Clinton and Division Sts., S. E. Corner
64x90x irreg.; 20 rooms 5/4 on each floor,
with hot water and baths; six stores and
basement stores. Rents, \$12,000. Long
term mortgages. Will be sold at an
attractive price. Brokers protected.

Particulars from

NASON REALTY CO.

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. OAK EY 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 Money

What are you doing with your
money?

We presume you have some
money because everybody has now-
adays.

Dealers in luxuries say that people are
buying things they don't need and are
spending money foolishly that they will
some day want.

The best way to save your money is
to buy from us a Guaranteed Mortgage
Certificate with payment of principal and
interest guaranteed by the Bond & Mort-
gage Guarantee Company. Your interest
begins from the day we get your money.

These Certificates are for sale at any
of our offices. They are shares in first
mortgages.

TITLE GUARANTEE & TRUST CO

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

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

2 WALL STREET, NEW YORK CITY
Telephone 275-276 Rector

City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President

EDITORIAL

Raises a Paramount Issue

Failure to end existing strikes or to head off threatened new strikes pales into insignificance compared with the issue raised by the strike of the Boston police force. While the strikes of various organizations of workmen are seriously delaying the return of industrial peace, and while the threatened strike, especially of steel workers, is having a disquieting effect on the entire industrial situation, the public fortunately has not lost its perspective and is able to discern the vital difference between a strike of dissatisfied employes and a strike of a public force organized for the express purpose of preserving law and order.

President Wilson had proceeded as far west as Helena, Montana, on Thursday, but he showed in a speech in that city that he was still in close enough touch with Boston to have a clear grasp on the amazing developments of the past few days in the city of culture. This is shown by President Wilson's declaration:

"I want to say this, that a strike of the policemen of a great city, leaving that city at the mercy of an army of thugs, is a crime against civilization.

"In my judgment the obligation of a policeman is as sacred and direct as the obligation of a soldier. He is a public servant, not a private employe, and the whole honor of the community is in his hands. He has no right to prefer any private advantage to the public safety.

"I hope that that lesson will be burned in so that it will never again be forgotten, because the pride of America is that it can exercise self-control."

President Wilson in his Helena speech went even further in discussing "radicalism" and declared that men who try to get what they want by destroying government would themselves be destroyed.

It remains to be seen what effect the President's warning will have on the striking policemen, but if the President squares his actions with his words the entire authority and power of the Federal Government will be used, if necessary, to restore law and order at Boston. After that result is accomplished the issue which the striking policemen deemed important enough to warrant their amazing action can be taken up and disposed of.

It is apparent from newspaper comment throughout the country that the Boston policemen are not supported by public sentiment in the course they have taken. Leaders of the American Federation of Labor, it also is becoming more apparent daily, are sensing this fact. Speaking for President Gompers before the National Civic Federation on Thursday, Mathew Woll, Vice-President of the American Federation of Labor, declared that that organization does urge as guidance to all public employes that they should not resort to strikes. Mr. Woll said the American Federation of Labor "cannot tell any body of men not to strike, nor direct any body to strike."

In view of this statement, clearly made with the authority of President Gompers, it is to be hoped that the American Federation of Labor speedily will find a way to impress upon their members in the public service that to strike at law and order is the most indefensible policy they could adopt in trying to adjust what they regard as their grievances. The course being followed by the Boston police is certain to cost them the support of public sentiment, and without that support they cannot hope for success.

President Cantor's Good Work

President Cantor, of the Department of Taxes and Assessments has done well again this year in demonstrating to the State Board of Equalization that New York City is entitled to a squarer deal than it has been getting in the state equalization table. As a result of Mr. Cantor's efforts, the State Board this year credits Manhattan with assessing its property at 95 per cent. of full value and Brooklyn with assessing at 94 per cent. of full value. Thus the two principal counties in the greater city are each credited with an advance of one point. The equalization rates for the Bronx, Queens and Richmond remain the same as last year. Erie and Niagara are the only other counties in the state given an increased rating.

As a result of this action at Albany the taxpayers of Greater New York benefit to the extent of \$734,927,633 in the total of assessments upon which they will have to pay state taxes this year. In other words, the metropolis is admitted to be assessing its property at nearer to full value than is the rule in other parts of the State. The principle involved in the points raised by President Cantor is even more important than the amount of money saved to taxpayers in New York City, although that is estimated at between \$200,000 and \$250,000 for the year. It is a notorious fact that property in the up-state counties has not been assessed at anything like its full value, whereas here in New York City much of the property would fail to sell at its assessed value. In fact, President Cantor cited before the State Board the other day hundreds of instances where property in Manhattan, the Bronx and Brooklyn, has actually been sold for less than its assessed valuation.

For many years past the up-state rulers have been benefiting their own communities at the expense of the metropolis by juggling the state Equalization table. President Cantor is making it constantly more difficult for this injustice against New York City taxpayers to be continued.

On the Ground Floor

The sale at auction of nearly 800 lots within the limits of the city during the next two weeks will va-

doubtedly provide a further indication, if one were needed, of the increasing interest being taken by the general public in the real estate market. Both the Benjamin Stern and the Clafin plots are in the direct line of the most pronounced development of the city, which has always been northward.

By the subdivision and sale of the acreage included in these properties, which have been held in strong hands for many years, there will be afforded opportunity to many people to acquire building sites that are certain to increase in value. Investments in realty along the northerly extension of the city have not failed, in the long run, to turn out profitably. However, attractive to homeseekers may be the subdivisions on Long Island,

opened up in recent years because of better transportation facilities, there is no doubt that investors have a distinct liking for property located in the section that lies just outside the closely-built-up region that is a continuation of the populous sections of Manhattan and the Bronx. There is no natural obstacle to the inclusion of these near-by plots within the territory so densely built up that values constantly increase.

The sales to be held by Mr. J. Clarence Davies on next Tuesday, and by Mr. Joseph P. Day on the following Tuesday, are likely to be memorable even in the annals of the Vesey Street Real Estate salesroom, because of the opportunity they afford citizens to get in on the ground floor.

Readers' Comment on Current Topics

Sept. 11, 1919.

Editor of the Record and Guide.

One of the advantages claimed for land title registration under the Torrens plan is that the certificate affords the purchaser under it full and complete protection; that the title so certified cannot be successfully assailed.

A case has just been decided in California which seems to cast some doubt upon the validity of that claim. California has a Torrens registration law similar to our own, requiring notice to everybody interested in the property of the application for registration.

The case in question, reported in the San Diego Union, tried before Justice Lewis R. Works of the Supreme Court in Los Angeles county, was based upon the following state of facts: Charles Bogert, owner of a tract of land, sold to the Pacific Light and Power Company, a right of way for its power lines across such land, and gave the company a deed for its purchase, which deed was duly recorded.

After the power company had taken possession, erected its poles and strung its wires, Mr. Bogert had his property registered under the Torrens law. Whether by collusion with the officials administering the Torrens law or by simple error on their part in the searching of the records, Mr. Bogert obtained a certificate in which there was no reference to the easement over the land of the Pacific Light and Power Co.

Then Bogert sold the property, obtaining full market value for it. The buyer knew nothing further of the title to the property than what was revealed by the Torrens certificate, which showed title in Bogert free and clear of all incumbrances. When subsequently he found the power company in possession and refusing to vacate on his demand, he brought this suit against them.

Judge Works held that the defendants were properly in possession under their deed from Bogert, notwithstanding that the Torrens certificate made no mention of their interest in the property, and so refused to oust them. Plaintiff's lawyer declared his intention to appeal from this decision, saying: "If this decision is upheld by the Supreme Court it will have the effect of making Torrens certificates of questionable value. The Torrens law provides that a Torrens certificate cannot be questioned and in rendering judgment for the defendant Judge Weeks has practically nullified this provision of the statute and in effect held the law unconstitutional."

Query: If such a thing can occur under the Torrens law of California, why may it not occur under the Torrens law of New York?

It may be said that the loser in the California case has his right of action for damages against the Register, or County Clerk, as the case may be, who issued the false certificate, but

would he not be chargeable with contributory negligence in failing to have his title certified by a competent and responsible title company?

Suppose such a case should occur under New York law; how could the loser recover for the resultant loss?

Yours very truly,

"CURIOUS."

Homer L. Ferguson, President and General Manager of the Newport News Shipbuilding and Dry Dock Company of Newport News, Virginia, has been elected President of the Chamber of Commerce of the United States. Mr. Ferguson, who has been a member of the Board of Directors since February, 1914, and who has been actively identified with the Chamber's work, succeeds, as President, Harry A. Wheeler, of Chicago, who declined re-election. Mr. Wheeler's who served as President the first two years of the Chamber's existence and who was called on last year to serve another term during the war emergency, could not accept the place.

Born at Waynesville, N. C., March 6, 1873, Mr. Ferguson was educated at the United States Naval Academy, was graduated in 1892, and at Glasgow University, Scotland, finishing there in 1895. For eleven years he was a constructor in the United States Navy, leaving the Navy in 1905 to become general manager of the company of which he is now president. He is a member of the Society of Naval Architects and Marine Engineers, the Society of Naval Engineers, and the Engineers' Club, New York.

It is reported on good authority in real estate circles that the Pennsylvania Railroad is contemplating the erection of a large hotel on the site of its holdings north of the Pennsylvania Station on the block bounded by Thirty-third and Thirty-fourth streets and Seventh avenue.

The company has title to most of the property which will be incorporated in the site of the proposed structure. The centre of the site is utilized at present by an entrance to the Pennsylvania Station from Thirty-fourth street midway between Seventh and Eighth avenues. This entrance, it is pointed out, would still be maintained by means of an arcade through the hotel.

A prominent real estate operator conversant with the plans of the railroad stated yesterday that all that apparently stands in the way of going ahead with the project is the unstable conditions surrounding the labor question both on the railroad and in the building trades.

The Pennsylvania officials, it is said, are impressed with the enormous demands for hotel accommodations in that section. Even with the Pennsylvania Hotel, at Seventh avenue and Thirty-second street, with 2,200 rooms, leased by E. N. Statler, the demand seems to have been increased rather than lessened.

REAL ESTATE SECTION

State Equalization Board Increases New York City Rate

Taxpayers Saved from \$200,000 to \$250,000 for Year—President Cantor Gets Commission to Act Favorably

NEW YORK CITY benefits to the extent of \$734,927,633 in State tax assessments through the action of the State Board of Equalization on Tuesday, when the State Equalization table of the year 1919 was adopted. This will mean an actual saving to the city of New York of an amount between \$200,000 and \$250,000 for the year. The table is used in apportioning the State taxes, the total assessments affecting taxable property of the State being used as the basis. The rate of equalization in Manhattan was increased from 94 to 95 and in Kings County from 93 to 94. The rate in the other boroughs remains the same as last year. By the adoption of this table, which is for the purpose of the apportionment of the state tax, the average rate for the state was reduced from 86.11 plus per cent. to 85.86 plus per cent. The only counties in the state getting a reduction from their assessment outside of Greater New York are Erie and Niagara.

The following amounts are deducted from the assessed value of the real property of the counties benefiting by the table:

Greater New York: Bronx, \$56,165,659; Kings, \$161,465,438; New York, \$492,069,077; Queens, \$21,322,980; Richmond, \$3,904,479; Erie, \$29,889,591; Niagara, \$6,944,785; total amount deducted, \$771,762,009.

This amount is added to the assessed value of the other counties of the state so as to put them all upon the average basis of 85.86 per cent. The assessment for the year 1918 is used as the basis of this equalization, the total being \$12,322,150,324 of real estate and \$435,871,630 of personal property. The State Board of Equalization in 1918 gave greater New York a reduction of \$633,488,696.

Jacob A. Cantor, president of the Department of Taxes and Assessments, represented New York City at the meeting of the State Tax Commission. Others present besides State Tax Commissioners Knapp, Merrill and Walsh were Secretary of State Hugo, State Comptroller Travis and State Treasurer Wells. President Cantor, discussing his arguments before the Board, said:

"I argued in favor of an increased percentage for New York City on a contention that the sales of property in Greater New York justified it. When the Board finally decided to increase the percentage from 94 to 95 in Manhattan and from 93 to 94 in Kings, there was some opposition from a representative of the public utilities corporations who thought that the assessments in Manhattan were too low, and he advocate a lower percentage in Manhattan. His attitude is of course explained by the fact that higher assessments would affect the value of the special franchises of these corporations. I wish to say, however, that the Board seemed to be very fair in the equalization tables adopted in all the counties, except Manhattan, where it is well known that assessments now are made at full market value."

President Cantor presented a mass of data to the State Tax Board, substantiating his contentions. He submitted among others a number of charts indicating the total assessed values and considerations expressed in the deeds recorded in the boroughs of Manhattan and the Bronx for

the first six months of 1919. The Manhattan figures he gave were, 679 deeds affecting properties with an assessed valuation of \$28,311,300, the consideration for which was only \$27,514,641, indicating that the percentage of the assessed valuation was 102.8 per cent. In the Bronx, 341 recorded deeds with an assessed valuation of \$4,431,335 showed considerations of \$4,393,950, indicating a percentage of 99. The recorded sales for the first six months in the Borough of Brooklyn showed a transfer of 989 parcels with the consideration of \$11,533,044, a percentage of 95.6.

Gardner Property Title To Be Registered

Supreme Court Justice Leander B. Faber has granted the petition for the final judgment to register the title of premises on the east side of Crescent street, 126 feet 8 $\frac{1}{8}$ inches south of Webster avenue, Long Island City. The property is owned by Albert Gardner who acquired it about thirty-five years ago by purchase in the settlement of the estate of his father, John Gardner.

The Gardner family is well known on Long Island, and this property has been in the family for several generations. Although Albert Gardner has been in possession under his purchase for more than thirty-five years, some of the title companies questioned the title because of the fact that William Gardner, an older brother of Albert Gardner had disappeared at sea about sixty years ago.

In 1872 the Court decided that William Gardner had died at sea, and this judgment has now been confirmed by the decision of Judge Faber, which declares the title to be good and marketable.

The title was examined on behalf of the County by Mr. Edgar Weaver, official examiner in the office of the Queens County Registrar, Edward W. Cox, who has issued the certificate of title.

The State of New York was represented by Deputy Attorney General William J. Smith. An abutting owner who held a title company policy was represented by Henry Crofut White, Esq. The proceedings were conducted on behalf of the petitioner by Walter Fairchild, Counsel for the Torrens Title League.

The assessed value of the property registered is \$5,400, and the expense for official fees and filing of papers including the examination of title and the County Assurance Fund premium amounted to \$47.43.

In the Northwestern states building of roads in the national forests will open up natural resources which have heretofore been inaccessible, it is stated. In addition, some necessary links in transcontinental highways will be provided. It is estimated by experts of the forest service that \$100,000,000 is needed to construct and maintain adequate roads in the 153 national forests.

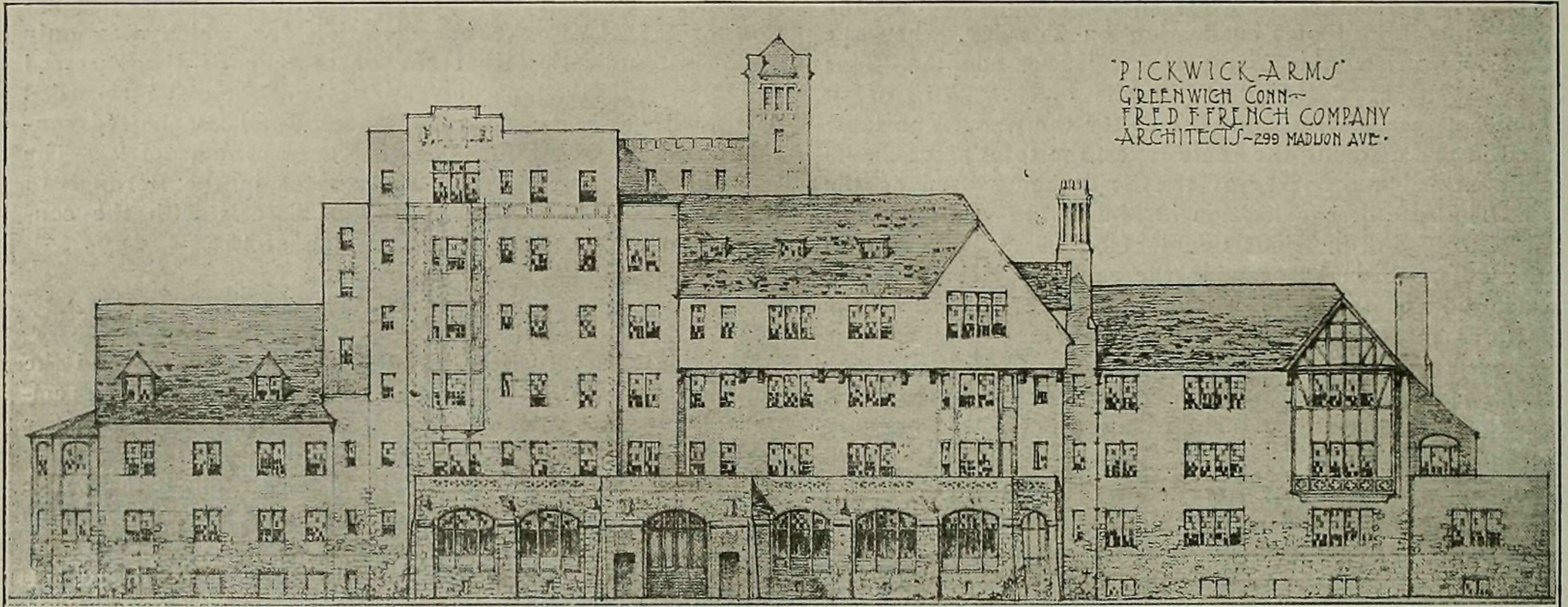
So little interest has been shown here in parcel post sales of army foodstuffs that post office officials have announced that the sale would be discontinued unless there was a public response.

Building Revival Marked by Construction of Hotels

Fred F. French Company Breaks Ground for Million Dollar Pickwick Arms at Greenwich, Conn.

GROUND was broken last week by the Fred F. French Company, 299 Madison avenue, for the million dollar hotel at Greenwich, Conn. The hostelry will be known as the Pickwick Arms and is being erected upon the site of the old Lenox House at the corner of Boston Post road and Greenwich avenue. The structure is being built on a plot containing approximately twenty-nine city lots which will be extensively parked and landscaped as a suitable background for the handsome building under construc-

tion, and which will probably be completed and ready for occupancy early next summer. The hotel project is only one of several important building operations now being conducted by the Fred F. French Company. Among the other large structures this firm has underway are included the half-million dollar hotel at Kew Gardens, L. I., a \$250,000 apartment house at Mt. Vernon, N. Y., a ten-story reinforced concrete store and loft building in West 29th street, New York City, and the twelve-story apartment house at Fifth avenue and 72d street, the total cost of these operations representing a figure upward of \$5,000,000.



tion, and which will probably be completed and ready for occupancy early next summer.

This hotel, which is to be of fireproof construction throughout, will contain more than one hundred rooms. The working drawings as prepared by the Fred F. French Company call for exteriors designed in the early English style of architecture, and the entire project when completed will bear a close resemblance to a picturesque bit of English landscape.

The exterior walls of this hotel will be of clinker brick and native field stone. The roof is to be of heavy slate in variegated colors and there will be a small amount of half-timber over gray stucco beneath some of the eaves.

Part of the financing of this project has been arranged

THE proposed reduction in telephone rates for New York City becomes effective October 1, 1919. It amounts to a straight 8 per cent. cut on all charges for business and residence exchange service in the city.

Reduction will be made on charges for message rate and flat rate exchange service, charges for equipment and local messages on private branch exchange systems, intercommunicating systems, auxiliary lines, extension stations to main stations both in business places and residences, and charges for mileage on exchange lines and on extension and tie lines wholly within the local service area.

The reduction does not apply to public pay station charges, service connection charges to new subscribers, charges for private lines not connected with the company's general central office system, minor rentals of plant not a part of the general exchange system, or to any toll charges, i. e., local calls, including those between boroughs, and long distance tolls.

Other classes of service not affected include leased toll lines, extension and tie lines extending outside the local service area, and minor operating service not a part of the company's local exchange telephone service.

The Pickwick Arms will be decorated and furnished under the personal direction of Hugo F. Huber, one of the leading interior decorators of this city, and the furnishings and draperies will be of special design and manufacture.

This hotel project is only one of several important building operations now being conducted by the Fred F. French Company. Among the other large structures this firm has underway are included the half-million dollar hotel at Kew Gardens, L. I., a \$250,000 apartment house at Mt. Vernon, N. Y., a ten-story reinforced concrete store and loft building in West 29th street, New York City, and the twelve-story apartment house at Fifth avenue and 72d street, the total cost of these operations representing a figure upward of \$5,000,000.

There is a general reduction in addition to the reductions stated above in the charge for toll calls between boroughs affecting all subscribers, not in the form of a discount, but so arranged that on and after October 1, the maximum charge for a toll call to points within the city from a subscriber's station will be 5c. for the regular 5 minute period.

Continued Brooklyn Activity

Real estate activity in Brooklyn continues under high pressure, judging by a statement of the Kings County Register's office for the month of August which has just been issued by Register Webster. August always has fewer papers recorded than July, and this August was no exception, but the decrease was slight and the figures for the month were by far the largest ever experienced by the office in August of any year. There were 5,322 deeds recorded, 5,751 mortgages, 1,757 satisfactions and 82 miscellaneous papers, a total of 12,913. This is more than double the figure for August of last year. The total number of papers up to the end of August this year is 88,251, which is more than 20,000 in excess of the total for the twelve months of last year.

Advise Keeping Coal Bins Full at Present Prices

Officials of New York Building Managers' Association Unable to Advance Policy of Waiting for Price Reductions

BUILDING managers and private house owners are being urged to keep their coal stocks well filled, in view of the prevailing uncertainty regarding the future of the coal situation as it affects New York City. Labor troubles which have been aggravated by the recent strike of 45,000 miners in the anthracite district have been the chief contributing factors to the unsettled condition which at present prevails in the coal trade.

The immediate outlook with regard to coal is so uncertain that it has devolved itself into a matter of pure guess work on the part of local building managers, although many of them have reached the conclusion that it is no longer advisable to wait for price recessions. The feeling is growing that coal prices will maintain their level in view of the various influences which are affecting the situation both nationally and locally. The best policy now urged for adoption by the officials of the N. Y. Building Managers' Association is the maintenance of full coal stocks even at the present prices.

At the recent Congressional investigation of the coal industry in Washington, Harry N. Taylor, president of the National Coal Association, made an extended statement in which he said in part:

"One of the reasons for the slowing down of production, even when the demand is on, is the right of selection. That is, the public will often place an order for a certain sized nut coal, 2x3 nut, or a 3x4 nut, or a 4x6 nut, 3x6 egg, or some specially prepared size of coal. When they do that, the orders do not come in in exactly the best way to take advantage of the screening arrangements of the mines. The way these mines operate is as follows: All the coal is started on the screen and run over it. In this coal are any number of different sizes. If the public insists on one or two special sizes, it means that other large amounts of coal that have no ready market must be run over the screens and kept lying in the bins. In that way, equipment is tied up and transportation delayed, all because the public is selecting a certain class of coal.

"We will have to produce at the rate of a little over 11,000,000 tons of coal a week if we are to complete the program of 500,000,000 tons estimated as this year's requirements. That is entirely possible. We feel it is possible to save the public from a coal shortage if we can provide for three things: First, we must not have an extraordinarily severe winter. This nobody can foretell, and it is entirely out of our power to guard against it. Second, the Railroad Administration must move coal in a regular manner. Third, the miners must redouble their efforts."

With the railroad troubles in New England at an end, all railroad shipments which were being made on a large scale are now resumed, according to the "Coal Age," which goes on to say that it is expected that receipts here for local delivery will not be so large as they were the past few weeks. Dealers in the New England States claim they are not getting coal as fast as they would like. The fear that they might have to pay higher freight rates before long has led them to urge heavy deliveries both by rail and by water. Reports of coal handled and on hand coming from Western points are not encouraging. More coal is wanted and shipping agents at Lake ports say their stocks are running low.

The Coal Age goes on to say further in its September issue that in this market the sizes strongest in demand are egg and stove, but as previously said, the pressure is not so heavy as it was a few weeks back. However, dealers could easily take care of a much larger tonnage. Railroad reports show that 6,668 cars of anthracite were handled over

the local dumps during the week ended August 29, an increase of 426 cars over the previous week. During the first 30 days of August the dumpings were 26,978 cars as compared with 25,542 cars in July and 32,494 cars in August of last year.

The last monthly advance of 10c. per ton for egg, stove, chestnut and pea took effect on Sept. 1, bringing the company prices up to the full winter schedule.

Quotations for company, white ash coal, per gross ton, at mines and f.o.b. New York tidewater lower ports, follow:

	Mine	Tidewater
Broken	\$5.95	\$7.80
Egg	6.35	8.20
Stove	6.60	8.45
Chestnut	6.70	8.55
Pea	5.30	7.05
Buckwheat	3.40	5.15
Rice	2.75	4.50
Barley	2.75	4.00

"The condition prevailing in the bituminous branch of the industry could have been avoided to a very great extent if an insistent export demand could have been satisfied," states Amedee J. Casey, editor of the American Coal Journal, who goes on to say:

"One, in fact, which will not allow itself to be lost sight of, is the car situation. There is a great and growing shortage of coal cars at the moment. What it will be when the real active demand sets in and when the railroads are clogged up with the moving crops may be imaged from present indications. Men connected with the Railroad Administration have stated that there are plenty of coal cars available, but reports from practically every coal field in the country refute this claim. There is a very fair demand for coal of all kinds right now and the mines would not be compelled to shut down if they could get the rolling stock in which to ship their product. It is true, so far as is known, that the Railroad Administration has purchased a large number of coal cars, or opentops, as they are known, but these cars are standing idle on side tracks, many of them out of repair, for some reason which the coal industry has been unable to learn in spite of strenuous efforts to find out.

"There is at the moment, as I view the situation, no need for the public to become scared to death over the prospect of a coal shortage. In some sections there will undoubtedly be a severe pinch this winter. In other parts of the country there will be plenty of coal, within reason. It must be remembered, however, that coal is a sectional product. Very little anthracite is used in Illinois and Indiana, for instance, but the coals produced in those states do not sell in the East, so a sufficient supply in those states would not benefit New York, say, to any extent at all."

Flagstone and curbstone are sold by the square yard or the square foot, the thickness being variable and dependent on the orders received. Granite paving blocks are sold invariably by number, but the blocks are not of uniform size, the value depending on the size of the block and the labor necessary to cut into the shape desired. Other paving material is sold by various units, such as ton or cubic yard.

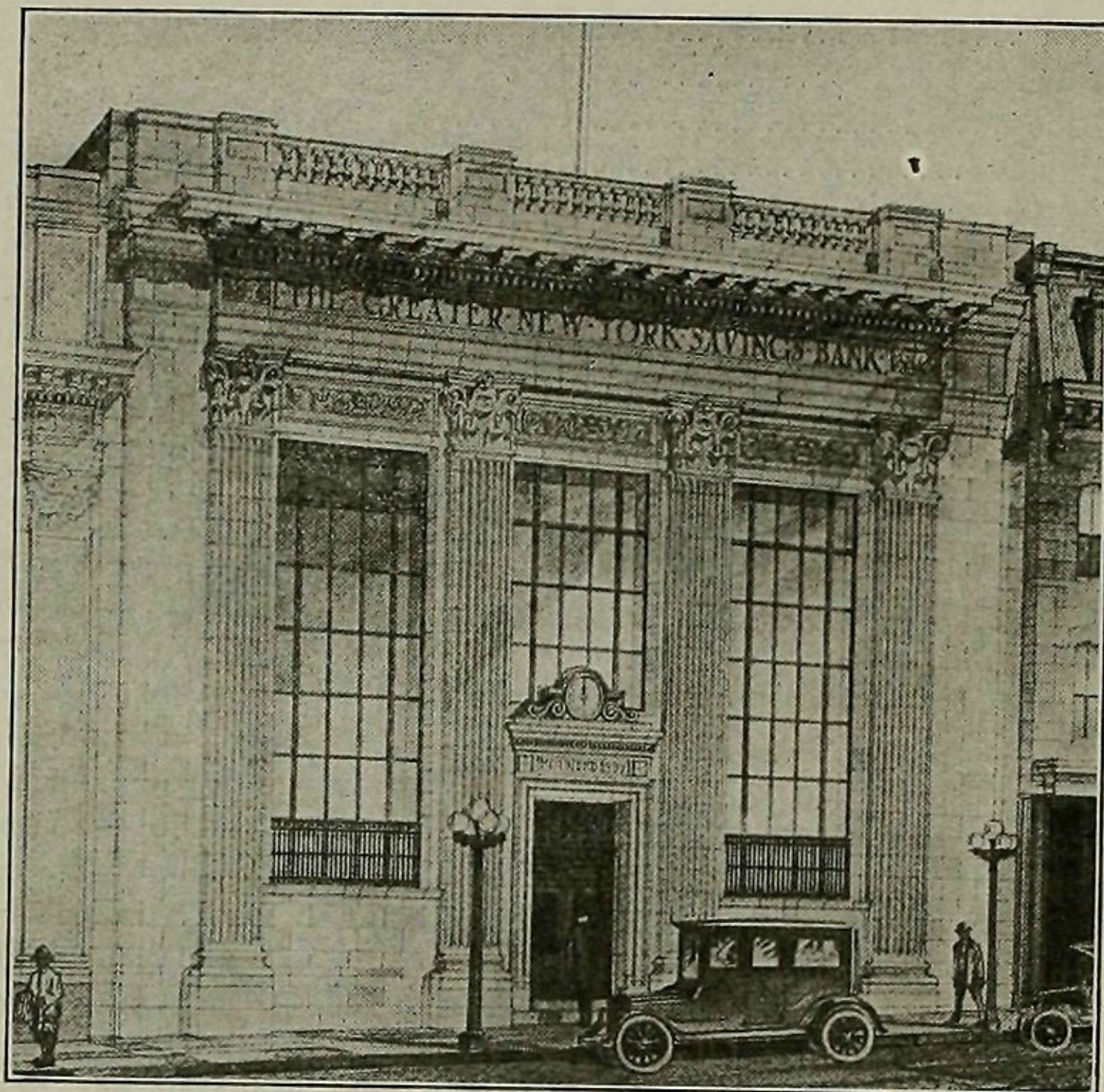
Crushed stone is usually sold by the cubic yard or ton, the short ton being more generally used. The weight of a cubic yard of crushed stone varies from 2,300 to 3,000 pounds, the average weight being about 2,500 pounds. In certain localities crushed stone is sold by the "square" of 100 square feet by 1 foot, or 100 cubic feet. Crushed stone is also sold by the bushel, 21½ bushels representing a cubic yard of about 2,700 pounds.

Handsome New Savings Bank Planned for Brooklyn

Project One of Many Monumental Buildings Designed as Part of the Borough's Reconstruction Program

THE Greater New York Savings Bank, for twenty years located at the corner of Fourth avenue and 12th street, Brooklyn, has had plans prepared by Shampin & Shampin, architects, 50 Court street, for a handsome modern banking building that they shortly intend to construct at 449 to 453 Fifth avenue, adjoining the corner of Ninth street. The new location for this institution is in the heart of a rapidly growing business and shopping district, convenient by numerous lines of transit for its many depositors.

The new structure will occupy a plot 60x100, and according to the plans practically the entire area will be utilized for the building. The construction will be fireproof throughout, the materials to be used being brick, stone and reinforced



FACADE OF GREATER NEW YORK SAVINGS BANK.

concrete. The facade has been designed in the Classical style of architecture with heavy pilasters surmounted by a beautiful entablature, cornice and balustrade, and will be constructed of Indiana limestone.

The architects have planned a main banking room 70 feet square that will have a mean height of 36 feet. This room will be surmounted by a beautiful stained glass dome. The banking room, including fixtures and side walls, will be finished in Italian marble and bronze and will be one of the most artistic and beautiful rooms of its kind in the borough. Counters, desks, files and other special furniture will be of the most modern type of fireproof office equipment. At the rear of the structure will be a mezzanine gallery upon which will be located the private offices of the bank officials, trustees' room and a large vault, 14.6x18 feet, thoroughly fireproof and burglar proof. The door of this vault will be a marvel of engineering progress in equipment of this character.

In the basement of the building, which will include the entire area of the plot, provision has been made in the plans for a locker room for the bank employes, a large lavatory and toilet room, fireproof vaults for records, stationery, books, etc., and the space usually required for boiler plant and other mechanical equipment necessary to the operation and upkeep of the building.

The officers and trustees have endeavored to provide ample

facilities for the conduct of the bank's business for many years to come, giving much thought to wide and extensive lobbies for the convenience of depositors, and the lighting facilities have been provided for by a large glass room and many windows on all sides, also securing thereby proper ventilation. The heating and electric lighting, in fact every detail necessary for the proper equipment and comfort of depositors and clerks, has been provided for in the plans and specifications.

Construction work on the new building will commence on November 1, and it is anticipated that the bank will be able to move into its new quarters early next autumn. In the new bank building it has been planned to provide a service and information department where all depositors can obtain advice and information on all matters relating to banking, real estate and ordinary business, in fact the officers, at the present time, are endeavoring to assist and render service along these lines to anyone who may seek advice or information.

Materials Brought from Long Distances

In old days great buildings were made of materials close at hand. The Parthenon was less than twenty miles from the marble quarries on Pentelicus, and many Athenian temples were built of stone dug almost in the dooryard. The cathedrals of the Seine Valley were built of Caen limestone, those of the upper Rhine of local sandstone. There were exceptions to this rule; granite for facing the Pyramids was brought 400 miles down the Nile more than forty centuries ago; but even then the great body of these structures was of Mokattan limestone quarried within a radius of ten miles.

Nowadays the stuff of which a building is composed depends on the pleasure of the architects and the whims and financial abilities of the builders. Egyptian granite and Italian marble have been carried in vast quantities to Petrograd. The still unfinished Cathedral of St. John the Divine in New York already has drawn on most of the world for materials, and probably will levy on the rest. The great Lincoln Memorial now going up at Washington is merely assembled there. The marble is dug, shaped, fitted and the pieces numbered at the quarries in Colorado, 2,000 miles away, on the other side of the continental divide, and 8,000 feet above sea level.

There were difficulties about the old plan, to be sure, but it helped to develop local schools of architecture. The modern way tends to reduce all great structures to a certain sameness, both of materials and workmanship.

The chief pottery commodity in New Jersey, sanitary earthenware, shows a decrease in 1918 as compared with the previous year, the figures being \$6,151,752 and \$7,202,671, respectively, although, on the other hand, the production in the year just passed was greater than at any time prior to 1916.

The value of output in 1918 was \$12,570,842 as compared with \$12,535,843 in 1917; it is only as far back as 1915 that the total only attained \$8,049,338, but in a comparison of these figures advances in cost and prices must be considered, and the apparent great increase in volume is rather more apparent than actual; still the increase is there, and the increase is bound to continue.

A gain of 2 per cent. in the number of persons employed in factories throughout the state is shown in the August report of the State Industrial Commission, the chief increases taking place in stone, clay and glass products, the metal industries, wood manufactures and textiles.

Real Estate Review for the Current Week

No Slackening in Scope of Market Activity, Feature Continuing To Be Versatility of the Demand

THERE was no diminution in the volume of business this week and no appreciable decline in the high degree of interest which is being maintained in properties of practically every description. Notwithstanding that a day was lost through the almost universal celebration of Pershing Day, trade continued briskly with both professional and investment interests active.

The outstanding feature of the market continued to be the versatility of the demand which again concerned itself with properties ranging in size and value from lower Broadway office buildings to modest East Side tenements.

The leading transaction of the week concerned the sale of the Schermerhorn Building at 96 Broadway by Vincent Astor to the American Surety Company, which has been holding it under the terms of a 99 year lease. This transaction, following the other series of deals whereby long held Astor properties in this city are passing into new ownership, further accentuated the down-town buying movement. Interest in residential properties centered to a considerable degree upon holdings in the Carnegie Hill and Lenox Hill

sections, where three important transactions were closed, two of them involving new building operations. R. Fulton Cutting was reported to have purchased a valuable plot in East 88th and 89th streets for improvement with five dwellings which will be one of the largest projects of its kind during the year. William Ziegler, through the purchase of three old dwellings in East 63d street, also plans the erection of one of the handsomest residential improvements in the neighborhood. In line with the recent group of notable transactions affecting Fifth avenue residential properties was the purchase by former Ambassador James W. Gerard of the residence of 1015 Fifth avenue, which he will use as his home.

The scarcity of business space in the mid-town and down-town sections was further emphasized by several transactions whereby merchants were compelled to buy properties necessary for their needs rather than to lease them. Other phases of market activity also reflected growing strength, the demand for dwellings of more modest size and price continuing to feature business in the Bronx and Brooklyn.

Mr. Woodworth Holds New Post.

The Savings Bank Section of the American Bankers' Association, 5 Nassau street, announces the appointment as secretary of Leo Day Woodworth, having accepted the resignation of Milton Harrison, who, after five years of service for the section, becomes executive manager of the New York State Savings Banks Association.

Mr. Woodworth for the past two years has been Secretary of the Advisory Council of Real Estate Interests. Mr. Woodworth was formerly an extensive dealer, appraiser and developer of real estate in Rochester and in New York City, having represented various savings banks in connection with their real estate loans, and served as an appraiser for the Federal Farm Loan Board. He was active in organization work as secretary, vice-president and president of the Real Estate Board of Rochester, Farm Brokers' Association of the State of New York and the Real Estate Association of the State of New York, and he has served as chairman of the Committees on State Legislation, Advertising and Resolutions of the National Association of Real Estate Boards.

He is a member of the American Economic Association, National Tax Association, Academy of Political Science, National Housing Association, American Conference on City Planning; is Secretary-Treasurer of the New York State Tax Association; member of the special committee on taxation appointed by the New York State Conference of Mayors, and members of the New York State Committee on Amortization of Mortgage Loans appointed by the Savings Bank Section, American Bankers' Association.

The Executive Committee of the Advisory Council of Real Estate Interests has not as yet announced his successor to the secretaryship of that organization, and no statement has been made regarding its immediate plans.

Interest in East Bronx Auction Sale.

Great public interest is being displayed in the five-room bungalow erected by J. Clarence Davies and Henry Brady, agents and auctioneers, on one of the 284 lots to be sold at the Vesey street salesroom September 16, 1919. The bungalow was constructed in seven days for \$2,500. It was erected to show those whose rents have been raised just how reasonably and quickly a home could be erected. The house and lot will be sold at the auction sale.

"We are convinced," said Messrs. Davies and Brady, "that the bungalow dwelling is the solution of the high rent problem and that this type of dwelling will be a popular improvement for the coming generation."

"As an inducement to build, we will arrange to take a mortgage for 80 per cent of the cost for the first 25 houses erected on the 284 lots."

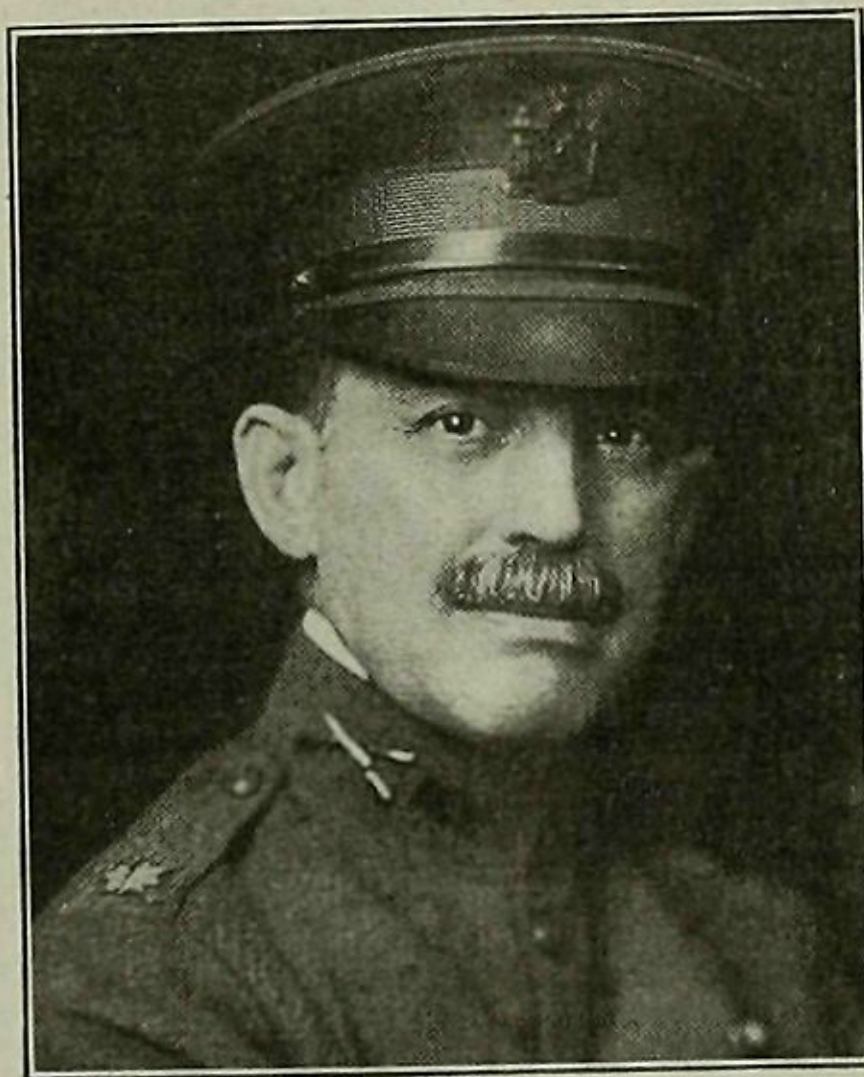
N. M. Kerr Returns.

The Charles F. Noyes Company announces the return to his position in its engineering department of Nathaniel M. Kerr. Mr. Kerr was in command of the engine room of one of Uncle Sam's submarine swatters, and as such took his boat across the Atlantic by way of the Azores into the Mediterranean, where he was on duty for approximately ten months. The outstanding feature of the cruise was the participation of his boat in the attack on the port of Durazzo, which was successful to the Allied fleet. This spring he was ordered home, and brought his boat into port after an absence of over a year.

Major Sniffin's Interesting Career.

Major Elisha Sniffin, who recently sold the Morse Building, at 140 Nassau street, for the Metropolitan Life Insurance Company, to the William E. Harmon interests, has had an interesting and varied career in the real estate business. Major Sniffin, who has achieved his chief successes in the negotiation of large building and permanent loans, has been unusually active in the affairs of the Real Estate Board of New York for the last twenty years, having been one of its governors and secretary for seven years, and having served as chairman of the Banquet Committee for a great many years. He is also a member of the Admissions Committee and the Mortgage Loans Committee.

Major Sniffin is a New York man. His first essay in business was with the old dry goods firm of Dale, Dutcher & Co., on the corner of Broadway and White street. Later he went on



MAJOR ELISHA SNIFFIN.

the road for one of the big woolen houses. Fourteen years of traveling through the country gave Mr. Sniffin plenty of experience and knowledge, which he has since been able to capitalize to a considerable degree in his real estate transactions. His first start in the real estate business came through his association with John R. Foley, the real estate man, who is now doing business under the firm name of John R. and Oscar Foley. After three years with this firm he struck out for himself and has conducted his own business for the last seventeen years. He was one of the first real estate men to realize the trend of the age, which is specialization, and he has concentrated much of his attention on building loans.

Major Sniffin has for many years been active in competitive athletics; has been a member of the New York Athletic Club for 27 years. He has always been active in military affairs in this city. He enlisted in Company B, 7th Infantry, N. G., N. Y., in January, 1894; he was commissioned 1st Lieutenant under the staff of

Col. George R. Dyer, 12th Infantry, N. G., N. Y., in January, 1899, where he served until 1903, when he resigned. In July, 1916, he was ordered by the Governor from the reserve list to active duty as Adjutant, Depot Battalion, 12th Infantry, N. G., N. Y., where he remained on active duty, the battalion shortly after being recruited to full regimental strength. On August 2, 1919, he was commissioned Major in the 12th Infantry, N. Y. Guard. Major Sniffin is a member of the New England Society of New York, Sons of Revolution, Exempt Society 2nd Company, 7th Regiment, N. G., N. Y., Veteran Association, 12th Regiment, N. G., N. Y., Military Service Institution of the United States Society of American Officers.

Prior to the war Major Sniffin made regular trips to Europe, where he visited the big continental cities and made analyses of the real estate situations in the various countries. It will be recalled that many of his European impressions were published in the Record and Guide at various times in 1910, 1911 and 1913.

Mr. Sniffin expressed great confidence in the future of the real estate market yesterday, declaring that New York City was on the eve of the greatest building program in its history. He said: "We are beginning to see the unflinching evidence of this building revival which I believe will extend for a period of five years. It is my belief that labor and material will soon find its level, that rents will hold and that the old time confidence in real estate will again return with all its old time strength. We have no better indication of this feeling than the examination of the news columns of any paper within the last few months which show the steady increase in all phases of the business."

"The greatest factor in the restoration of the real estate market is the growing popularity of the amortization principle in loans, and I am glad to see that many lenders who were formerly opposed to this kind of loan are now putting it into practice. The general acceptance of this policy will do more to strengthen real estate ownership than any other factor in the situation. The amortization principle has too often been explained. Suffice it to say, however, that the principle of small payments each year on the principles of the loan is most admirable and practical, meaning as it does that the loan becomes stronger and stronger each year. It reacts not only to the benefit of the owner, whose equity keeps growing, but also to the benefit of the lender, whose loan becomes strengthened in proportion to the increase in the equity. I am safe in saying that the growing interest in this class of loan and the extension of the term of payment from the old-time one and three-year practice to five, ten and fifteen-year terms will eventually mean the establishment of a greater market than we have ever had."

Schieffelin Estate Sale.

The Schieffelin estate, located on Eastchester road and 222d st, consisting of about 500 developed lots, is to be sold at auction on Wednesday, Sept. 24, in the Bronx Real Estate Salesroom by Arthur C. Sheridan. About twelve years ago the Schieffelin estate sold this property to Max Marx and associates, who developed and sold part at auction in separate lots. The cause of the present sale is a mortgage lien of approximately \$300,000 which is being foreclosed by the above estate against the Laconia Land Corporation.

MONEY TO LOAN

on

New York City
Real Estate

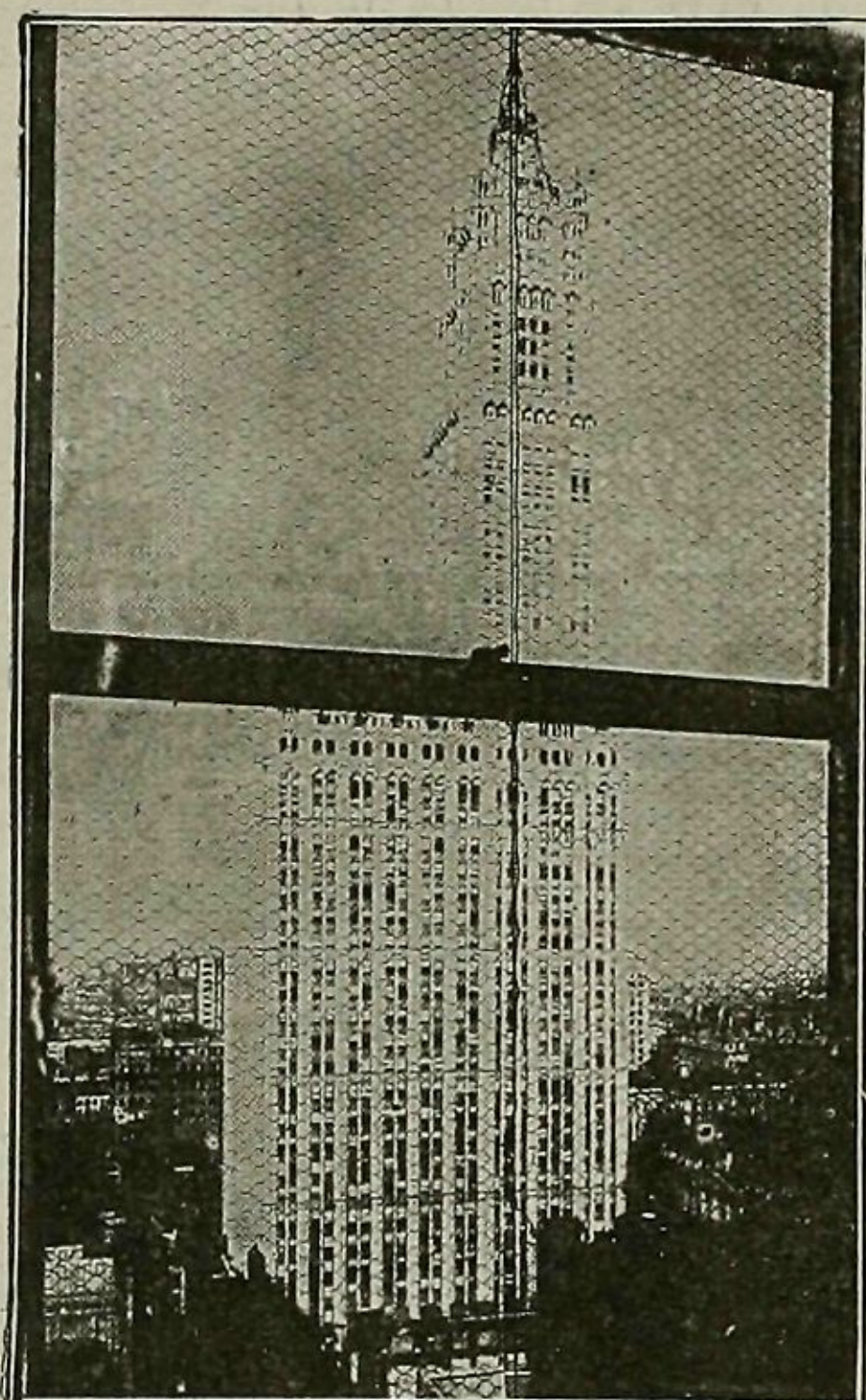
LAWYERS MORTGAGE CO.

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 95 as against 82 last week and 16 a year ago.

The number of sales south of 59th street was 38 as compared with 34 last week and 10 a year ago.

The number of sales north of 59th street was 57 as compared with 48 last week and 6 a year ago.

From the Bronx 44 sales at private contract were reported as against 53 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 348 of this issue.

Famous Players Buy Putnam Building.

Famous Players-Lasky Corporation purchased from Robert E. Simon, as head of a syndicate, the Putnam Building, occupying the block front on the west side of Broadway from 43d to 44th streets, which was acquired by the seller from Vincent Astor last June. The property fronts 200.10 feet in Broadway and extends back 207 feet in each street. Adolph Zukor, president of the corporation, announced that the purpose of the purchase is to provide a permanent home for the main offices of the company, now located in the Rogers Peet Building, at 485 Fifth avenue; the Godfrey Building, 729 Seventh avenue, and the Winfield Building, 469 Fifth avenue.

After these leases expire it is the intention of the new owners to erect in the Broadway frontage a tall office building, and after the lease of Shanley's restaurant in the west portion of the property expires, or in about five years' time, a large theatre will be erected for the production of photoplays under a policy of engagements of indefinite length. Title to the property will pass about October 8.

The property is one of the most strategically located parcels in this section of the city. Its large frontage in the open square lends itself specially to advertising purposes.

At the present time there is an elaborate sign on the building under lease, with a cancellation clause, and it is the purpose of the new owners to advertise their own photoplays on the property.

Another Astor Building Sold.

Vincent Astor has sold the Schermerhorn Building, a seven-story structure at 96 Broadway, having frontage of 6 Wall street and 3 and 5 Pine street. The buyer is the American Surety Company, the lessee of the Schermerhorn Building, which owns and occupies the 22-story building at 100 Broadway, adjoining at the southeast corner of Pine street. With its present purchase the company now controls a frontage of 122.8 feet in Broadway, 125.7 feet in Pine street and 22.6 feet in Wall street. The negotiations were conducted by Nicholas Biddle, representing Mr. Astor, and Henry C. Wilcox, general solicitor for the surety company. The institution leased the property about twenty-three years ago on a ninety-nine year lease, which has about seventy-six years yet to run. The eleven-story First National Bank Building is at the northeast corner of Broadway and Wall street, while to the west is the Astor Building, recently acquired by the Bankers Trust Company, and 7 Pine street, also bought by the same concern from the Empire Trust Company. The Schermerhorn Building was erected many years ago by the late John Jacob Astor. The lease signed by the surety company called for the payment of \$75,000 a year rent, in addition to taxes and other carrying charges.

Plan Five Cutting Homes.

It is reported that R. Fulton Cutting has purchased the vacant property running through from 88th street to 89th street, between Madison and Fifth avenues, for an improvement involving a sum said to be not less than \$1,500,000. Brown, Wheelock Company represented Mr. Cutting in the transaction. The property involved is 11 to 17 East 88th street, on a plot 75x100.8, was purchased by Mr. Cutting from the Forty-four East Thirty-fourth Street Corporation, August Belmont, president. It was assessed at \$165,000. The property at 12 to 20 East 89th street, 75x100.8, assessed at \$155,000, was purchased by Mr. Cutting from the Eighty-ninth Street Company, Edmund L. Baylies, president. Dillon, McLellan & Beadel, architects, are said to have prepared plans for a group of five residences. It is Mr. Cutting's idea to have four of the houses used by his children and grandchildren, and to have a friend build and occupy the fifth house. Three of the Cutting houses will be erected on the south side of 89th street and the other two on the north side of 88th street. Each house will be 70 feet deep, with a playground 60x75.

New Ziegler Residence.

As a site for a private residence William Ziegler, Jr., has purchased from Mrs. William A. Read, 2, 4 and 6 East 63d street. The property consists of three four-story brownstone dwellings, held at \$200,000. The assessed valuation of 2 is \$55,000, of 4, \$54,000, and of 6, \$53,000.

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

The property is 125 feet east of Fifth avenue and adjoins to the west a vacant lot owned by George Lake, and on the east the residence of the J. H. Choate estate. In the rear are the residences of Alice T. Drexel, 1 and 3 East 62d street, and of Nancy L. Sherwood, 5 East 62d street. Each of the three brownstone houses is on a lot 16.8 by 100.5. The buyer has commissioned Sterner & Wolf to prepare plans for a home to be erected on the site. J. Curry Watson and Alfred C. Marks negotiated the sale.

Mr. Gerard Buys Home.

James W. Gerard, former Ambassador to Germany, has purchased for his residence in this city the six-story American basement dwelling at 1015 Fifth avenue, between 82d and 83d streets, which George J. Gould bought for his daughter nine years ago, and which is said to represent on his part an investment of about \$500,000. The sale was negotiated by Albert B. Ashforth, Inc., and Ward & Ward represented Mr. Gerard in the transaction. The house, standing on a plot 25x100, and the residence of Mrs. J. F. A. Clark, at No. 1014, adjoining, are the only two homes on the block, both corners being vacant. The Gould home has every modern appliance, including an electric elevator, and its interior fittings are said to have cost Mr. Gould well up in the six figures. It is considered one of the finest private homes in the Carnegie Hill district, and will be occupied shortly by Mr. Gerard.

Merchant Becomes Owner.

Albert B. Ashforth, Inc., has sold for Miss Rosalie Spang, of Pittsburgh, Pa., the property, 55 West 19th street, adjoining the northeast corner of Sixth avenue and 19th street, five-story building, 25x98.9. This building was formerly occupied for many years as a 19th street wing to the Cammeyer Building, at Sixth avenue and 20th street. It is the first sale in ever forty years. The property has been purchased by J. H. Honig, of the American Merchandise Company, now located at 146 Fifth avenue, who intends to alter the entire building for his business. Owing to the fruitless task of finding suitable space for a reasonable term of years, Mr. Honig has joined the ever-increasing list of merchants who find it more advantageous to purchase their business home rather than to lease.

\$750,000 Broadway Transfer.

The Washington-Dean Company acquired title to the Sequoia, a ten-story apartment house on the southeast corner of 165th street and Broadway, from Frederick Brown. The new owners gave in part payment 46 West 75th street and a block front on 150th street, extending from Exterior street to River avenue, the Bronx, and a four-story apartment house at 260 Washington avenue, Brooklyn. Arthur F. DuCret & Co. negotiated the transaction, which involved \$750,000. The brokers have resold the Brooklyn property for Frederick Brown to a client of William F. Taylor & Co. It covers a plot 75x130, showing a rental of \$18,400.

New Building in Fur Center.

J. S. Ludewick & Co. purchased from the Field Realty Company, George F. Picken, president, 214-218 West 28th street, 50x98.9, vacant, through Joseph Maas and M. Rosenthal & Co. The property is a short distance from the projected International Fur Exchange Building. The seller took title to the property last Monday from the Olds Holding Company. The buyer will erect a new building for his own occupancy.

Adds to Park Place Holdings.

William H. Whiting & Co. sold for Loucetta B. Makepeace the five-story building, 52.8x152.22, at 23 Park place, extending through to 20 Murray street. It was assessed at \$147,000. The same brokers sold the five-story building, 51.11x152.11, at 25 Park place, extending through to 22 Murray street, for the 25 Park Place Company. The property was assessed at \$175,000. The purchaser of both buildings was Morris Fatman, president of the Raritan Woolen Mills.

Mr. Fatman already owns the building at 21 Park place, extending through to 18 Murray street. By the acquisition of the buildings at 23 and 25 Park place he controls space of more than 13,500 square feet.

Sale of Braender Lofts.

Byrne & Bowman sold for the estate of Philip Braender, of the modern sixteen-story mercantile building at 693 to 697 Broadway, southwest corner of 4th street. The building, which covers a plot 80x110, was erected by the late Mr. Braender about ten years ago. It is fully tenanted and had been held by the estate at \$900,000. It was purchased for cash by a syndicate represented by Walter M. Wechsler.

Chemical Company in Four Deals.

The Union Chemical Glassware Company was the principal in four apartment deals, chief among which was the sale, through A. H. Levy, of the southwest corner of Fort Washington avenue and 170th street, a six-story structure, on a plot 150x100, held at \$325,000. The property, which yields \$46,000 annually in rents, is under lease to one tenant for \$34,000. Mr. Levy also sold to the Union Chemical Glassware Company for Moriz Gottesman, 815 West 180th street,

northwest corner of Pinehurst avenue, a five-story apartment building on a plot 53.5x109 irregular, renting for \$15,000 and held at \$115,000.

Union Chemical Glassware Company sold to Isaac Stein for investment the five-story apartment house, on a plot 50x100, through M. Goldberg. The property rents for \$10,000 and was held at \$65,000. The same company also resold to Mrs. Cecelia Kessler for investment 502-504 West 177th street, a five-story apartment house, on a plot 42.6x100, renting for \$7,500 and held at \$50,000. M. Cohen was the broker.

Garage Leasehold Sold.

Bruce and Floyd Titman have sold to Dr. Jerome W. Rosenthal and Benjamin Moore their lease of the Arrowhead Garage, at 4162 to 4166 Broadway, adjoining the northwest corner of 176th street, which calls for a gross rental of \$250,000. The Messrs. Titman, who are under-

stood to have made a profit of \$50,000 on the transaction, obtained the lease last May from the Interboro Realty Company (Louis H. Kaplan). The building occupies a plot 78x102.9x irregular and accommodates 250 cars.

Wm. E. Harmon Company Active.

Among their recent sales, Wm. E. Harmon & Co., Inc., report the following operations on their properties: At East Midwood, the Metropolitan Home Builders, Louis Gold, president; Wm. Sugarman, treasurer, have bought 40 lots for improvement. They have under construction 15 high-grade single-family houses which will sell for \$20,000 to \$30,000. This building company reports the sale of 14 houses from plans on their other operations. Leon Moiseff has bought 11 lots on Bedford avenue, in which are to be built five one-family houses to sell from \$15,000 to \$18,500. At Midwood Manor,



"he is the modern miracle worker; he brings the elixir of life to old buildings."

A postal card or telephone request (Stuyvesant 4980) will bring the "Miracle Worker" and our representative to you. They 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

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.

several plots have been sold to Isador Berge and the McLynch Building Corporation. They are building on Avenue K, between 7th and 8th streets, houses to sell from \$15,000 to \$18,500. In the Kensington section 10 houses are being completed by Milton Ausarge, of the Avondale Building Co. Seven of these houses have been sold before completion. On East 2d street, Kensington, the South Side Building Company is erecting ten two-family brick, semi-detached houses with garages. Price, \$16,000. At Hyde Park, the Rapelyea Company is erecting six dwellings on Clarendon road and East 49th street. Some have already been sold from plans.

\$80,297 for Curley Lots.

The Jere Johnson, Jr., Company sold at auction last Saturday 228 lots of the Curley property, known as Hawthorne Park, at Flatbush avenue and Avenue U, in Brooklyn, for a total of \$80,297.50, or an average of \$352. The eighty remaining parcels, including lots on Flatbush avenue, will be offered at a night sale to be held in the Brooklyn Real Estate Exchange, the date to be announced later. Inside lots on Flatbush avenue brought from \$500 to \$600 each. The five lots on the corner of Flatbush avenue and Avenue U sold for \$975 each. Inside

lots on Avenue T brought from \$350 to \$400 each, and on Hendrickson street from \$225 to \$375.

Buyer for the "Ahnkilde."

Bernard Reich purchased the Ahnkilde, a nine-story elevator apartment house at 158-166 West 95th street, near Amsterdam avenue, size 85x100, and a three-story private dwelling adjoining, size 17x100, from Julius Tishman & Sons, who erected the building some few years ago. The annual rental is in excess of \$53,000 dollars; it was held by the builders at \$425,000. S. Simon was the broker. It was an all cash purchase.

To Develop Flatbush Tract.

The Kimball Road Operating Company has sold a plot comprising about 1,200 lots in the Borough of Brooklyn, near the junction of Flatbush avenue and Kings Highway. The property was purchased by an investor from the Middle West and probably will be developed within a short time. The property consists of twenty-five parcels on one large plot, and is assessed for about \$550,000. Clarke G. Dailey is president of the owning company.

Manhattan.

South of 59th Street.

BEEKMAN PL.—Robert J. Young and Martin F. Dugan purchased from George F. Simam, as executor, the 4-sty building, on plot 19x90, at 18 Beekman place, northwest corner of 50th st. The property sold for \$17,000.

BOND ST.—The Seamen's Bank for Savings sold to J. L. Holtzman 42 and 44 Bond st, a 7-sty loft building on a plot 50x100. The bank also sold to the same buyers 252 West 112th st, a 6-sty apartment on a plot 50x100. Both properties were acquired by the seller in recent foreclosure proceedings.

FRONT ST.—Charles F. Noyes Co. has sold to the Old Dutch Mills 65 Front st, a 5-sty loft building covering plot of 1,800 sq. ft. This is the fifth sale of the property made by the same brokers. The building was recently put in good condition, the improvements including the erection of an additional story, and the lessees have recently equipped the entire second story of the building for executive offices. This short block on Front st south of Old Slip has been one of the most popular blocks downtown during the recent heavy purchasing movement,

ARE YOU MAKING MONEY?

Do people who buy

Lots at auction in the Bronx

Save and make money?

Read this list of Auction Sales in the East Bronx:

Maas Estate. Prospect Avenue, 152nd Street, Union Avenue and adjacent streets. Lots sold for \$535 to \$800 each

Now worth \$5,000 to \$10,000 each

Ryer Homestead. Tremont Avenue, Prospect Avenue, Crotona Avenue, etc. Lots sold for \$400 to \$1900 each

Now worth \$4,000 to \$15,000 each

George Faile Estate. Southern Boulevard, Crotona Avenue, Boston Road, etc. Lots sold for \$600 to \$1,150 each

Now worth \$5,000 to \$15,000 each

Vyse Estate. Southern Boulevard, Freeman Street, Hoe Avenue, Vyse Ave., etc. Lots sold for \$500 to \$2,000 each.

Now worth \$5,000 to \$20,000 each

and many other sales too numerous to mention

Examine the Property and Go to the Auction Sale

284 LOTS

AND A NEW, MODEL DWELLING

on the Bronx and Pelham Parkway

Eastchester Road and adjoining Avenues and Streets

Will be sold by order of Benjamin Stern FOR WHATEVER THEY WILL BRING

At an Unconditional and Absolute

AUCTION SALE

Tuesday, September 16th, at the

Real Estate Exchange, 14 Vesey Street

TO REACH THE PROPERTY: Take either 7th Avenue or Lexington Avenue Subway Express to East 180th St., transfer to White Plains Avenue extension and get off at Pelham Parkway station (five cents fare); or take same subway train to East 180th St. station and change to New York, Westchester and Boston Railway, get off at Pelham Parkway station (total fare 10 cents). The latter station is a short distance from the property.

For maps and particulars apply to

J. CLARENCE DAVIES, 149th Street & 3rd Avenue
HENRY BRADY, 200 West 23rd Street,

Agents and Auctioneers

70% may remain on mortgage at 5%
Liberty Bonds taken in payment
Titles insured Free to Purchasers

and sales made include 55, 61, 71, 73, 75, 50, 52, 58, 60, 62, 64, 66 and 72 Front st.

GREENE ST.—Spear & Co. sold for Gutman Bros. the 5-sty building at 107 and 109 Greene st to the Ralesome Realty Corporation.

GREENE ST.—Spear & Co. sold for Robert E. Simon the 6-sty building at 225 Greene st to Isaiah Schofler for investment.

MONROE ST.—L. Covert has sold for C. Ten-coorn 257 Monroe st, a 6-sty fireproof flat, 25.1x98.9, near Jackson st, to Robert C. Hull, of Newark, who gave in part payment a stucco residence with large grounds at Piermont, N. Y.

PARK PL.—Albert J. Wachter purchased from the 25 Park Place Corporation, Benjamin Mor-decai, president, the 5-sty business building with stores at 25 Park place, extending through to 22 Murray st, assessed at \$175,000. The building which adjoins the Church st corner, fronts 37.11 ft on Park place and 21.4 ft on Murray st. It has a depth of 156.6 ft.

PRINCE ST.—James H. Cruikshank sold to Roffale Onorato and Pasquale Milio 177 Prince st, a 6-sty loft building on plot 25x95, between Thompson and Sullivan st, valued at \$30,000. Charles P. Pinto negotiated the sale.

SOUTH ST.—William Cruikshank's Sons sold for the Woodbury G. Langdon Co., Inc., 41 South st, a 4-sty loft building, 24x98, to William E. Thomas.

STONE ST.—William S. Elliott sold to Cortland Bishop through H. S. Ely & Co. the 5-sty business building, 38x75, at 58 Stone st, extending through to 93 Pearl st.

UNIVERSITY PL.—The Lebertan Corporation bought from the Mutual Life Insurance Co. 45 University Place, a 5-sty store and loft building covering a lot of 18x86, adjoining the corner of 10th st. The property will be altered into studios at the expense of about \$25,000. The purchaser paid all cash for the property. F. M. Welles, of the Loyd Winthrop Co., was the broker.

WATER ST.—Charles F. Noyes Co. sold for the Kaffen Realty Co. the 4-sty altered loft building at 160 Water st, northwest corner of Fletcher, on lot 18x80. The property was purchased by Isaac Meyer a tobacco merchant, who has occupied the premises for more than twenty-five years.

10TH ST.—Daniel H. Jackson bought from the Philip Braender estate 24x36 East 10th st, between Broadway and University pl, two 10-sty fireproof mercantile buildings, on plot 51.3x93. Mr. Braender erected these buildings about twelve years ago. All of the lofts are leased at an annual rental of about \$28,000. The prop-

erty was held at \$250,000. Byrne & Bowman were the brokers in the transaction.

16TH ST.—Frederick Brown has purchased from Edward V. C. Lane the 8-sty loft building, on a lot 25x92, at 13 East 16th st, near 5th av, held at \$110,000. Mr. Brown has recently purchased several large loft buildings in which possession was to be had through expiring leases. In the property just acquired all leases will expire Feb. 1, 1920. Ewing, Bacon & Henry were the brokers. William H. Whiting & Co. represented the seller.

23D ST.—The Mutual Life Insurance Company sold 69 West 23d st, a 4-sty building, on lot 23x98.9, adjoining the Masonic Building at the northeast corner of 6th av and 23d st.

26TH ST.—Benjamin Bernstein has sold for Morris Steinheimer the 3-sty dwelling, 18x98.9, at 301 West 26th st, to A. Wineburgh, who controls the Carbona Products Company at 302, giving him a plot of 36x98.9.

30TH ST.—Dr. George W. Thompson has purchased for occupancy from Margaret Tomes the 3-sty residence, 25x98.9, at 136 East 30th st, through Harris & Vaughan. Through the same brokers Dr. Thompson sold his residence at 142 East 30th st on the same block, on a lot 27x98.9, including a 1-sty garage, in a separate transaction to a purchaser for occupancy.

36TH ST.—Moore & Wyckoff sold the 4-sty and basement brick front dwelling, on lot 25x100, at 114 East 36th st to Charles M. Warren, president of the Lincoln National Bank.

45TH ST.—Byrne & Bowman sold for a Mrs. Ferguson to Herman E. Schamplin, Inc., the 3-sty dwelling, on a lot 19x100, at 166 East 45th st. The property will be altered into bachelor apartments.

46TH ST.—Herbert & Herbert sold for Warren Leslie the 5-sty business building at 64 West 46th st, on a lot 16x100 to Benj. H. Trask.

48TH ST.—The John P. Peel Co. sold for Christian G. Euler to M. J. Callahan the 5-sty single flat 367 West 48th st. The buyer will alter it for his own occupancy.

49TH ST.—Schindler & Liebler sold for the Guntzer estate the 4-sty flat, on a lot 21x100.5, at 220 East 49th st to the Roman Catholic Church of St. Boniface, to be used as a residence for the Sisters of St. Domino.

50TH ST.—Horace S. Ely & Co. sold for the Eighth Avenue Railroad Company, at 315 West 50th st, the 4-sty dwelling on lot 19.2 by half a block.

51ST ST.—Frank L. Sheppard has sold 42 West 51st st, a 4-sty dwelling, on a lot 21x100.5 (Columbia College Leasehold) between 5th and

6th av. The buyer will alter the building into small suites.

57TH ST.—The Church of St. John, of Nepomuk, purchased from Rachel Cohen the 3-sty building on a lot 16.4x74.3 at 346 East 57th st, near 1st av. The church owns 348 to 354 and now controls a frontage of 83.4 feet on the street.

57TH ST.—The Houghton Company, associated with J. H. Moors, sold to John W. Wilkinson, 355 West 57th st, a 4-sty residence on lot 20x90. The property has been owned by the Samuel Browning Estate since 1879, and was held at \$30,000. It is the intention of the purchaser to improve.

AV C.—August Weymann, as attorney, sold 175 Av C, a 5-sty tenement adjoining the south-west corner of 11th st to a client of Chas. R. Farulo. L. J. Phillips & Co. represented the seller.

BROADWAY.—Spear & Co. sold for the East River Savings Bank the 5-sty building at 537-539 Broadway, running through to Mercer st. The buyer is an exporter of shoes and clothing who will use it for his business.

WEST BROADWAY.—The Lebertan Corporation bought from the New York Life Insurance Company 413-415 West Broadway, a 6-sty store and loft building, on plot of 51x100. The seller acquired the property some time ago through foreclosure. The buyer paid all cash over a mortgage of \$57,500.

9TH AV.—The John P. Peel Co. sold for the Listowell Realty Co. the 5-sty double apartment, with stores, at 206 9th av, size 24.11x100, to Abraham Shecter. The property was held at \$40,000.

10TH AV.—The 4-sty tenement, on a lot 25x100, at 821 10th av has been sold by the Thomas Mosher estate.

North of 59th Street.

COOPER ST.—A client of Stroock & Stroock, attorneys, bought for improvement from the New York Life Insurance Co. the vacant plot, 75x100, at 58 to 62 Cooper st, in the Dyckman section.

70TH ST.—Horace S. Ely & Co. sold for the Southampton Hospital Association, at 213 West 17th st, the 5-sty American basement house, on lot 17 ft by one-half block.

72D ST.—Horace S. Ely & Co. sold for Frederick Ambrose Clark to Felix Isman, at 157 West 72d st, the 4-sty dwelling, on lot 22 ft by half a block.

77TH ST.—The Eighth Church of Christ, Scientist, now at 1285 Lexington av, has purchased, presumably as a site for a new home,

“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

the two 2-sty buildings on a plot 50x102.2, at 103 and 105 East 77th st, adjoining the north-east corner of Park av, from Georgia B. C. De Heredia and Marianna C. McDougal, respectively.

78TH ST.—Pease & Elliman sold for A. E. Outerbridge, a 4-sty brownstone American basement dwelling, on lot 16x102, at 252 West 78th st, to a buyer for occupancy.

82D ST.—Ennis & Sinnott have purchased from Grace L. Ponter 134 West 82d st, a 4-sty dwelling, on a lot 19x100, between Amsterdam and Columbus avs. Frederick Zittel & Sons were the brokers.

83D ST.—The Manport Realty Co. resold to Louis Fine 166 West 83d st, a 5-sty flat, on a lot 25x100.9, which the seller recently acquired from Rosina Rollhart.

83D ST.—Union Chemical Glassware Co. bought from Rodena Rollhart, 166 West 83d st, a 5-sty flat, on lot 25x100, near Amsterdam av. The Nehring Co. was the broker.

89TH ST.—The Houghton Co. has sold for Dr. George P. Biggs the 4-sty dwelling, 20x100, at 70 West 89th st.

89TH ST.—James H. Cruikshank has resold to Scheer Gingsberg Realty and Construction Co. 104-106 West 89th st, two 5-sty flats, on plot 50x100, between Columbus and Amsterdam avs, valued at \$75,000. Osterweil Brothers were the brokers in this transaction.

93D ST.—The estate of James A. Tyler has sold through Schindler & Liebler the 3-sty dwelling, on lot 14x65.1, at 105 East 93d st to Johanna Niessing.

95TH ST.—Margaret Rosenbaum has sold to Martin Dieter 168 East 95th st, a 3-sty dwelling, on lot 18.9x100.8. Schindler & Liebler were the brokers.

98TH ST.—Charles Goldberg has sold for the Peerless Holding Co. to a client of Freidus & Co. 37 to 41 West 98th st, a 6-sty new-law apartment house, on a plot 50x100.11.

101ST ST.—The Lebertan Corporation bought the southwest corner of 101st st, and 3d av, a 5-sty tenement with store, on lot 20x100. The buyer paid all cash over a \$24,000 mortgage held by the Dorsey estate. E. C. Stahn, of the Guardian Holding Co., was the broker.

111TH ST.—Joseph Shenk bought, through H. Meltzer from William Roffler the 6-sty elevator apartment house at 504 and 506 West 111th st, on a plot 108x92, adjoining the southwest corner of Amsterdam av. The structure returns an annual rental of about \$29,000. The property was held at \$250,000.

113TH ST.—Harry Schiff has sold the 3-sty dwelling, 16.8x100, at 320 West 113th st.

114TH ST.—Ward Belknap & Son resold for the Dormond Realty Co. the 3-sty dwelling, on a lot 18x100, at 20 West 114th st to Dr. Morris Les. The sellers purchased this property through the same brokers last week.

115TH ST.—The Houghton Company sold 227 West 115th st for Mary E. Lee to William Vedovato a 5-sty apartment, lot 18.9x100. This property has not changed hands in twenty-six years.

116TH ST.—Ernest N. Adler sold for Frederick C. Combs to Anton Kohn, 165 East 166th st, a 3-sty dwelling on lot 19x100.11.

119TH ST.—The Central Union Trust Co. has sold to a client of M. Nasanowitz & Son the 3-sty dwelling, on a lot 17x100, at 43 West 119th st, between 5th and Lenox avs.

121ST ST.—Freidus & Co., with H. J. Schum, sold 334 and 336 East 121st st, two 6-sty tenements, each on lot 25x100.11.

123D ST.—The Hilda Realty Co. and Vogel & Schultz have sold to the H. G. Holding Co. a 9-sty apartment at 118 and 120 West 123d st, renting for \$37,000 and held at \$250,000. W. Parmer was the broker.

123D ST.—The 5-sty tnt, 25x100, at 116 East 123d st, has been sold by the Regbur Realty Co. to an investor.

124TH ST.—The 3-sty dwelling, on a lot 18x95.10, at 336 East 124th st, has been sold by the estate of Louis Frankenstein. D. W. Brettell and M. Anzalene were the brokers.

130TH ST.—William C. Weisgerber, of Elmhurst, Pa., sold 502 West 130th st, a 5-sty double flat, on lot 25x74.11, adjoining the southwest corner of Amsterdam av.

131ST ST.—Barnett & Co. sold for L. Freidus, 76 West 131st st, a 3-sty dwelling on lot 16.8x100, adjoining the corner of Lenox av.

137TH ST.—F. Howell sold for a client of Nail & Parker 210 West 137th st, a 3-sty dwelling, on lot 18x99.11, to William Owens, who will occupy.

144TH ST.—Joseph Shenk sold to a Mr. Gerbina through Joseph Wolkinberg the 6-sty elevator apartment house at 530 West 144th st, on a plot 87.6x100, near Broadway. The structure was held at \$175,000 and has an annual rental of about \$25,000.

152D ST.—E. Stewart has purchased from a client of Paul Chalfin 505 West 152d st, a 3-sty dwelling, 17.9x99.11, adjoining the school of St. Catherine of Genoa at the northwest corner of Amsterdam av.

152D ST.—H. Dahnke & Brothers sold for John Duffy the 3-sty dwelling, 15x99.11, at 513 West 152d st.

BENJAMIN WINTER

IN THE MARKET FOR
WELL-LOCATED INCOME-
PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS

QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Suite 6

Phone: Schuyler 2897

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.

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.

Spear & Lee
REAL ESTATE

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

159TH ST.—W. J. Huston & Son sold for Mrs. Christina Denhard 551 and 553 West 159th st, two 3-sty high-stoop dwellings, on plot 30x100, near Broadway. James L. Van Sant is the purchaser. This deal makes seven dwellings these brokers have sold for the Denhard estate within the past three months.

160TH ST.—Max N. Natanson sold to the Benenson Realty Co. 638 to 644 West 160th st, a 6-sty elevator apartment house, on plot 100x100, containing thirty suites of three, four and five rooms. The property rents for \$30,000, and was held at \$200,000. B. Fine was the broker.

161ST ST.—Spear & Co. sold for Hervey Siebert the three 5-sty apartment houses at 558-562 West 161st st, each 16x100, to the Anvic Realty Corporation. Negotiations are pending for a resale.

162D ST.—The 6-sty apartment building, on a plot 125x100, at 656 West 162d st, between Fort Washington av and Riverside Drive, has been purchased by Frederick Brown from the New York Protestant Episcopal Public School. The structure contains forty-eight apartments, rents for \$35,000 and was held at \$275,000. Mr. Brown was influenced in making the purchase by the fact that the property is subject to a first mortgage of \$179,000 for fifteen years. M. Goldstone negotiated the deal.

AMSTERDAM AV.—The Manport Realty Co. and A. H. Levy resold the 6-sty elevator apartment house at the northwest corner of Amsterdam av and 178th st, on a plot 100x100, acquired by the sellers from the Central Union Trust Co. about two weeks ago. A client of Schallek & Strausburg, attorneys, is the new owner. The property had been held at \$180,000. J. Gold and N. Celia were the brokers.

AUDUBON AV.—The Kimmelman Leasing Co., Inc., Charles Kimmelman, president, has purchased 283 and 285 Audubon av and 509 West 170th st, two 5-sty apartment houses, each on a plot 50x100 each renting for \$11,000 and each held at \$75,000. The seller, James B. Gillie, acquired these properties in 1910.

AUDUBON AV.—Ennis & Sinnott resold to David Cornlorsky the 6-sty apartment house, with stores, at 206 and 208 Audubon av, on plot 54x100x62x100, adjoining the northwest corner of 175th st. McDowell & McMahon and Frank A. Schaefer, the latter of Yonkers, negotiated the transaction.

BROADWAY.—The 6-sty elevator apartment structure on a plot 130.11x100, known as the

Buckingham, at 3089 to 3097 Broadway, near 122d st, has been sold by Clara M. Kenkle to the Realty Sureties Corporation. The buyers own Hezelton Court, a similar building, and now control a frontage of 211 ft. The Buckingham is assessed at \$230,000.

BROADWAY.—The Leonac Realty Co. is reported to have sold 924 and 926 Broadway, a 4-sty building, on a plot 40x100.

BROADWAY.—The Sidem Building Co., Robert E. Simon, president, has sold 5085 Broadway, a 5-sty apartment house, on a plot 50x100, near 218th st. McDowell & McMahon are reported to be the brokers.

FORT WASHINGTON AV.—A. H. Levy resold for the Newat Realty Co. to the Manport Realty Co. the Fortress apartments, a 6-sty elevator structure, 109x100, at the northwest corner of Fort Washington av and 169th st, yielding \$35,000 annually in rentals and held at \$235,000. The house was built by Max Weinstein a few years ago.

LEXINGTON AV.—The Guaranty Trust Co., as executor, sold through Robert E. Barry the 3-sty dwelling, 17x80, at 1068 Lexington av, to Morris Weinstein.

MADISON AV.—A. H. Mathews, sold for the U. S. Trust Co. the 5-sty apartment house at southwest corner of Madison av and 82d st, known as 26 East 82d st, fronting 35 ft. on 82d st and 102.2 ft. on Madison av. The Brown, Wheelock Co., Inc., represented the sellers.

MORNINGSIDE AV.—The 6-sty apartment house at 6 Morningside av, adjoining the northeast corner of 114th st, has been sold. It occupies a plot 43 6x79x irreg. Henry F. Schwartz, of Greenwich, Conn., is the owner of record.

PINEHURST AV.—The Benensen Realty Co. has sold to an investing client of S. Goldstein, Arrowhead Court, at 2 to 10 Pinehurst av, southwest corner of 177th st, a 6-sty elevator apartment house on a plot 95x125, which the sellers acquired last May from the Viva Realty Co.

WADSWORTH AV.—Morgenstern Brothers Syndicate has bought from Judge Martin T. Manton the 6-sty apartment house, on a plot 120x100, at the northwest corner of Wadsworth av and 180th st, held at \$250,000.

WASHINGTON TERRACE.—M. L. & C. Ernst sold to Jacob Zweibel 7 Washington terrace, near 186th st, a 3-sty dwelling, 18x96, to Haskell Jacobs. This is the last of eighteen dwellings owned by the selling company at this point.

Bronx.

CHISHOLM ST, ETC.—A Cahan has sold for Victor Gerhards 317 Chisholm st, a 2-fam. dwelling, 25x113, to I. Cinnamon; 881 Whitlock av, a 3-fam. dwelling, 25x100, for Patrick Gavin; 826 East 169th st, a 2-fam. dwelling, 20x107; for M. L. & C. Ernst 883 Whitlock av, a 3-fam. dwelling, 25x100; for F. McKee 1239 Stebbins av.

COSTER ST.—Leitner, Brener & Starr have sold for the W. G. Lane estate, Lorrillard Spencer, trustee, to Pauline Roth, 634 to 636 Coster st, two 2-fam. dwellings, on a lot 20x100.

FAILE ST.—Ludwig C. Traube sold for E. V. Nadherny the 3-sty, 2-family dwelling at 1039 Faile st.

FORD ST.—Meister Builders, Inc., purchased through S. C. Baum four 2-sty 1-family frame houses at 373-379 Ford st, between 181st and 182d sts.

FOX ST.—Leitner, Brener & Starr sold for the Cox Realty Co. to Henry Cohen three 5-sty flats, each in a plot 37.6x100, at 907, 911 and 915 Fox st, renting for \$20,000 and held at \$125,000.

FREEMAN ST.—Richard F. Junker sold for Telco Realty Co. the 2-fam dwelling, 833 Freeman st, 25x75, to Abraham Davis, represented by Nathan H. Stone, attorney.

GROTE ST.—J. Clarence Davies sold for John J. Flynn, 719 Grote st, a 2-sty frame detached 2-fam house, on lot 25x111.

KELLY ST.—Cahn & Pittman sold to Frances W. Deutsch the 4-sty brick new law apartment, 25x100, at 1044 Kelly st. S. Ullman negotiated the transaction.

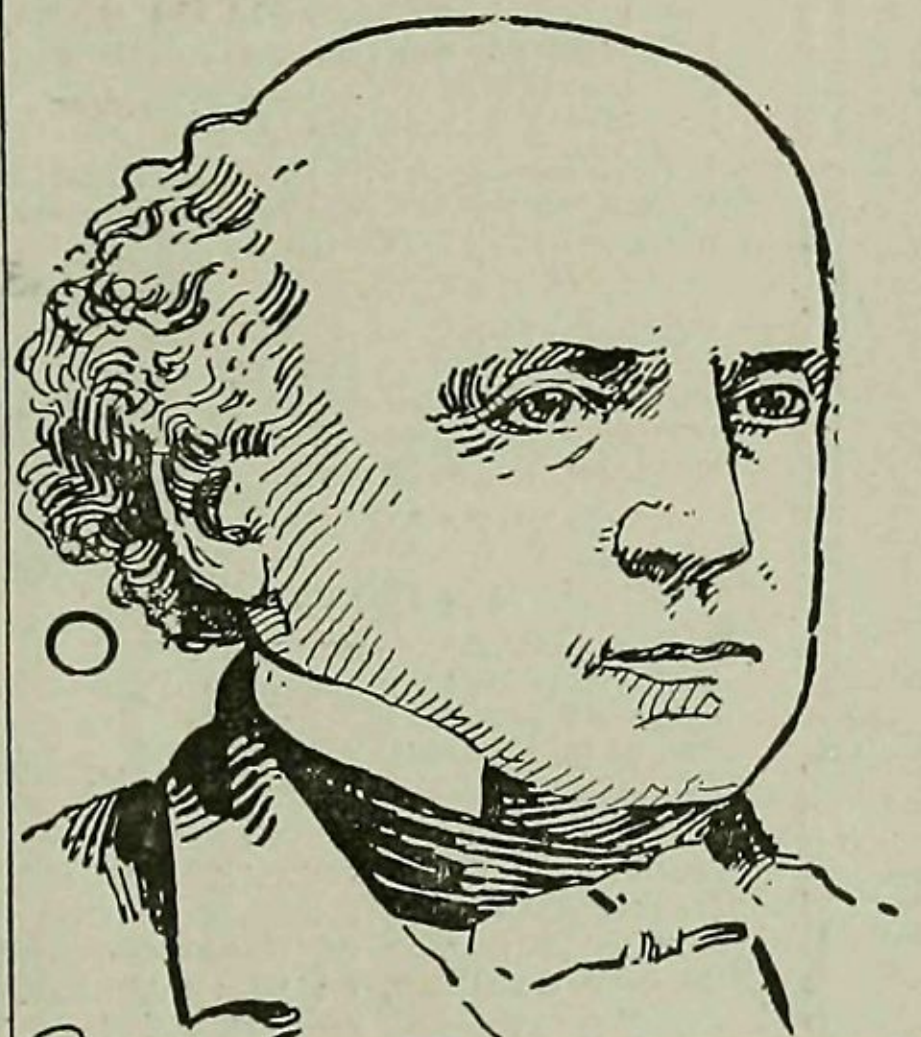
KELLY ST.—M. Nasanowitz & Son and a Mr. Herbst sold to a client for a Mrs. Walker 734 Kelley st, a 3-fam. flat, on a lot 25x100.

MINFORD PL.—Leitner, Brener & Starr sold for the H. B. Kirk estate, R. L. Spots, executor, to the Dixie Realty Co., Bernar Crausman, president, four 4-sty flats, each on a plot 33.3x100, at 1530 to 1538 Minford pl, renting for \$20,000 and held at \$120,000.

NORTH ST.—Sisca & Palladino sold for Edward Huke to Charles F. Cimini the 3-sty dwelling, 25x100, at 32 North st.

SIMPSON ST.—Alexander Selkin sold for E. Lippner the 2-sty brick dwelling, on lot 25x100, at 1229 Simpson st to a client for occupancy.

SIMPSON ST.—Frederick Brown sold to Irving



H. B. Claflin
New York Merchant Prince

The Claflin Estate Property
471 University Heights Lots

on West Kingsbridge Road,
University, Sedgwick, Webb and
adjoining avenues

Will be sold at Absolute Auction
TUESDAY, SEPT. 23rd

at 12 noon in Real Estate Salesroom
14 and 16 Vesey St., New York

50%	May remain on	4 1/2%
60%	mortgage for	5%
70%	three years.	5 1/2%

Title Policies Free from
Title Guarantee & Trust Co.

One block from Kingsbridge Road
station of Jerome Ave. Subway;
Trolley on Kingsbridge Road, on
Sedgwick Ave. and University Ave.

The Claflin Estate is well drained high ground and on one fare subway.

Real Estate is Merchandise

Select it as you would
select goods for your shelves

MR. CLAFLIN was the pioneer
wholesale merchant prince
of America; one of the foremost
business men a few generations
ago. He extended his keen knowl-
edge of merchandise values to real
estate and selected as a site for the
Claflin family homestead one of
the finest properties in the Boro
of the Bronx. Assembled by him
in 1866 this property is now for
the first time to be divided and
sold separately in lots at absolute
Auction for whatever they bring.

Send for Bookmap

31 Nassau St.

N. Y. C.

Tel., Rector 6500

Joseph Day
Auctioneer

To Building Superintendents,
Engineers, Owners and
their Representatives



THE undersigned working organization has recently been formed to better the standard of men engaged in the care of expensive buildings and to promote increased cooperation and a closer understanding between such men and the owners, agents and brokers. Each member pledges himself to work together with all other members in the interchanging of ideas for the solution of common problems, and lectures have been arranged for at each meeting by specialists in the various phases of building operation and maintenance.

A Cordial Invitation to Our Big Public Meeting on Tuesday Evening, September 23, at Bloomingdale Turn Hall, 305 West 54th Street., is Extended to All Interested.

**SUPERINTENDENTS & ENGINEERS
Association of GREATER NEW YORK**

Telephone: Henry Husing The Wilsonia
Columbus 9920 Representative 225 W. 69th St.

The present membership of the Association consists of superintendents on Riverside Drive, West End Avenue, Park Avenue and Madison Avenue buildings, and of licensed office and loft building engineers. It is intended also to take as associate members Real Estate owners and their representatives.

Feit and Samuel Fish 1164 Simpson st, southeast corner of Home st, a 5-sty apartment house, on a plot 51x106x irreg., renting for about \$11,000 and held at \$80,000. Nathan Goldberg arranged the sale.

VAN BUREN ST.—Eugene J. Busher has sold for the estate of Mary J. Luden the 2-fam. house, 41.8x100, at 1614 Van Buren st, to James L. Van Sant.

161ST ST.—Arthur Weyl & Co. sold for O. Zoellner the building with store at 701 East 161st st.

161ST ST.—Frederick Brown has sold to Herman Weibke 435 East 161st st, a 5-sty apartment building, with two stores, on a plot 50x60, between Melrose and Elton avenues. In part payment Mr. Brown took free and clear the 2-sty dwelling, on a plot 30x105, at 312 South 7th av, Mount Vernon, N. Y.

165TH ST.—Alexander Selkin sold for Solomon Aronson the 2-sty frame 2-fam. house, on lot 25x100, at 818 East 165th st to a client for occupancy.

174TH ST.—H. Dahnke & Bros. have sold for Phoebe Turner the 3-fam. house, 25x100, at 82 West 174th st.

175TH ST.—Clement H. Smith sold for Arthur Bolton the dwelling at 490 East 175th st.

178TH ST.—Clement H. Smith sold the 5-sty apartment on the southeast corner of 178th st and Bathgate av.

181ST ST, ETC.—A. B. Gross has sold the 5-sty flat, 62x120, at 933 East 181st st; also the 3-sty house at 448 East 135th st, through I. Kleinman.

201ST ST.—Hugo Wabst has sold for Louis von Dwinelo 2-fam. dwelling, 33x114, at 65 East 201st st.

222D ST.—Hugo Wabst has sold for Louis von Dwinelo the dwelling at 836 East 222d st.

BATHGATE AV.—J. Clarence Davies sold for Emil Koops, 2198 Bathgate av, 20 ft south of 182d st, a 2-sty frame private house on lot 20x85.

BELMONT AV.—Angelo L. Frumento sold for Henry Muller to Giuseppe Fontana two 4-sty buildings, 73x100, at 2301 and 2305 Belmont av, corner 183d st.

BRIGGS AV.—Derschuch & Co. sold for William C. Bergen the 2-fam dwelling, 2985 Briggs av, 25x98.

CLINTON AV.—J. Clarence Davies sold for William A. Maybach 1976 Clinton av, a 3-fam. frame detached house, lot 25x100.

COLLEGE AV.—J. Clarence Davies sold for Elizabeth M. Kemp the 3-fam. brick house on lot 22x100 at 1041 College av.

CONCORD AV.—S. and P. Building Co. bought from Goldblatt & Halpern the southwest corner of Concord av and 144th st, a vacant plot, 100x100, on which the purchaser will erect a 1-sty factory. J. Clarence Davies and Anton Le Mien negotiated the sale.

CROTONA AV.—D. A. Trotta sold for John Byrne at 2362 Crotona av, lot 20x100, improved with a 3-sty 3-family dwelling.

DECATUR AV.—Issac Lowenfeld and William Prager resold to Louis Schwartz 2661 Decatur av, a 5-sty new law apartment, 50x152, a rent roll of \$10,000, held at \$70,000. This was a cash transaction, and the broker in the deal was Richard H. Jackman.

DECATUR AV.—Wm Peters & Co. sold for Charles A. Benkiser to Philip Hoffman the 2-fam dwelling, 3289 Decatur av.

GRANT AV.—Issac Lowenfeld and William Prager sold to Max Kan 927 Grant av, southwest corner of 163d st, a 5-sty new law apartment house, on plot 49x115. It was held at \$75,000. John F. Fetzer and L. Greenberger were the brokers.

GRAND AV.—Frederick Brown resold to John H. Beekman, through McLernon brothers, the southeast corner of Grand av and 190th st, a 2½-sty dwelling, on plot 66.5x104.

HONEYWELL AV.—Henry Feibel has sold to a Mrs. Diehl 1972 and 1974 Honeywell av, a 4-sty flat, on lot 45x60.

TINTON AV.—Louis Schiner has sold 898 Tinton av, a 3-sty frame dwelling, on lot 20x100.

MORRIS PARK AV.—Sisca & Palladino sold to Nicholas Vecchiotti the 3-sty dwelling 411 Morris Park av, 25x100.

SOUTHERN BLVD.—Charles Wynne and Louis H. Low have resold to Reichman & Goldstein the 5-sty apartment, 80x50, at the southwest corner of Southern blvd and 180th st, through John A. Clarke. In part payment was given 2300 2d av, a 4-sty building, 20x80.

TAYLOR AV.—J. Clarence Davies resold for the Kandel Construction Co. 1626 Taylor av, a 3-sty frame detached 3-fam. house, on lot 25x95.

TINTON AV.—Arthur Weyl & Co. have sold for William J. Ahrens the 3-sty dwelling, 25x97, at 861 Tinton av.

UNION AV.—Mrs. M. Cohen has sold to a client of M. Nasonowitz & Son the 2-fam. dwelling, on a lot 18.9x100, at 720 Union av. A Mr. Herbst was associate broker.

UNIVERSITY AV.—Louis Altschul bought from the Crausman Realty Co., 1605 University av, a 5-sty apartment house, 82x105, renting for \$18,000.

**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

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

Brooklyn.

DOWNING ST.—Harry M. Lewis sold for Ingwald S. Hanson to a client for occupancy the 3-sty frame dwelling, on lot 25x101, 35 Downing st.

KOSCIUSKO ST.—Burling & Swan, Inc., sold 191 Kosciusko st, a 2-sty, 2-fam. house, on a lot 20x100, for George F. Miller.

MACON ST, ETC.—Bulkeley & Horton Co. sold dwellings at 5 Macon st, 17x100, for Mrs. A. Lehman; at 43 Vanderbilt av, 21x100, for Gaetano Cominegno; at 180 Clinton av, 30x200, for Mrs. Kate R. Simons; at 44 Vanderbilt av, 25x100, for Dr. H. A. Crepp, and at 221 Macon st, 19x100, to James Fallon.

SYCAMORE ST, ETC.—Meister Builders, Inc., sold to a client for occupancy, the 2½-sty dwelling at 3 Sycamore st; also sold the 2-sty business building at the southeast corner of Tillary and Raymond sts.

4TH ST, ETC.—The A. J. Shannon Co. (Inc.) sold the following houses: for W. J. Hayes 418 4th st; for Addie J. Van Norman the 2-sty dwelling 345 7th st for estate of K. H. Toole, 377 5th st for estate of E. M. Brydon the 4-sty business and dwelling building at 123 7th av; in conjunction with E. A. Goldstein the 3-sty American basement dwelling 595 5th st; in conjunction with F. J. Getreu the 2-sty dwelling 443 7th st; for H. J. Wolf a semi-detached 2-fam. house, with garage, on 80th st, west of Fort Hamilton Parkway; also in conjunction with E. A. Goldstein the 3-sty dwelling 494 4th st to Mr. Rollins.

10TH ST.—John Pullman Real Estate Co. sold 352 10th st, a 2-sty dwelling, for James S. Corrigan to Mrs. Mary A. Bwins for occupancy.

43D ST, ETC.—Realty Trust sold for Artee Realty Corporation the 2-fam. semi-detached brick house 1325 43d st, Borough Park, to Rose Pomerantz; also the brick dwelling 1535 44th st to Jacob Zimmerman, for occupancy; and the brick dwelling 1775 65th st, Mapleton Park, to Harry Roskind, for occupancy.

AV L, ETC.—Samuel Golitzka and J. Lacov sold to a client for occupancy, a 2-sty stucco 1-family house now in the course of construction on plot 26x100, at 920 Av L; also sold for Theodore B. Chancellor to the G. I. G. Realty Co., who will at once improve with two high-class 1-family houses, a plot 80x120, on the west side of East 8th st, 300 ft north of Ave K.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Albert and Lizzie Goeser the 3-sty building at 960 Flatbush av, 20x110.

GREENE AV.—Burling & Swan, Inc., sold 775 Greene av, a 3-sty dwelling on a lot 20x100, for S. Golde.

3D AV, ETC.—Frank A. Seaver & Co. sold 6104 3d av, a 3-sty store building, for Willdan Construction Co.; also 272 68th st, a 6-fam. brick, for C. H. Witter; five 3-fam. houses at 463-473 Bay Ridge av, for Kerns Estate, and 254 Bay Ridge av, a 3-sty store building, for Mary Ewe.

5TH AV.—Tutino & Cerny sold for Ole A. Neilsen Bernth to Antonino Gentile, for investment, the 3-sty brick store and apartment house, 7106 5th av.

RECENT LEASES.

Chain Stores Take Over Pabst's.

M. & L. Hess, Inc., have leased for the Alf Haymen Estate, William R. Rose, A. I. Haymen and Minnie Haymen, trustees, and Henry Dazian, the property known as 256-258 West 125th street, running through to 243-251 West 124th street, having a frontage of 50 feet on 125th street and 100 feet on 124th street, comprising a plot of 15,000 square feet, which for many years has been occupied by Pabst Harlem Restaurant. The lessee is the S. H. Kress & Co., well known Five-Ten-and-Twenty-five-Cent chain store corporation, which operates about 150 stores, extending from coast to coast in the southern part of the United States. The founder and president of this corporation is Samuel H. Kress, of this city. The lessee will erect a new two-story and basement building, covering the entire plot, thereby giving them 45,000 square feet of floor area, and will utilize the entire building for its own purposes. This is the first Kress store to be opened in this city. The lease is for a term of twenty-one years at a rental aggregating \$1,000,000, and carries with it the privilege of renewal for a like term.

Leases Hotel Sevilla.

Albert B. Ashforth, Inc., leased for Lillie E. G. Hubert, Anna H. Hubert and Marie H. Frohman to the Algona Realty Corporation, a newly-formed company, the property at 117 West 58th street, and known as the Hotel Sevilla for twenty-five years, from October 1, 1919. This property is one of the best known apartment hotels in New York, and although having been constructed over twenty-five years ago it was at that time considered, as it is today, one of the best types of fireproof buildings in the city. The plans of the apartments compare favorably with the most modern type now being constructed. It is said the rent to be paid during the period approximates \$750,000.

(Continued on Page 358)

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 23rd, 1919, for the improvement of the following highways:

Orange County.....(one highway: 2.48)
Suffolk County.....(one highway: 3.13)
Washington Co..(two highways: 2.60, 3.93)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING:

Chenango Co... (two highways: 7.12, 3.06)
Dutchess County..... (one highway: 6.66)
Erie County..... (one highway: 5.19)
Greene County..... (one highway: 3.95)
Jefferson County..... (one highway: 4.05)
Oswego County..... (one highway: 6.36)
Otsego County..... (one highway: 8.13)
Rensselaer County.... (one highway: 7.30)
Saratoga County..... (one highway: 6.10)
Steuben County..... (one highway: 4.99)
Sullivan County..... (two highways: 5.63, 4.01)
Warren County..... (one highway: 5.13)
Westchester Co. (two highways: 5.72, 4.62)

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" in the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE,
Commissioner.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., August 30, 1919.—Sealed proposals will be opened in this office at 3 p. m., September 30, 1919, for remodeling the main building of the United States Marine Hospital at Boston, Mass. Drawings and speci-

fications may be obtained from the custodian or at this office, in the discretion of the Supervising Architect.—James A. Wetmore, Acting Supervising Architect.

SITUATIONS WANTED

POSITION WANTED

Am thoroughly experienced in entire charge of credits; billing and difficult collecting; financing with banks and mills; purchasing; liability and other insurance; preparation of contracts; welfare work among employees; supervision pay rolls and bookkeeping; publicity and legal matters of building business; college education; honorably discharged from army; opportunity, not high salary, at start desired. Box 606 Record and Guide.

WANTS AND OFFERS

YOUNG man, 22 years of age, high school training, having six years' experience in Real Estate concern, where at present employed, desires to make connection with progressive and well established firm. Box 607, Record and Guide.

FOR SALE

Record & Guide for 1902 to 1916; well bound, perfect order. STUART, 8 East 54th Street.

WE WILL PAY twenty cents for the New York Editions of Record and Guide of Jan. 18, Feb. 1, Apr. 5, May 10, Aug. 23, 30, Sept. 6, 1919, and fifteen cents for the Brooklyn editions of Apr. 20, 1918; Aug. 30, Sept. 6, 1919. Record & Guide Co.

WANTED to purchase, small one or two-story building in or near New York for storage. Address Box 608, Record and Guide.

LONG ISLAND CITY

INDUSTRIAL PROPERTIES

ROMAN-CALLMAN COMPANY

BRIDGE PLAZA BUILDING
Phone: Astoria 725

LONG ISLAND CITY

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

**MANNING-BERNHARD
REALTY & CONSTRUCTION CO.**

OWNERS

233 Broadway, N. Y. C. Tel. Barclay 6487

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

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

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 Mal

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 Sept. 4 to 10	1918 Sept. 6 to 12
Total No.	219	23
Assessed Value	\$18,420,700	\$4,381,300
No. with consideration	27	18
Consideration	\$1,118,300	\$940,000
Assessed Value	\$991,500	\$728,100
Jan. 1 to Sept. 10 Jan. 1 to Sept. 12		
Total No.	6,581	4,331
Assessed Value	\$409,168,250	\$247,598,280
No. with consideration	1,069	674
Consideration	\$50,709,921	\$26,153,161
Assessed Value	\$36,388,300	\$32,701,400

Mortgages.

	1919 Sept. 4 to 10	1918 Sept. 6 to 12
Total No.	134	35
Amount	\$3,682,925	\$937,905
To Banks & Ins. Cos.	26	3
Amount	\$1,163,250	\$143,000
No. at 6%	62	20
Amount	\$949,475	\$124,905
No. at 5½%	25	5
Amount	\$756,750	\$201,000
No. at 5%	30	8
Amount	\$1,344,400	\$580,500
No. at 4½%	1	1
Amount	.....	\$20,000
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	1	.....
Amount	\$12,500	.....
Interest not given	16	1
Amount	\$619,800	\$11,500
Jan. 1 to Sept. 10 Jan. 1 to Sept. 12		
Total No.	3,551	1,739
Amount	\$97,783,304	\$42,306,432
To Banks & Ins. Cos.	619	289
Amount	\$35,599,025	\$20,053,147

Mortgage Extensions.

	1919 Sept. 4 to 10	1918 Sept. 7 to 12
Total No.	23	29
Amount	\$2,845,000	\$490,500
To Banks & Ins. Cos.	14	12
Amount	\$1,163,000	\$337,000
Jan. 1 to Sept. 10 Jan. 1 to Sept. 12		
Total No.	921	897
Amount	\$61,433,895	\$60,462,549
To Banks & Ins. Cos.	506	370
Amount	\$48,431,550	\$35,952,707

Building Permits.

	1919 Sept. 3 to 10	1918 Sept. 7 to 13
New Buildings	21	3
Cost	\$5,295,500	\$52,400
Alterations	\$717,625	\$86,675
Jan. 1 to Sept. 10 Jan. 1 to Sept. 13		
New Buildings	269	138
Cost	\$53,674,011	\$7,741,850
Alterations	\$20,772,295	\$7,800,199

BRONX. Conveyances.

	1919 Sept. 2 to 6	1918 Sept. 6 to 12
Total No.	286	103
No. with consideration	37	2
Consideration	\$302,525	\$36,000
Jan. 1 to Sept. 6 Jan. 1 to Sept. 12		
Total No.	5,676	3,181
No. with consideration	440	376
Consideration	\$5,478,586	\$3,669,595

Mortgages.

	1919 Sept. 3 to 10	1918 Sept. 6 to 12
Total No.	176	33
Amount	\$1,426,360	\$130,289
To Bank & Ins. Cos.	6	3
Amount	\$72,500	\$24,000
No. at 6%	98	21
Amount	\$492,375	\$70,054
No. at 5½%	38	2
Amount	\$768,500	\$7,900
No. at 5%	21	2
Amount	\$84,835	\$22,000
No. at 4½%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	19	8
Amount	\$80,650	\$30,335

Jan. 1 to Sept. 10 Jan. 1 to Sept. 12

Total No.	3,169	1,231
Amount	\$22,774,752	\$7,848,274
To Banks & Ins. Cos.	151	70
Amount	\$2,014,892	\$1,031,942

Mortgage Extensions.

	1919 Sept. 3 to 10	1918 Sept. 6 to 12
Total No.	11	8
Amount	\$175,300	\$98,050
To Banks & Ins. Cos.	4	1
Amount	\$115,000	\$24,750
Jan. 1 to Sept. 10 Jan. 1 to Sept. 12		
Total No.	577	271
Amount	\$9,358,172	\$5,104,162
To Banks & Ins. Cos.	164	64
Amount	\$4,938,000	\$1,654,200

Building Permits.

	1919 Sept. 4 to 10	1918 Sept. 6 to 12
New Buildings	21	3
Cost	\$422,750	\$48,000
Alterations	\$8,500	\$6,578
Jan. 1 to Sept. 10 Jan. 1 to Sept. 12		
New Building	528	162
Cost	\$13,139,915	\$3,578,000
Alterations	\$1,288,246	\$764,143

BROOKLYN. Conveyances.

	1919 Aug. 25 to Sept. 3	1918 Sept. 5 to 11
Total No.	1,531	624
No. with consideration	79	25
Consideration	\$774,539	\$210,175
Jan. 1 to Sept. 3 Jan. 1 to Sept. 11		
Total No.	33,008	16,452
No. with consideration	1,918	1,141
Consideration	\$21,445,384	\$9,235,356

Mortgages.

	1919 Aug. 24 to Sept. 3	1918 Sept. 5 to 11
Total No.	1,158	295
Amount	\$1,146,776	\$783,617
To Banks & Ins. Cos.	125	22
Amount	\$903,740	\$77,700
No. at 6%	926	220
Amount	\$2,934,276	\$508,143
No. at 5½%	171	48
Amount	\$1,043,700	\$181,200
No. at 5%	29	14
Amount	\$95,800	\$55,900
Unusual rates	2	2
Amount	\$5,650	\$10,500
Interest not given	30	11
Amount	\$67,350	\$27,874
Jan. 1 to Sept. 3 Jan. 1 to Sept. 11		
Total No.	23,441	9,396
Amount	\$87,386,596	\$31,100,918
To Banks & Ins. Cos.	1,829	931
Amount	\$12,076,098	\$4,789,240

Building Permits.

	1919 Sept. 3 to 9	1918 Sept. 6 to 12
New Buildings	128	48
Cost	\$1,257,800	\$192,400
Alterations	\$117,970	\$115,385
Jan. 1 to Sept. 9 Jan. 1 to Sept. 12		
New Buildings	6,792	2,277
Cost	\$54,910,109	\$14,830,713
Alterations	\$6,408,391	\$3,154,503

QUEENS. Building Permits.

	1919 Sept. 13 to 9	1918 Sept. 6 to 12
New Buildings	166	63
Cost	\$735,392	\$211,210
Alterations	\$53,935	\$28,635
Jan. 1 to Sept. 9 Jan. 1 to Sept. 12		
New Buildings	5,803	1,672
Cost	\$29,317,904	\$5,719,643
Alterations	\$2,463,863	\$1,100,540

RICHMOND. Building Permits.

	1919 Sept. 3 to 9	1918 Sept. 6 to 12
New Buildings	29	27
Cost	\$38,150	\$25,235
Alterations	\$16,790	\$3,965
Jan. 1 to Sept. 9 Jan. 1 to Sept. 12		
New Buildings	722	489
Cost	\$969,204	\$1,002,726
Alterations	\$113,266	\$295,671

BUILDING SECTION

Loyal Workmen Act As Mediators in Building Strike

Inaccurate Press Report Early in the Week Misled the Industry as to the Actual Conditions in Controversy

THE only development of importance in the dispute between the mason builders and the bricklayers was the meeting last Thursday afternoon when a number of representatives of various unions affiliated with the building industry that are at present working in peace and harmony with the employers met the officials of the association and offered to act as a mediation committee. The offer was accepted and this informal committee is now making an effort to get the bricklayers to see the point that they are hindering progress at a time when there is a most urgent need for additional building and that nothing will be gained by holding out for an obscure point.

Up to Friday noon the bricklayers' union had indicated no further desire to arbitrate the question of wage increase upon the basis suggested by the employers, and the latter are standing firmly to their ground that their proposition to the workmen was the only fair and equitable basis for arbitration.

Early in the week a statement appeared in the daily press that within a few days all of the building material dealers would close their yards unless the strike was speedily settled. This statement was issued by an inaccurate news agency, which while apparently having the actual facts at hand, sent them out in a manner that was entirely misleading. There is no doubt about the fact that the manufacturers and dealers in masons' materials addressed a communication to the bricklayers' union in which they requested an immediate reply as to the attitude of the union regarding a settlement of the differences between the employers and the workmen. The request was a most natural one, as the business of both manufacturers and dealers had been greatly affected by the strike and the consequent shutting down of a large number of important building projects for which they had contracts to supply materials. They desired information as to the probable duration of the strike solely for the purpose of formulating their own plans for the future, as they did not feel inclined to keep their plants and yards in operation at the current level of manufacturing and overhead costs while there was doubt as to the amount of construction that would be able to proceed with a serious labor dispute practically holding all large work in abeyance. Their communication contained no threat, but was simply a reasonable question designed to clear the atmosphere as far as they were concerned and so that they might be guided in making their plans for future activity.

Up to the present writing the union has made no written reply to this inquiry. Its officers did suggest that their representative meet with the manufacturers and dealers to talk over the situation, but this request was not granted because a reply and not a conference was desired.

After seven weeks of tie-up by a strike of carpenters and a lockout of allied trades, Chicago's building industry was resumed Friday morning and will be in full swing by Monday. This announcement was made to-day after two days of conference between the leaders.

The agreement provides the carpenters are to resume work with 92½ cents an hour until May, 1920, when they will be placed on the same wage basis existing for other skilled

trades. The carpenters struck for \$1 an hour.

A special meeting for ratification of the agreement will be held Thursday evening, according to President Brims and other members of the committee.

Contractors Form Insurance Company

As a medium of cost reduction to contractors in bonding and compensation insurance, the Contractors' Service Corporation has been organized as a subsidiary of the Associated General Contractors of America. This special service feature will be operated by B. Clinton Mackey, Luther E. Mackall and a prominent liability underwriter.

In order to insure the proper functioning of this new organization, Daniel A. Garber, president of the Associated General Contractors of America, calls upon its 400 members to make use of this new service feature. "If this be done," asserts Mr. Garber, "the volume of business will be such as to give the managers of the corporation a very large influence in fixing rates and in obtaining proper coverage and prompt service."

For the convenience of the members of the Associated General Contractors of America, agencies of the Contractors' Service Corporation will be established in the principal cities.

New York Association of Architects Admits Draftsmen

Draftsmen, as well as registered architects, are eligible to membership in the New York State Association of Architects, according to the terms of a new constitution, recently made public. Draftsmen must be over twenty-one years of age and employed in the office of an architect eligible to membership in the association. Such draftsmen may become junior members. The only privilege of membership denied junior members is the vote at meetings of the association.

Commenting upon this clause in the constitution, the Bulletin of the association, in its first issue, recently published, says: "If architecture is to take its rightful place in the up-building of the new world, there must be joined in one effort all those who are engaged in architectural work—whether as employers or employes, beginners or experts. The whole group of architects and those who are to be the architects of the future must move forward together."

Owing to the variety of uses to which stone is put, there is no regular unit of measurement employed by the quarrymen, the stone being sold by the cubic yard, cubic foot, ton, cord, perch, rod, square foot, square yard, square, etc.

Building and monumental stone, especially the dressed product, is usually sold by the cubic foot or the cubic yard, although this unit varies with the class of stone and with the locality; a large quantity of rough stone is sold by the perch, cord, or ton.

Rubble and riprap, including stone for such heavy masonry as breakwater and jetty work, are generally sold by the cord or ton. Fluxing stone and stone for chemical use—as for alkali works, sugar factories, carbonic-acid plants and paper mills—are sold by the long ton.

Sales Stimulated by Own-Your-Own-Home Exposition

Suburban Developments Profit by Displays at 71st Regiment Armory—Housekeeping Appliances Are in Demand by Visitors

HOMESEEKERS by the hundreds have flocked this week to the Own-Your-Home Exposition being held in the 71st Regiment armory, Park avenue and 34th street. The show throughout is interesting not only to prospective builders and home owners but also to the present owners of dwellings, as it embodies not only a display of real estate developments but many important devices and appliances for housekeeping convenience and comfort.

The vital point in connection with this exposition is the fact that it was apparently staged at the psychological moment. October 1 is rapidly approaching, and it is at this date that a large number of families will be forced to vacate their present homes owing to the rapid increase in rentals for accommodations in the buildings they have occupied for some time past. A large percentage of these families, up to the present, have not been able to arrange for new accommodations, and many of these have been forced into the position where they are willing, and even anxious, to buy homes for immediate occupancy or to purchase lots and arrange for the early construction of a home according to their own plans.

Real estate men who have display space at the exposition have been almost unanimous in speaking of the show as a medium of the utmost importance to the prospective home owner as it has centered in a relatively small circle practically the best of the suburban developments within easy commuting radius of Greater New York. Long Island, Westchester, Staten Island and New Jersey are all represented by maps, photographs, models of topography and dwellings as well as by the best of the sales staffs of the various development companies, with the result that during the past week a number of actual sales have been consummated with visitors to the exposition who looked upon this exposition

as a means especially designed to assist them in solving their housing problems.

One of the interesting features of this show in the bungalow that has been erected in the centre of the exposition hall and which is an exact replica of the one already built on a lot at East Elmhurst, L. I. This house with the lot it occupies will be given to the holder of the winning ticket which will be selected after the close of the show by a committee representing the builders, real estate interests, landscape engineers and others who were instrumental in arranging this feature. Each ticket of admittance to the show bore the name and address of the visitor, and these tickets were all numbered. From these tickets one will be selected who will be given a title deed to the house and lot.

Other interesting features of the show include the furnished model apartments, an interesting five-room bungalow designed by Andrew J. Thomas and a model kitchen with complete housekeeping equipment. For the prospective builders there are displays of patented stucco exterior coverings for homes, garages, etc., a system of iron moulds for cast concrete homes and other structures; and a large number of models of moderate priced dwellings such as may be built in near-by suburbs. The show also includes exhibits of heating boilers and other heating devices, shrubs and trees that might be used to enhance the beauty of a country place, paints and stains, and in fact practically everything that a prospective home buyer or builder should know something about before entering into a contract.

The United States Housing Commission presented an important display of plans and elevations of a number of the best dwellings erected under its jurisdiction during the war emergency and the information provided will be extremely useful to the home builder.

Manufacture of Clay Products in New Jersey Shows Decrease

The production of common brick until 1917 the most valuable product of the clay-working industry, showed decrease in both quantity and value. The quantity produced in 1918 was 3,450,612,000, which, when compared with the quantity produced in 1917, 5,864,909,000, shows a decrease of 2,414,297,000, or 41 per cent. The value of common brick marketed in 1918 was \$37,208,000, which, when compared with the value in 1917, \$47,936,344, shows a decrease of \$10,728,000, or 22 per cent. The production in 1918 was the smallest ever recorded by the United States Geological Survey and the value is the smallest since 1898. Common brick is used principally in the structural industries, which, so far as general operations were concerned, were almost paralyzed in 1918. It is true that the number of Government buildings erected in that year was abnormally large, but the number of brick used in these buildings was comparatively small, and their use by the Government contributed little to offset the losses in the general demand for common brick. The average price per thousand in 1918 compared with 1917 increased \$2.61, or to \$10.78, the highest average price reached in recent years in the United States for common brick, and nearly twice as great as it was 10 years ago. Another cause that contributed to the decrease in the production of common brick is the increasing use of hollow building tile.

The output in 1918 was 1,964,000 tons, valued at \$12,980,000, which, when compared with that in 1917, 2,590,028 tons valued at \$13,255,433, shows a decrease of 626,000 tons, or 24 per cent., in quantity, and of \$275,000, or 2 per cent., in value. Hollow building tile was used by the Government in large quantities in 1918 and its greatly increased use in the future seems assured as it is not only desirable material for use in partitions

and floors in large buildings in a city, but for use in dwellings, barns, silos, and other buildings in the country.

Draintile is used principally in the improvement of farm lands in the central states, where large quantities of it are laid annually. Notwithstanding the efforts to increase agricultural endeavors, its decrease in value in 1918 was \$3,620,000, or 33 per cent. The output in 1918 was valued at \$7,388,000, which, with proper allowance for increased cost, was probably the smallest output since 1903.

The value of imports in 1918 compared with that in 1907, the year showing the greatest value of imports, decreased \$7,126,732, or nearly 52 per cent. The increase in 1918 over 1917 was in pottery, the brick and tile products showing a small decrease. Ninety-six per cent. of the imports (\$6,393,580) were pottery, the remainder (\$290,620) consisting of brick and tile.

The value of the exports of domestic clay products in 1918 was \$7,932,574, an increase of \$979,311, or 14 per cent., over 1917. Of these exports \$5,700,371, or 72 per cent., was brick and tile, \$1,479,552, or 19 per cent., was pottery, and \$752,651, or 9 per cent., was unclassified.

The Division of Geology and Waters, Department of Conservation and Development, New Jersey, has issued an advance statement covering pottery production in the state for the year past, showing that in valuation the material manufactured even exceeded the record-breaking year of 1917, and this notwithstanding the handicaps experienced in operation in connection with anticipated production during the present year, for while the first half of 1919 was a little slow in certain branches of the industry, the balance of the year bids fair to be of astounding proportions.

Steady Increase in Building Indicated by Statistics

Regular Report of the F. W. Dodge Company Shows Marked Activity in Practically All Phases of Construction

LABOR disturbances in the building industry have so far failed to materially affect the preparation of plans for new structural projects, according to the regular report of the F. W. Dodge Company for the week of August 30 to September 5 inclusive. The totals given are for the building and engineering operations scheduled for construction within the territory involving all of New York State and New Jersey, north of Trenton, and show that during the period there were 324 operations for which architects and engineers were preparing plans. This work represents an outlay of approximately \$9,832,484. During the same week there were contracts awarded to the number of 244 which were valued at \$6,521,903.

Among the 324 operations being planned were included 38 business buildings, including stores, lofts, office buildings, banks, etc., \$961,800; 4 educational buildings, \$78,000; 3 hos-

pitals and institutions, \$276,500; 21 factory and industrial buildings, \$3,277,700; 1 military project, \$80,000; 21 public buildings and public utilities, \$578,700; 5 religious and memorial buildings, \$65,000; 227 residential projects, including apartments and tenements and one and two-family dwellings, \$4,495,200 and 4 social and recreational buildings, \$28,084.

The 244 operations for which contracts were placed during the week of August 30 to September 5 inclusive were sub-grouped as follows: 22 business buildings, \$424,400; 4 educational buildings, \$60,329; 2 hospitals and institutions, \$129,000; 18 factory and industrial operations, \$446,700; 1 Federal project, \$12,635; 18 public buildings and public utilities, \$1,049,355; 5 religious and memorial buildings, \$69,000; 170 residential buildings of various descriptions, \$4,135,000 and 4 social and recreational projects, \$195,484.

PERSONAL AND TRADE NOTES.

A. L. Casazza, plumbing contractor, announces the removal of his shop and office from 169 Worth street, to larger and better equipped quarters at 6 Baxter street.

Elizabeth Concrete & Stone Construction Co., 604 First avenue, Elizabeth, N. J., recently opened a branch office at 233 Westfield avenue, West Roselle Park, N. J., and desire samples and catalogues of building materials and supplies.

Spread of Fires Prevented.

Architects and engineers responsible for the plan of important structural operations now devote considerably more of their time and energy toward the complete elimination of the fire hazard. They constantly seek new ideas and appliances that will reduce the danger of a fire being started in a building and that will act as a preventive against the spread of a great conflagration.

It is a well-known fact that doors and window openings offer one of the easiest means of spreading a fire once it has obtained a start in a building, but it is also recognized that window and door openings, when properly fitted with self-closing, fire retardant frames, sash and doors, are among the surest measures for confining a fire to its point of origin.

For more than thirty years the A. C. Chesley Company, Inc., New York City, has been actively engaged in the manufacture of fireproof doors and windows, and after many experiments the firm has marketed a product that is light, durable, and yet pleasing in appearance and of a character that will not detract from any architectural treatment desired.

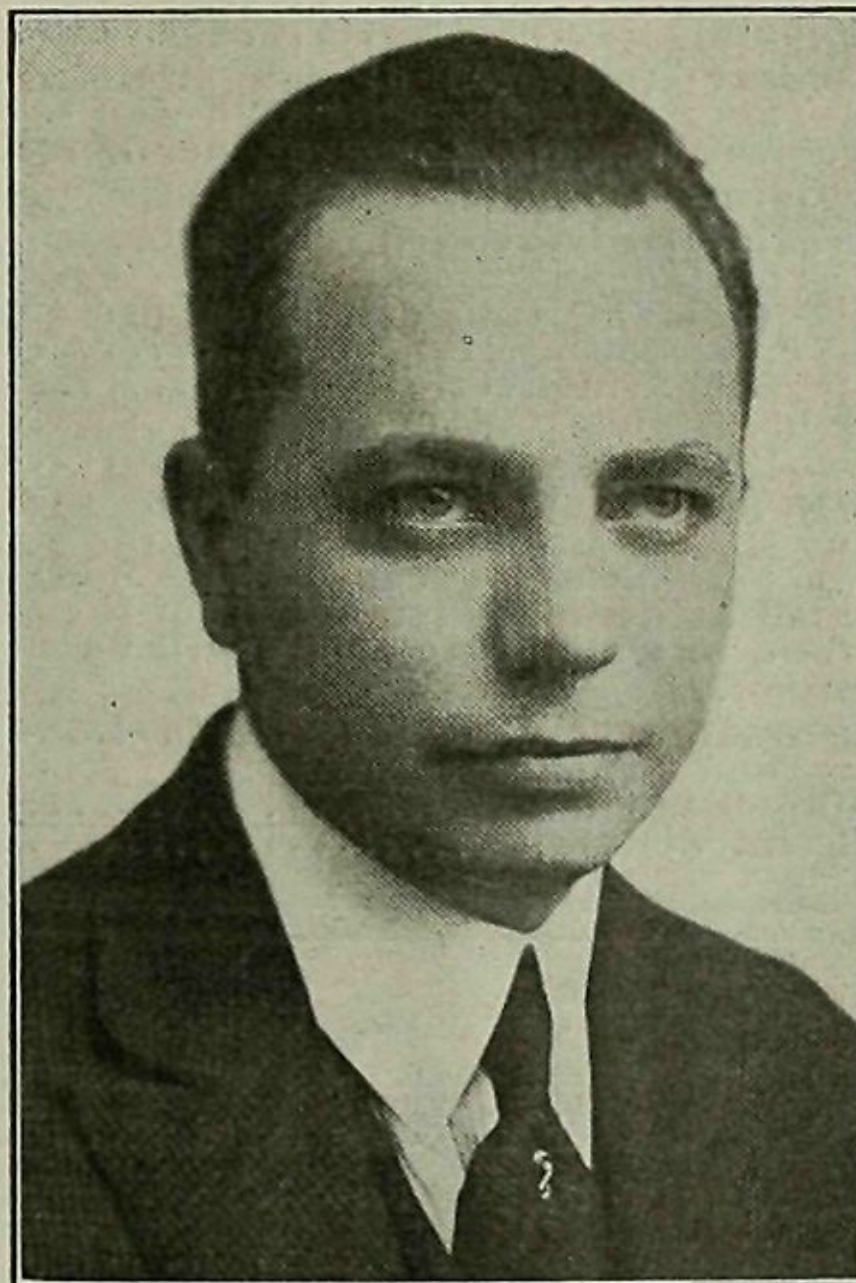
Aside from its value as a fire retardant the Chesley stock door possesses advantages that builders, architects and engineers are able to recognize without difficulty. It is an assembled door; there are no bolts, screws or rivets. Being made of white pine core covered with non-corrosive metal, it does not warp or buckle under fire. It is fitted out with a small sanitary moulding that gives it a neat appearance. The variety of types carried in stock, in panel as well as sash designs, eliminates the difficulty in matching other doors. A large stock also assures prompt delivery to any part of the country. By the extensive use of machinery the cost of production is so reduced that a safe metal door can be manufactured at a price but little in advance of any unsafe wooden door.

This company also manufactures kalamein and standard fire doors, hollow metal window frames and sash in any design that progress in architecture may demand. All of these products bear the label of the Underwriter's Laboratories.

James F. Bly Is Nominated.

James F. Bly, senior partner of the firm of Bly & Hamann, architects, 833 St. Johns place, Brooklyn, in addition to his activities in his profession, recently stepped into political prominence in his Borough by virtue of his indorsement as the regular Republican candidate for member of the Assembly in the Eleventh Assembly district of Brooklyn. He was selected by the district Republican committee, which is composed of members of the Kings County Republican committee.

Mr. Bly, who is thirty-three years of age, was born in the Ninth ward of Brooklyn, and has always lived there. He was



JAMES F. BLY

educated at St. Teresa's Academy, Boy's High School and Pratt Institute, from the latter institution graduating as an architect. He is a member of a number of political, civic, fraternal, architectural and engineering societies. During the various Liberty Loan drives, Mr. Bly was the captain in the Eighty-eighth district for the Stars & Stripes Committee, and was one of the organizers of the Independent Ice Dealers' Protective Association, of Kings County, formed to protect the independent dealers and the public from short weight and exorbitant prices.

The firm of Bly & Hamann were the architects for the factory buildings built in Brooklyn by the Atlas Waste Company and the Charles Hartmann Co., and designed the Bayshore Field Club house and Golf links, the McTiernan apartments on Eastern Parkway and the Schlossberg and Underhill houses at Manhattan Beach.

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.

American Institute of Electrical Engineers and the Institute of Radio Engineers will hold a joint meeting in the auditorium of the Engineering Societies Building, 33 West 39th street, Wednesday evening, October 1. Three interesting papers will be presented.

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.

Hearing Postponed.

The work of formulating the amendments suggested at the public hearing on September 3 to the Tentative Draft of Rules Governing the Storage and Use of Fuel Oils and the Construction and Installation of Oil Burning Equipment not being completed in time for publication in this issue of the Bulletin, a public hearing adjourned to September 17 will be held on Wednesday, September 24, 1919, at 10 a. m.

The Tentative Draft, with the tentative amendments resulting from the hearing on September 3, will be printed in the Bulletin of September 23.

The Wykagyl Tract Sold.

The Wykagyl property, consisting of 210 acres, adjoining the Wykagyl Golf Club, in North avenue, New Rochelle, has been sold by the North Avenue Land Company, Alfred Rau, president, to the Three-Forty-Four Company, John R. Armstrong, president, through Earle & Calhoun. The new owner will erect several dwellings on the property and has under advisement the construction of a hotel.

CURRENT BUILDING OPERATIONS

AS October 1 approaches, speculative builders, who have apartments and one and two-family houses nearing completion, are working with feverish haste in order to complete them and have them ready for the hundreds of families who have been forced to move from their present quarters on account of the advanced rentals demanded. Builders through the Metropolitan district, who have been actively engaged during the summer months in building housing accommodations, report that never before in their memory has the demand for homes been so intense as it has this year. In the majority of instances dwellings have been sold long before they were completed and apartment builders have leased all of their suites from the plans. The demand will not stop for some time to come, as it is certain that all of the structures erected since the revival of building in these parts will serve only a relatively small proportion of the homeseekers.

In Brooklyn, Queens, Westchester and nearby New Jersey towns, the construction of small dwellings is likely to continue without abatement throughout the winter months, unless inclement weather and building labor disturbances prohibit and this activity will go forward in spite of the prevailing high building costs as the demand must be satisfied. At the present time, prospective buyers apparently do not hesitate at prices as long as the builder will promise to have the structure ready for occupancy soon.

The continuation of the building season throughout the winter months gives promise of excellent business conditions for the building material and supply manufacturers and dealers. Recent reports from these interests have been entirely optimistic, in spite of the steady increase in prices that have marked the market situation. From all accounts, the matter of material and supply prices is a secondary consideration. Prompt deliveries are the most important factor today, and this condition is likely to maintain while the demand for housing accommodations is as intense as at present.

Common Brick.—Despite the strike of the bricklayers the past week was a period of fair activity in the wholesale common brick market, but the buying activity is nothing like what would be possible if the labor conditions could be adjusted and construction proceed without hindrance. The price is holding firmly at the \$15 level and no change is anticipated.

Summary.—Transactions in the North River Common brick market for the week

ending Friday, September 12, 1919. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 21; sales, 19; left over, 3. Distribution: Manhattan, 4; Brooklyn, 9; New Jersey points, 5; Yonkers, 1.

Lumber.—There has been practically no change in the market situation. Trade has maintained brisk in both wholesale and retail branches of the business, and according to reports, there is every likelihood of a continuation of the existing rate of activity notwithstanding the current trend toward a further advance in

lumber price levels. The market is not yet stabilized as to prices, and neither producers or dealers are willing to predict when the top price will be reached.

Structural Steel.—Although the structural steel market is said to be fairly active, the average of the new bookings is thought to be somewhat lower than in July and August. It is generally anticipated, however, that a large number of important structural projects will be released for estimates and placed under contract during the next month or so, and these projects will do much toward increasing interest in the fabricated steel market. There were no important ton-

BUILDING COMMODITY PRICES

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

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

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

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

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

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

Face Brick—Delivered on job in New York:

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

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries..... \$2.25
Bronx deliveries..... 2.50

Hollow Tile—

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens. \$8.00 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$3.70 per bbl.
Common Lime (Standard 300-lb. barrel) 3.50 per bbl.
Hydrate Finishing, in cloth bags 22.60 per ton
Rebate for bags, 10c. per bag.

Plaster—

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

Neat Wall Cement, in cloth bags \$20.30 per ton
Lath Mortar, in cloth bags. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton
Finishing Plaster, in cloth bags 24.00 per ton
Rebate for returned bags, 15c. per bag.
Finishing Plaster (250-lb. barrel) 3.50 per bbl.
Finishing Plaster (320-lb. barrel) 4.35 per bbl.

Plaster Blocks—

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

NUMBER TWELVE

This advertisement is number twelve of a series introducing Colonial Paints and Varnishes. Number thirteen will deal with Colonial "Never-Mar" Waterproof Varnish.

to finish or varnish any interior surface, either metal or wood where a hard elastic finish is desired. It is extensively used as a floor and trunk varnish as it is not affected by hard usage. When used as a refinisher for furniture or implements, it gives complete satisfaction.

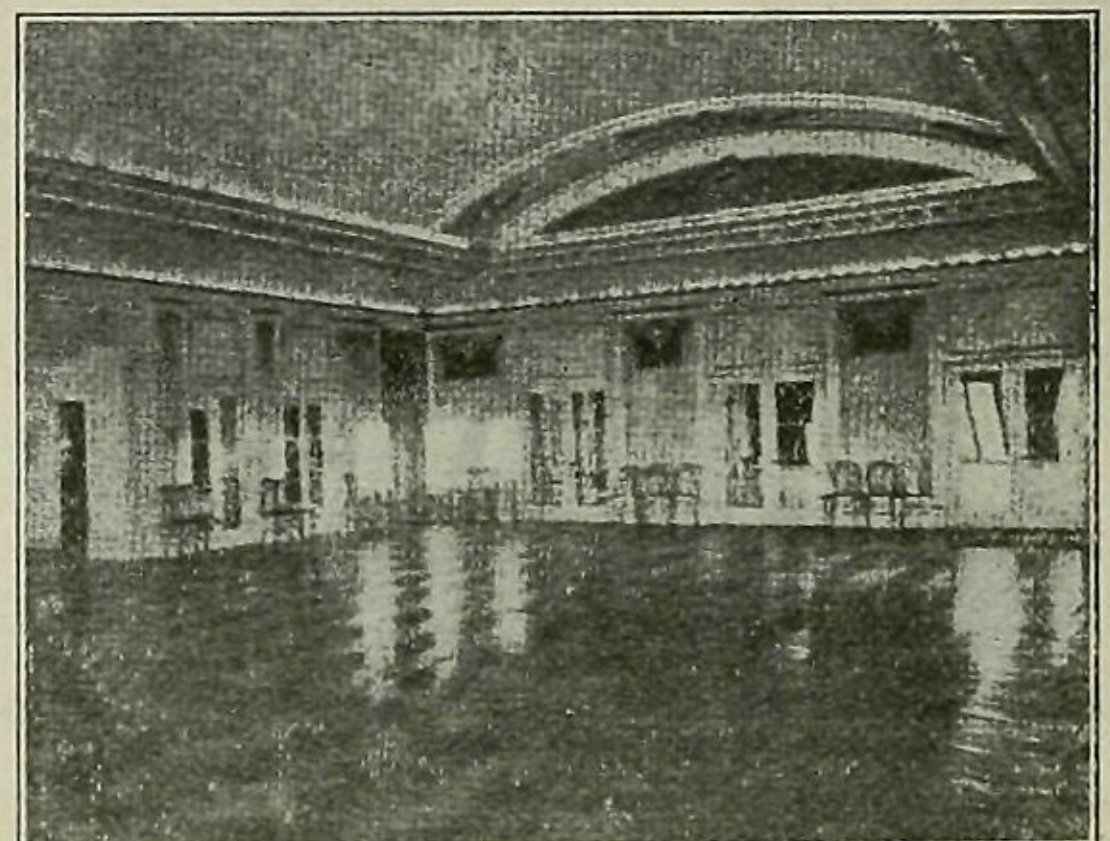
Write to-day for complete information

COLONIAL WORKS

New York Office, Woolworth Bldg. Factory, Brooklyn, N. Y.

COLONIAL VARNISH

Colonial Varnish, the component parts of which are selected and compounded to give it extreme durability, is a hard, elastic varnish that will dry in from eight to ten hours. It is used



MATERIALS AND SUPPLIES

nage bookings announced this week for Metropolitan projects, but there has been a fair amount of estimating on new projects that will undoubtedly be placed under contract in the near future. Fabricated steel prices are firm and unchanged with mill quotations at 2.72c. at tidewater.

Electrical Supplies.—Despite the current labor disturbances, there is a decided improvement in the electrical goods business, and both manufacturers and dealers are confident that the market situation will continue to grow better during the coming months. At the present time, power deliveries and strikes in the building trades are hampering progress to some

extent, but notwithstanding these factors, the outlook is bright. Jobbers are reporting a scarcity of non-flexible metallic conduit as the large number of small houses being erected in this vicinity have taken up practically all immediately available. Prices are firm and unchanged. There is a fair demand for rigid conduit, but stocks are good and prices are firm. Wire is now practically stabilized in price, and the market is in a favorable position.

Nails.—Announcement was made this week that cut nails had been advanced in price 50c. per keg as a result of the labor difficulties at the mills. Stocks are at an extremely low ebb and jobbers are stead-

ily experiencing greater difficulty in filling orders. Manufacturers have closed their books for the time being and are taking no further orders because of their inability to promise definite delivery dates. New York prices for cut nails range from \$6.25 to \$7.25 base per keg, in or out of store. Wire nails are being quoted at \$4.25 to 4.70 base per keg in store and \$4.40 to \$4.90 carted by jobber.

Cast Iron Pipe.—There has been a decided improvement in the cast iron pipe market over the conditions that maintained just a few weeks ago. Although not many important contracts have been placed, there have been a number of tonnage sales of fair size, and prices are being well maintained. There is a large amount of municipal business on schedule but the lettings for this work have not yet been announced, and it is at present impossible to predict to what measure the price situation would be affected by a large volume of municipal buying. Prices are the same as last week.

Linseed Oil.—There has been no material change in the linseed oil situation. Oil is still scarce and the demand is firm and increasing. Prices are strong at the levels established a few weeks ago, and there is no possibility of a recession in selling price at wholesale until the crushers are able to deliver oil from the new seed crop that is now coming through. The only change anticipated in the market after the new supply becomes available is that oil will be more easily obtainable than at present, but prices are extremely likely to remain at their current high levels for some months. Although the fall is rapidly approaching, there is no slackening in the demand for linseed oil, and according to the reports of new building operations planned, the demand will continue strong throughout the winter months.

Window Glass.—The market situation is but slightly changed with demand steady and prices firm. The industry is now in the period of production for the current calendar year, and this period will continue until December 8 at which time all factories will shut down. The steady increase in the volume of active construction has recently been felt by the jobbers who are reporting better business conditions than they have experienced for many months past and manufacturing consumers are also prominent factors in the market. The outlook for the industry is now considered as favorable and prices are expected to remain firm 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.:	\$1.83 to \$1.88

3x4 to 14x14, 10 to 20 ft.	.....	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	— to —
Hemlock, W. Va., base price, per M.	.....	— to —

(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	.....	\$50.00 to \$60.00
Wide cargoes	.....	50.00 to 60.00

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.	.....	\$68.75 to —
Cypress shingles, 6x18, No. 1 Hearts	.....	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	.....	15.00 to —
Quartered oak	.....	210.00 to —
Plain oak	.....	95.00 to 100.00

Window Glass—

Official discounts from manufacturers' lists:		
Single strength, A quality, first three brackets	.....	79%
B grade, single strength, first three brackets	.....	80%
Grades A and B, larger than the first three brackets, single thick	.....	79%
Double strength, A quality	.....	80%
Double strength, B quality	.....	82%

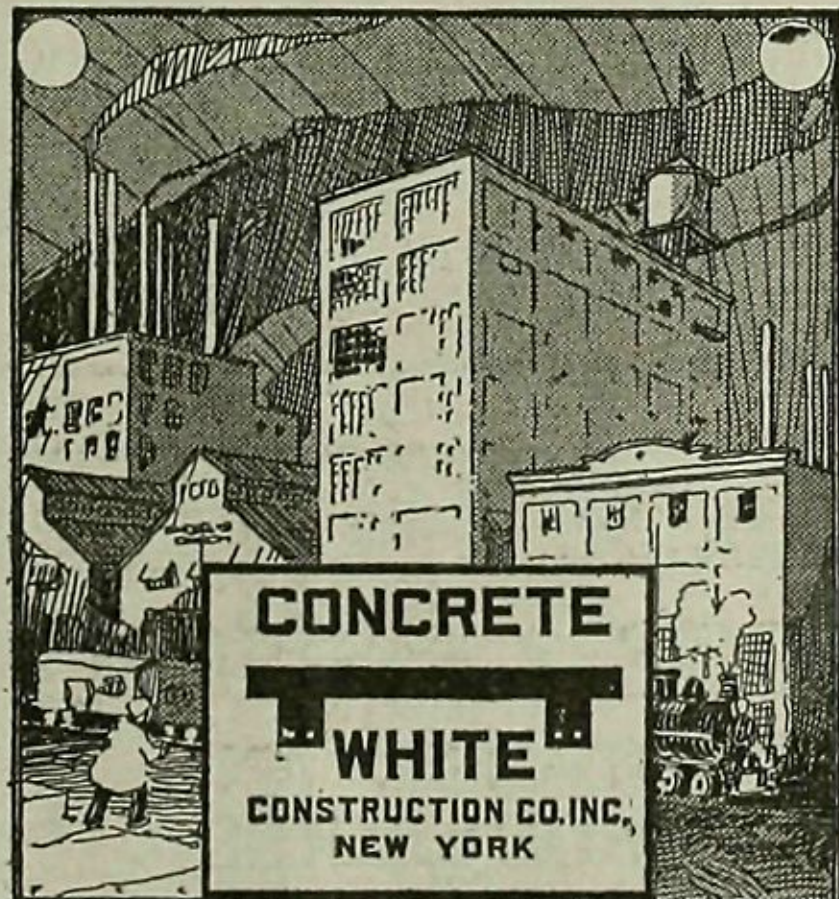
Linseed Oil—

City brands, oiled, 5-bbl. lots	.....	\$2.22 to —
Less than 5 bbls.	.....	2.25 to —

Turpentine—

Spot in yard, N. Y., per gal.	\$1.83 to \$1.88
-------------------------------	-------	------------------

Let WHITE Build It of CONCRETE THE FACT



that many of the foremost corporations depend upon us to erect their industrial buildings is the best evidence that we can be of substantial service to you. Why not consult us now?

“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.

CONTEMPLATED CONSTRUCTION.

Manhattan.

STABLES AND GARAGES.

47TH ST.—J. M. Felson, 1133 Broadway, has completed plans for a 2-sty brick garage, 75x100 ft, in the north side of East 47th st, 100 ft west of First av, for Samuel Katz, 1411 Grand Concourse, owner and builder. Cost, \$35,000.

Bronx.

DWELLINGS.

CENTER ST.—Walter Jackson, 29 Broadway, has completed plans for a 2-sty frame dwelling, 18x35 ft, in the north side of Center st, 350 ft west of City Island av, for S. H. Booth & Son, City Island, owners. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

WILKINS AV.—Herman Goldberg, 2686 Valentine av, has completed plans for extensive alterations to the laundry building 1 and 2 stys at 1471 Wilkins av, for the H. & R. Contracting Co., 940 East 170th st, owner. Cost, \$20,000. Owner builds.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CARROLL ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick and limestone apartment to be erected at the north-west corner of Carroll st and Kingston av, for the Kings Land Company, care of architects, owner and builder. Cost, about \$150,000.

GREENWOOD AV.—C. G. Wessel, 1399 East 4th st, has plans underway for a 3-sty brick flat, 24x55 ft, at 832-840 Greenwood av, for A. McMalley, 20 West 94th st, Manhattan, owner and builder. Cost, \$5,500.

DWELLINGS.

EAST 34TH ST.—M. A. Cantor, 373 Fulton st, completed plans for eight 2½-sty frame dwellings, 17x43 ft, in the east side of East 34th st, 160 ft north of Av M, and the west side of East 35th st, 87 ft north of Kings Highway, for Jos. Weinstein, 2027 Douglas st, owner and builder. Total cost, \$56,000.

GEORGIA AV.—Morris Rothstein, 197 Snediker av, has completed plans for eight 2-sty brick dwellings, 20x54 ft, on the east side of Georgia av, 100 ft south of Livonia av, for Morris Smith, 76 Riverdale av, owner and builder. Cost, \$26,000.

OCEAN AV.—C. G. Wessel, 1399 East 4th st, has plans in progress for two 2-sty brick dwellings, 20x57 ft, at 2571-75 Ocean av, for Charles Rosiello, 1969 East 17th st, owner and builder. Total cost, \$20,000.

17TH AV.—M. A. Cantor, 373 Fulton st, has completed plans for four 2½-sty frame dwellings, 16x38 ft, on the east side of 17th av, 40 ft north of 44th st, for the Treib Building Co., 1077 East 12th st, owner and builder. Total cost, \$40,000.

EAST 4TH ST.—Henry Rockmore, 1603 45th st, has completed plans for four 2-sty dwellings, 16x37 ft, in the west side of East 4th st, 320 ft south of Av O, for Nitel Improvement Co., Inc., East 4th st, between Avs O & P, owner and builder. Cost, \$14,000.

76TH ST.—Gregory B. Webb, 104 West 42d st, has completed plans for four 2-sty frame dwellings, 16x40 ft, in the north side of 76th st, 200 ft east of 18th av, for Mainard C. Schill, 1701 77th st, Brooklyn, owner and builder. Cost, \$14,000.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 22x44 ft, in the west side of East 23d st, 280 ft north of Av K, for Webster Building Co., Inc., I. Shapiro, pres., 390 Saratoga av, owner and builder. Cost, \$8,500.

57TH ST.—Lubroth & Lubroth, 44 Court st, have plans in progress for two 2-sty frame dwellings, 16x40 ft, in the south side of 57th st, 60 ft east of 11th av, for S. H. Construction Co., M. Sachs, pres., 4927 12th av, owner and builder. Total cost, \$24,000.

EAST 4TH ST.—Slee & Bryson, 154 Montague st, have plans in progress for five 2½-sty frame dwellings, 21x29 ft, in the east side of East 4th st, northeast corner of Pine Court, for the Realty Associates, 162 Remsen st, owner and builders. Total cost, \$15,000.

DELAWARE PL.—David A. Lucas, 98 3d st, has plans on file for a 2-sty frame dwelling, 16x36 ft, on the west side of Delaware pl, 320 ft south of Jerome av, for Flora Battersley, owner on premises. Cost, \$5,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—Irving Margon, 355 East 149th st, New York City, has plans about finished for a 4-sty brick and limestone apartment, 35x100 ft, at 50th st and Hayes av, for the Elros Realty Co., 90 48th st, Corona, L. I., owner and builder. Cost, about \$35,000.

DWELLINGS.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty

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



ELECTRICAL WIRING

of every description—for light, heat and power—efficiently done at a minimum cost in old or new property.

ELECTRICAL SERVICE ENGINEERING CO.

Telephone: Bryant 6469 1416 Broadway, N. Y.

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

C. E. Halback & Co.

ORNAMENTAL IRON and STEEL

For Building Construction

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

Phone: Madison Sq. { 8510
8511

LUMBER BELOW MARKET PRICE

— ALSO —

Large Quantities of Plumbing
and Electric Supplies

Full particulars will be given to you
by calling

BEEKMAN 8386-8

SAMUEL J. BARIL
ROOM 503, WORLD BLDG.

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

frame dwelling, 20x33 ft, in the west side of Herkimer st, 205 ft north of Rutland st, St. Albans, for Edwin H. Brown, St. Albans, owner and builder. Cost, \$8,500.

ARVERNE, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 22x36 ft, in the west side of Beach 67th st, 340 ft north of Morris av, for C. O. P. Construction Co., Arverne, owner and builder. Cost, \$21,000.

QUEENS, L. I.—Plans have been prepared privately for three 1½-sty frame residences, 22x40 ft, in the south side of Hugo st, 40 ft east of 3d av, Queens, for Michael H. Calin, 2513 Woodbine st, Ridgewood, owner and builder. Cost, \$7,500.

RICHMOND HILL, L. I.—J. F. Walsh, 21 West 44th st, Manhattan, has completed plans for six 2-sty frame dwellings, 16x32 ft, in the east side of Danube st, 314 north of Rockaway Blvd., Richmond Hill, for the Richmond Improvement Co., Inc., 21 West 44th st, owner and builder. Total cost, \$24,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 1-sty frame dwelling, 17x40 ft, on Roseland av, 186 ft east of Springfield av, for E. C. Killane, Springfield, owner and builder. Cost, \$4,000.

OZONE PARK, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has completed plans for two 2-sty frame residences, 16x36 ft, at the southwest corner of Portland st and Roanoke av, Ozone Park, for Gustav Blattmacher, 62 Shaw av, Union Course, owner and builder. Cost, \$6,000.

EDGEMERE, L. I.—Edward Steelges, Beach 76th st, Arverne, has plans on file for nine 1-sty dwellings, 18x32 ft, at the southwest corner of Beach 39th st and Rockaway Blvd., for I. Zaret, Park av, Arverne, owner and builder. Cost, \$16,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 24x32 ft, in Roundout st, 215 ft north of Beaufort st, Hollis, for Wm. Kovalsky, 7 East 42d st, Manhattan, owner and builder. Cost, \$13,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 35x47 ft, in Rutland st, 60 ft west of Glenham st, St Albans, for E. A. Arnold, 14 King st, Jamaica, owner and builder. Cost, \$6,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 24x25 ft, on Queens rd, 260 ft south of Douglas pl, Queens, for Lands Estate Realty Co., 203 Montague st, Brooklyn, owner. Cost, \$5,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x38 ft, at the southwest corner of Eastwood av and St. Albans av, for Arthur Short, Jamaica, owner and builder. Cost, \$4,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 25x26 ft, on the east side of Hollis Court Blvd, 100 ft south of Jamaica av, Queens, for Lands Estate Realty Co., 203 Montague st, Brooklyn, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for a 2-sty frame residence, 36x23 ft, on the north side of Terrace av, 319 ft west of Alsop st, Jamaica, for J. W. McManus, 257 Marcy st, Brooklyn, owner and builder. Cost, \$10,000.

DOUGLASTON, L. I.—Werner & Windolph, 25 West 33d st, Manhattan, have completed plans for a 2-sty frame dwelling, 35x23 ft, on the southeast corner of Manor rd and Shore rd, Douglaston, for Stephen L. Newman, 106 West 29th st, Manhattan, owner and builder. Cost, \$4,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 1-sty frame dwelling, 24x41 ft, at the northwest corner of Golder st and Higbie av, Springfield, for J. Brown, Higbie av, owner and builder. Cost, \$4,500.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 24x32 ft, in the west side of Roundout st, 175 ft north of Beaufort st, for Wm. Kovalsky, 7 East 42d st, Manhattan, owner and builder. Cost, \$6,500.

HOLLIS, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 27x24 ft, on the west side of Flushing av, 100 ft south of Prospect av, Hollis, for Peter Balder, 127 Ridgewood av, Brooklyn, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—Albert Humble, Ridge rd, Douglaston, has completed plans for a 2-sty brick dwelling, 28x30 ft, in the west side of 18th st, 100 ft north of Kensington Terrace, Elmhurst, for Isabelle Realty Co., 539 West 39th st, Manhattan, owner and builder. Cost, \$6,000.

EDGEMERE, L. I.—J. P. Powers Co., Arverne, has completed plans for eight 1-sty frame dwellings, 16x20 ft, in the east side of 43d st, 700 ft north of the Boulevard, for Joseph Ward, Rockaway Beach, owner and builder. Cost, \$5,500.

EDGEMERE, L. I.—J. P. Powers Co., Rockaway Beach, has completed plans for seventeen 2-sty frame dwellings, 16x37 ft, in the east side of Beach 45th st, 340 ft north of Rhine-

hart pl, for Frank & Rischer, Beach 45th st, owners and builders. Cost, \$44,000.

DOUGLASTON, L. I.—Werner & Windolph, 25 West 33d st, Manhattan, have completed plans for a 2-sty frame dwelling, 35x23 ft, at the northeast corner of Shore rd and Hollywood av, Douglaston, for Stephen L. Newman, 106 West 29th st, Manhattan, owner and builder. Cost, \$7,500.

JAMAICA, L. I.—J. Spinken, 1 Fulton st, Jamaica, has completed plans for thirty-two 2½-sty frame dwellings, 17x40 ft, in the north side of Mitchell st, 119 ft west of Jeffrey st, for Lehrs & Co., 1 Fulton st, owner and builder. Cost, \$5,000 each.

WHITESTONE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 36x55 ft, on the east side of 7th av, 50 ft south of 11th st, Whitestone, for Thomas P. Henehy, 8th av, Whitestone, owner. Cost, \$12,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling and garage, 40x25 ft, at South Greenway, northwest corner of Ascan av, for the Sage Foundation Homes Co., Forest Hills, owner and builder. Cost, \$14,500.

MASPETH, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, has completed plans for a 2-sty frame residence, 20x55 ft, on the north side of Mt. Olivet av, 103 ft west of Fresh Pond rd, Maspeth, for Jacob Esswein, 2015 Greene av, Ridgewood, owner and builder. Cost, \$7,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 26x30 ft, in the south side of Orange st, 60 ft east of Rocky Hill rd, for J. J. O'Reilly, Orange st, Queens, owner and builder. Cost, \$8,000.

RICHMOND HILL, L. I.—W. H. Spaulding, 34 Berger av, Jamaica, has completed plans for a 2½-sty frame residence, 22x35 ft, on Seattle av, 100 ft south of Jerome av, Richmond Hill, for Peter Wenk, Seattle av, Richmond Hill, owner and builder. Cost, \$6,750.

MASPETH, L. I.—Andrew F. Brems, 83 Corona av, Corona, has plans on file for a 2-sty frame dwelling, 21x52 ft, on the east side of Collins av, 106 ft north of Pacific st, Maspeth, for Thos. Smithwick, 16 Collins av, Maspeth, owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—Plans have been prepared privately for three 2-sty dwellings, 20x38 ft, in the west side of 85th st, 90 ft south of 89th av, 110 ft south of 89th av, Woodhaven, for Drosch & Burmeister, 1466 Woodhaven av, owners and builders. Total cost, \$18,000.

AUBURNDALE, L. I.—John Johnson, 360 West 27th st, Manhattan, has plans on file for 2½-sty frame dwelling, 24x32 ft, at the southwest corner of Green st and Whitestone rd, Auburndale, for Tares Barthori, Auburndale, owner. Cost, \$6,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 28x36 ft,

Always Busy

The George Backer Construction Company has signed contracts for Edison Service in two new buildings: A two-story garage situated at 126 West 50th Street, to be provided with 400 lamps and 100 horse-power, and a twelve-story mercantile building at 16-18 West 36th Street, to have 1000 lamps and 200 horse-power

The installation of Edison Service instead of private generating plants in new buildings has continued steadily all summer. We are now on the threshold of fall and look forward to the busy season with anticipation

Let our engineers explain why we have no "dull seasons"

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' specification 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

at the southeast corner of Hillside and Barrett aves, for Henry J. Stengel, 1883 DeKalb av, Ridgewood, owner and builder. Cost, \$7,000.

RICHMOND HILL, L. I.—L. Dannacher, 328 Fulton st, Jamaica, has plans in progress for seven 2-sty frame dwellings, 16x38 ft, on the east side of Briggs av, south of Liberty av, for a corporation now being formed, of which Stephen Addelman, Woodhaven av, Woodhaven, is an officer, who will build. Cost, \$35,000.

FLUSHING, L. I.—Private plans are now in progress for a 1-sty frame bungalow and garage, 30x45 ft, at the northeast corner of 20th st and Mitchell av, for Peter M. Coco, architect, 81 Main st, owner and builder. Cost, \$10,000. Owner will take bids soon on all subs.

ELMHURST, L. I.—A. Weggerman, 63 Marlowe av, Corona, has plans on file for a 2½-sty frame dwelling, 21x53 ft, at the southeast corner of Koerner and Wool sts, for J. H. Miller, Roosevelt av, Corona, owner. Cost, \$5,000.

BAYSIDE, L. I.—Norman B. Baker, 120 West 32d st, Manhattan, has prepared plans for a 1½-sty frame dwelling, 28x38 ft, on west side Coster av, 150 ft north of Braddish av, for James A. Sloan, 341 West 29th st, Manhattan, owner. Cost, \$4,000.

DOUGLASTON, L. I.—Albert Humble, 223 West 23d st, Manhattan, has completed plans for a 2-sty frame dwelling, 35x24 ft, on the south side of Manor rd, 366 ft west of Center Drive, Douglaston, for Mrs. Grace M. Allen, 214 St. Pauls pl, Brooklyn, owner. Cost, \$8,000.

HOLLIS, L. I.—Harold E. Paddon, 280 Madison av, Manhattan, has prepared plans for a 2-sty frame residence, 28x24 ft, in the east side of Ulster st, 100 ft north of Jerome av, Hollis, for Walter M. Palmer, 69 Bandman av, Jamaica, owner. Cost, \$5,000.

MIDDLE VILLAGE, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has prepared plans for a 2-sty frame residence, 18x55 ft, in the east side of Ankner st, 275 ft north of Metropolitan av, for Owen J. Dever, owner on premises. Cost, \$5,000.

QUEENS, L. I.—Edward Jackson, Herriman av, Jamaica, is contemplating the erection of one hundred 2-sty frame dwellings, 20x28 ft each, in Queens, L. I., for the Land Estates, Mr. Kahler, 203 Montague st, Brooklyn, owners and builders.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—J. G. White Engineering Corp., 43 Exchange pl, Manhattan, has completed plans for a 1-sty brick refinery, 182x157 ft, at the southeast corner of the L. I. R. R. tracks and Hobson av, for the Nichols Copper Co., owner and builder, on premises. Cost, \$75,000.

STABLES AND GARAGES.

JAMAICA, L. I.—A. P. Sorice, Jamaica, has plans in progress for a 1-sty brick garage, 50x100 ft, in the east side of Rockaway road, 185 ft north of Catherine st, for the Acme Garage, N. Nardi, president, 21 Catherine st, owner, who will soon be ready for bids on general contract. Cost, \$15,000.

GLENDALE, L. I.—Plans have been prepared privately for eight 1-sty brick garages at the southeast corner of Lafayette and Edsall avs, for Charles Fritz, 98th st, Richmond Hill, L. I., owner and builder. Cost, \$4,000 each.

Richmond.

DWELLINGS.

STAPLETON, S. I.—Jas. Whitford, Tompkinsville, has completed plans for a 2½-sty natco fireproof tile dwelling, 22x52 ft, in the south side of Tompkins st, 175 ft west of Brownell st, for Jos. P. Thompson, Smith Terrace, owner and builder. Cost, \$6,000.

STATEN ISLAND.—Private plans are being contemplated for one hundred 2-sty frame dwellings for various locations in Staten Island for Cornelius G. Kolf, 26 Bay st, Tompkinsville, owner and builder. Cost, \$500,000. Work will be started soon.

WEST BRIGHTON.—Louis Ardingo, 135 West 10th st, Manhattan, has completed plans for a 2-sty frame dwelling, 26x50 ft, on the south side of Richmond Turnpike, 163 ft off Sheridan av, for Theresa C. Ardingo, 135 West 10th st, Manhattan, owner. Cost, \$4,500.

Nassau.

APARTMENTS, FLATS AND TENEMENTS.

LONG BEACH, L. I.—Nathan Korn, 556 West 188th st, Manhattan, has prepared plans for a 50-fam. apartment house, 43x175 ft, at Long Beach, for owner to be announced later. Cost, \$150,000.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Polhemus, McKenzie & Coffin, 15 East 40th st, Manhattan, have plans in progress for a 2½-sty hollow tile and stucco residence, 80x90 ft, at Easthampton, near the Golf Club, for Wm. S. Jenny, Easthampton, L. I., owner. Cost, about \$40,000. Architects will be ready for estimates on general contract about September 25.

New Jersey.

DWELLINGS.

NEWARK.—Peter MacLagan, Summer av, has completed plans for a 2½-sty frame dwelling, 28x34 ft, on 47 Girard pl, near Clinton av, for James T. Richards, 30 Clinton pl, owner and builder. Cost, \$10,000.

EAST ORANGE.—Wm. Garrabrants, 343 Main st, has completed plans for five 2½-sty frame and shingle dwellings, 21x27 ft, in Newfield and Leslie sts, for the Arlington Building Co., Henry Millar, secretary, Grave st, corner of Beardsley av, Bloomfield, owner and builder, who will start work at once. Cost, \$4,500 each.

SOUTH ORANGE.—Charles Steinbrenner, 27 Kingsland rd, has completed plans for a 2½-sty frame residence, on Stanley rd, South Orange, for F. W. Pemberton, Jr., 36 Oakland ter, Newark, owner. Cost, \$9,000.

NEWARK.—Plans have been prepared privately for a 2½-sty residence with garage, 22x28 ft, at 158 Scheerer av, for John Duncan, 216 Seymour av, owner and builder. Cost, \$5,000.

NEWARK, N. J.—Plans are being prepared privately for a 2-sty machine shop and garage, 50x106 ft, at 39-41 Hamilton av, for A. M. Griffith, 315 Market st, owner and builder. Cost, \$25,000.

NEWARK, N. J.—Frederick Phelps, Union Building, Newark, is preparing plans for a 4-sty brick and reinforced concrete factory building, 700x50x700x70 ft, on Frelinghuysen av, for the General Leather Co., 420 Frelinghuysen av, owner.

HALLS AND CLUBS.

DUMONT, N. J.—J. M. Berlinger, 8 West 40th st, Manhattan, is preparing plans for a 2-sty brick and hollow tile and stucco Masonic Temple, 45x68 ft, at Madison and Washington sts, for Tilden Lodge, F. & A. M., owner. Cost, about \$35,000. Details will be available later.

HOSPITALS AND ASYLUMS.

BAYONNE, N. J.—Crow, Lewis & Wick, 200 5th av, Manhattan, are preparing the preliminary sketches for extensive additions to the hospital and power plant in East 30th st, near City Hall, for the Bayonne Hospital, owner, on premises. Cost, about \$250,000. Details will be available later.

STABLES AND GARAGES.

NEWARK, N. J.—M. Silberstein, 121 Springfield av, has completed plans for a 1-sty brick garage, 35x100 ft, with extension 30x29 ft, at 556 South 13th st, for Louis Huckman, 649 South 19th st, owner and builder. Cost, \$7,000.

FAR HILLS, N. J.—Howard N. Potter, 35 East 30th st, Manhattan, is preparing plans for a 2-sty frame and stucco stable, 115x130 ft, at Far Hills, for Morgan Cowperthwaite, Far Hills, N. J., owner. Cost, about \$35,000. Architect will call for estimates on general contract when plans are completed.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans underway

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.

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

for a 3-sty frame and stucco publication office building, 40x70 ft, at the northeast corner of Forest and Glenridge avs, for the Montclair Herald, 223 Glenridge av, owner. Details later.
 NEWARK, N. J.—L. E. Denslow, 44 West 18th st, Manhattan, has plans in progress for a brick and stone office building, 26x125x23 ft, at 726 Broad st, corner Canter st, for the United Cigar Stores Co., 44 West 18th st, Manhattan, owner.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for extensive alterations to the 4-sty brick and stone residence, 25x50 ft, at 36 East 36th st, for Mrs. Grafton H. Pyne, 680 Park av, from plans by F. Livingston Pell, 122 East 25th st, architect.

KENSINGTON, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for a 2½-sty frame residence, 56x50 ft, at Kensington, Great Neck, L. I., for owner, care of Chester A. Patterson, 50 East 42d st, Manhattan, architect. Cost, \$20,000.

LITTLE NECK, L. I.—Barnett Construction Co., 150 Nassau st, Manhattan, has the general contract for ten 2½-sty frame dwellings, 28x29 ft, on Glenwood av, for the Record Realty Corporation, care of H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., architect.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—American Concrete Steel Co., 31 Clinton st, Newark, N. J., has the mason contract for a 1, 2 and 4-sty brick and reinforced concrete service station, 200x400 ft, on the block bounded by Thompson and Mott avs and Mount and School sts, for the White Co., Park av and 57th st, Manhattan, owner, from plans prepared by the Watson Engineering Co., Cleveland, O., engineers.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETINGS.

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, Tuesdays, at 3 p. m.
 All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, September 16, 1919, at 10 a. m.
 Under Building Zone Resolution.

- 550-19-BZ—615-617 4th av, Brooklyn.
- 577-19-BZ—179-183 W. Houston st, southwest corner Congress, Manhattan.
- 574-19-BZ—245-249 Sumpter st, Brooklyn.
- 592-19-BZ—149-159 Empire Blvd., Brooklyn.
- 599-19-BZ—587-993 4th av, northeast corner 39th st, Brooklyn.
- 600-19-BZ—North side Dale Road from Washington st to Union Hall st, Queens.
- 602-19-BZ—2653 Webster av, The Bronx.
- 587-19-BZ—333 St. Nicholas av, Queens.
- 589-19-BZ—34-40 Utica av, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, September 16, 1919, at 2 p. m.
 Appeals from Administrative Orders.

- 634-19-A—158 East 36th st, Manhattan.
 - 635-19-A—389 Lexington av, Brooklyn.
 - 608-19-A—Nassau av, N. 15th st and Banker st, Brooklyn.
- Under Building Zone Resolution.
- 344-19-BZ—2801-2811 Fulton st, northwest corner Hendrix st, Brooklyn.
 - 606-19-BZ—147 Amity st, Queens.
 - 607-19-BZ—North side Hillside av, 103.40 feet west of Jeffry av, Jamaica, Queens.
 - 612-19-BZ—2056-2058 85th st, Brooklyn.
 - 614-19-BZ—194-196 Franklin st, Brooklyn.
 - 615-19-BZ—Southeast corner 158th st and Private st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

SPECIAL MEETING.

Wednesday, September 17, 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.

BOARD OF APPEALS.

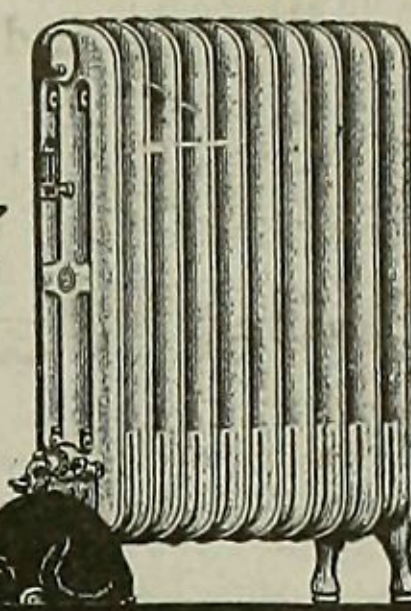
Tuesday, September 23, 1919, at 10 a. m.
 Appeals from Administrative Orders.

594-19-A—Pier No. 8, North River, Manhattan.

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

J. H. NIEWENHOUS, President
 M. NIEWENHOUS, Treasurer

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

163RD STREET, Northwest Corner Park Avenue

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.

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.
 Tel. 456 Melrose

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended To

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

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

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.

595-19-A—Pier No. 44, East River, Manhattan.
 640-19-A—1000 Stebbins av, The Bronx.
 643-19-A—1344 Fulton av, The Bronx.
Under Building Zone Resolution.
 616-19-BZ—920 Tinton av, The Bronx.
 617-19-BZ—1704-1724 St. John's pl and north
 side of Eastern Parkway, 88 feet
 west of Howard av, Brooklyn.
 618-19-BZ—937 East 176th st, northeast corner
 Daly av, The Bronx.
 620-19-BZ—West side Grand av, 200 feet south
 of Greene av, Brooklyn.

BOARD OF APPEALS.
SPECIAL MEETING.

Tuesday, September 23, 1919, at 2 p. m.
Appeals from Administrative Orders.

636-19-A—141 Prospect av, Brooklyn.

Under Building Zone Resolution.

619-19-BZ—261-263 Vanderbilt av, Brooklyn.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room
 919, on Tuesday, September 9, 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 op-
 portunity 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.

\$322,272 for Guttenburg Track.

The old Guttenburg race track property on
 Bergenline avenue, Hudson County Boulevard,
 36th to 40th streets, 1st to 5th avenues, in the
 Township of North Bergen, Hudson County, was
 auctioned off by Joseph P. Day in one of the
 most successful disposals of real property ever
 held in that county.

The old track, cut up into 1,000 lots, was sold
 off to the highest bidders for a total of \$322,272,
 or an average of \$325 per lot, in record time.
 Mr. Day sold the entire outfit in less than five
 hours, or an average of four lots per minute,
 so eager were buyers to secure the property,
 which is considered one of the best remaining
 for development in this section.

Mayor James Nolan, of North Bergen, bid
 highest for the northeast corner of 39th street
 and 38th avenue, which sold for \$400, and he
 secured three adjoining lots at \$300 each. Mayor
 Nolan also bought two lots on 2d avenue in

the same block for \$275 each.

Commissioner J. J. McMahon, Register for
 Hudson County, a candidate for re-election,
 bought the block on Hudson County Boulevard
 between 37th and 38th streets, excepting two
 lots, which comprises a total of forty-one lots,
 for \$26,000, and James G. Tumulty, cousin of
 Joseph Tumulty, secretary to President Wilson,
 bought two lots on 36th street for \$550.

Appointed Exclusive Agents.

Announcement is made by the United Eye
 Glass Shops Corporation, a chain store optical
 concern, with executive offices at 1393 Broadway,
 that they have appointed Fredk. Southack and
 Alwyn Ball, Jr., their exclusive real estate
 agents.

The United is a Delaware corporation with an
 authorized capital of \$5,000,000, and now has
 forty stores located in New York, Connecticut,
 Pennsylvania, Massachusetts, New Jersey, and
 will eventually open a branch in every city of
 ten thousand or more population.

H. H. Trice, of Southack and Ball, is in charge
 of the Eye Glass Company's business, and re-
 ports that in the past week leases for stores in
 Athol, Poughkeepsie, Yonkers, Ossining, Perth
 Amboy and three additional stores for New York
 City, aggregating about \$150,000, has been closed.
 Mr. Trice left Tuesday for Newburg, Kingston,
 Albany, Troy and Boston, where he will locate
 additional stores for the company.

(Leases—Continued From Page 347)

THE BRETT & GOODE COMPANY leased the
 center store in the Puck Building, 295-309
 Lafayette st, to Olney & Warrin, and loft space
 in the same building to the Raymond Engineer-
 ing Corporation.

CUSHMAN & WAKEFIELD (INC.) leased to
 the National Graphic Sales Corporation offices
 in 50 East 42d st.

DOUGLAS L. ELLIMAN & CO. have leased
 the parlor floor at 18 East 48th st for the Advo-
 cate Realty Co. to Anna Gallagher and Mary
 Grey; also for Livingston Phelps the 3d loft
 at 14 East 46th st to Miss E. M. Joye; and
 for the Vanderbilt Avenue Realty Corporation
 store at 41½ East 47th st to the Metco Tire
 Co., and for the same owner store at 47 East
 47th st to B. Brady.

DOUGLAS L. ELLIMAN & CO. leased a large
 apartment in 270 Park av to P. J. White; also
 a duplex apartment at 969 Park av, furnished,
 for the season to Merrel P. Callaway; at 144
 East 36th st to Ernest E. Boreham; at 20 East
 48th st to Miss Eliza McKnight; at 416 Mad-
 ison av to S. E. Piza, and at 130 West 57th st to
 Miss J. Chamberlain; also leased for the New
 York Trust Co., as trustee, represented by Hor-
 ace S. Ely & Co., the 4-sty dwelling at 57 East
 67th st, on a lot 20x102.2, to Veryl Preston.

J. ARTHUR FISCHER leased to J. Morris a
 loft in 683 6th av.

GOODWIN & GOODWIN rented for Louise
 Hermes to F. Sauerbrun the 3-sty dwelling at
 106 West 119th st.

HAGGSTROM & CALLEN have leased the
 store and basement in the southeast corner of
 Amsterdam av and 69th st for John Mackey to
 Henry Mehrtens for three years.

M. & L. HESS (INC.) leased the 10th floor at
 704-6 Broadway to George W. Heller, Inc.; the
 3d floor at 135 5th av to Goldfrank & Co., and
 the 7th floor at 42-8 East 20th st to the Lauer
 Mfg. Co.

M. & L. HESS (INC.) leased for Caroline H.
 Field, of London, England, the entire 6-sty
 building at 14-18 West 24th st, containing about
 40,000 sq. ft., to A. Leipzig, Inc., dealers in
 willowware and housefurnishing goods, who will
 use the entire building for their own occupancy.
 The lease is for a term of years at an aggre-
 gate rental of \$100,000. Cross & Brown repre-
 sented the lessors.

M. & L. HESS (INC.) sublet for the Algas
 Co., Alfred Spiegel, president, the entire build-
 ing at 39 Wooster st, containing about 12,000
 sq. ft., to the Republic Druggists Svndicate,
 Inc., Dr. Joseph Broadman, president, who will
 occupy the entire building for the assembling
 and distribuion of drugs. Waler C. Ware repre-
 sented the lessees.

THE HOUGHTON COMPANY leased for ten
 years, with renewal privilege of eleven years
 more, the 5-sty American basement dwelling
 319 West 100th st, on a lot 20x100. The prem-
 ises will be altered and used for bachelor's
 apartments.

J. B. JAMES, of Fredk Zittel & Sons, leased
 the dwelling 253 West 70th st to Miss Ware;
 also 151 West 85th st to Mrs. Julia Wilson, in
 connection with George V. McNally; also 321
 West 84th st to Mrs. C. Hildebrand.

SAMUEL H. MARTIN leased for the estate
 of Julia K. Wilkens the dwelling at 164 West
 65th st to Minnie H. Cardiff.

A. H. MATHEWS rented for the Comtesse
 Sala the entire building 139 5th av, 27x160,
 with L to 19th st, for a term of years.

PEASE & ELLIMAN leased furnished for
 Mrs. Henry Lehr the 4-sty dwelling 20 West
 56th st to Mrs. C. Richard Tjader; also apart-
 ments in 375 West End av for Bernard Hirsch
 to Solomon Brill; in 100 West 59th st for O. D.
 & H. V. Dike, agents, to Dr. L. W. Doxstader;

THE UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Furnaces

Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 85 Years

Telephone: Beekman 2490

KEWANEE

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

"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



DISTINCTIVE MARBLE WORK

OUR facilities for supplying marble and executing
 contracts with promptness and dispatch are ex-
 ceptional. We specialize in the interior marble
 work and use only the most carefully selected mar-
 ble, 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

in 115 East 82d st for One Fifteen, Inc., to Mary P. Wells, and in 133 West 79th st to Miss Grace Olive Bishop; and offices for the American Chiclé Co. at 19 West 44th st to H. F. Biddle.

PEASE & ELLIMAN leased for W. F. Riddle to Mrs. Louise A. Cobb the 4-sty dwelling at 140 East 72d st; also for Mrs. H. A. Peck to the Master Waterproofers, Inc., the 2-sty building at 115 East 35th st.

PEASE & ELLIMAN leased offices in 42 West 39th st to Felix LaTour, Bernard Abrams and B. Cahn; also furnished apartments in 850 Park av for D. G. Getzen-Danner to John W. Child; in 3 East 85th st, for W. C. Sheldon to Benjamin Prince; in 235 West 102d st, for Mrs. Lee B. Day to Mrs. M. R. Kemp; furnished for Col. Henry W. Shoemaker to Moses Tayler, of the banking firm of Kean, Taylor & Co., the 5-sty dwelling at 21 West 53d st, near 5th av; apartments as follows: In 962 Lexington av, for John Wolfe to S. R. Burnap; in 21 West 58th st, to O. E. Moore; in 116 West 59th st, to Mrs. W. H. Moore; in 11 East 41st st, to Louise Holden; in 133 West 79th st, to Mrs. Lillian Sones.

L. J. PHILLIPS & CO. leased apartments at 171 West 71st st to Judge M. Warley Platzek for the Manhattan Leasing Co.; 34 West 96th st to Mrs. America Stark; 233 West 83d st to M. L. Levelson for the Gramount Holding Co.; 129 East 82d st to Mrs. Amelia Mohr for Bing & Bing; 171 West 71st st to Dr. A. C. Margulies, and an apartment in the same building to Dr. Evil Wardell for the Manhattan Leasing Co.; 140 West 79th st to Moe Levy for Mayer & Mayer; 2178 Broadway to A. J. Selingsberg for Bing & Bing; 1 West 64th st to N. O. Carpenter for Mr. Wilkinson; 110 West 86th st to A. Brown for M. Wetzler; 120 West 71st st to Mrs. Boggs, and an apartment to Miss Harris for Brooks & Momand; 146 West 76th st to Mr. Du Chette for Mrs. McMannus; 924 West End av to Captain Robinson.

HOMER L. PENCE leased for the trustees of the D. H. McAlpin estate the entire building 136-140 West 23d st for a long term to A. M. Druckman, wholesale furniture. After extensive alterations Mr. Druckman will open show-rooms.

ROWANTREE-SCHLEY CO. leased for the Dyckman Building Corporation, represented by F. J. Guilfoyle & Co., the entire 7th floor at 509 5th av to the Lamson & Hubbard Co., of Boston, proprietors of Balch, Price & Co., to be used as salesroom and offices for their men's hat department; also leased to the same company the 1st loft at 479-485 1st av, northwest corner of 28th st, 10,000 sq. ft., for the Myles Realty Co., to be used for storage purposes; leased for Martin E. Kern to the Kirman Rug & Trading Co. rooms 711-714 in the Croisic Building at 5th av and 26th st, and for the estate of Benjamin Altman, represented by George R. Read & Co., the top loft at 287 5th av to the Fifth Avenue Photo Studio.

SPEAR & CO. leased for Henry P. Gardner, 10th loft at 28-30 West 25th st, to Edward Michael and Murray Cohen; for the 80-82 Greene St. Corporation, store and basement at 80-82 Greene st to Holzman and Sadofsky, and to Jacman Waist Co., 3d and 4th lofts; for Joseph Shapiro, 3d and 4th lofts at 148-50 Greene st, to Harry Godoff, 5th loft to Blum and Weinstein, store and basement to Lipshitz and Oboler; also for the Willard Holding Corporation, 3d loft at 152-6 Wooster st to the Republic Doll and Toy Co.

SPEAR AND CO. leased for the Norbet Holding Corporation the 11th loft at 85 5th av to I. Mittelman and Co., for a term of years; also for Michael E. Coleman, store and basement at 30-32 West 24th st, to the Franklin Woolen Co.; for the 6th Ave. and 23d St. Corporation, corner store and basement at 357 6th av, to Benjamin Klein; for the Powhattan Realty Co., parlor floor store at 25 Bond st, to Spelling and Glucksmann; for the Nason Realty Co., 1st loft at 6-8 West 18th st, to Lawnwer and Ginsburg.

WM. A. WHITE & SONS leased to Dr. R. I. Willmarth the 2d floor of 125 East 34th st to Emerson Foote; an apartment at 173 Madison av, and to Henry W. Freeman an apartment at 5 East 54th st.

WM. A. WHITE & SONS leased to Borden's Premium Co. the 2d loft at 111-113 Hudson st; to the Pan-American Export Co. the store and basement at 29-31 Park pl; to Mark Norwick space at 119 West 23d st; to Nemours Trading Corporation the 2d floor at 410-412 West 52d st; to A. Wasserman the building at the southeast corner of Av C and 2d st; to the Federal Accounting Corp. the 3d floor at 20 Maiden la; to Wheelock-Lovejoy & Co. the 3d floor at 23 Cliff st; to Charles Constantine space at 23 South William st; and to Roland Johnson at 1 Wall st; to the National Budget Committee offices at 6 Church st; to Edward A. Crawford an office in 43 Exchange pl; to the Manhattan Dress Suit Co. a loft at 325-331 Lafayette st; to Francis W. Carney and George E. Mitchell a floor at 10 Stone st; to the Allied Steel and Supply Co. offices at 335-339 5th av; to Blake Ozias store and basement at 26 West 58th st; to Eugene P. Lanfranchi office in 100 Hudson st; and to the Liggett & Myers Tobacco Co. a loft at 114-116 East 16th st.

WHITE-GOODMAN have leased at 35 West 26th st the 1st loft to Monroe Dress Co., 2d

loft to Horowitz & Dorfman, 3d loft to Altman Pleating Co., top loft to Star Regal Embroidery Works. At 208 Wooster st the 3d loft to Siegler Nowack & Newman, and for Camman Voorhees & Floyd, the top loft at 864 Broadway to Jacob Stegman.

WORTHINGTON WHITEHOUSE, INC., leased the following dwellings furnished: 30 East 38th st, for Mrs. H. E. Van Emburgh to Rupert Hughes; 114 East 76th st, for Mrs. Lorimer Worden to E. Mortimer Barnes, and 38 East 70th st, for Mrs. C. W. Yulee to Henry F. Godfrey; also the apartments at 103 East 84th st to J. E. Zanetti, and at 39 West 55th st to L. Gordon Hamersley.

REAL ESTATE NOTES.

LOUIS CARREAU has been appointed agent for 268 West 73d st.

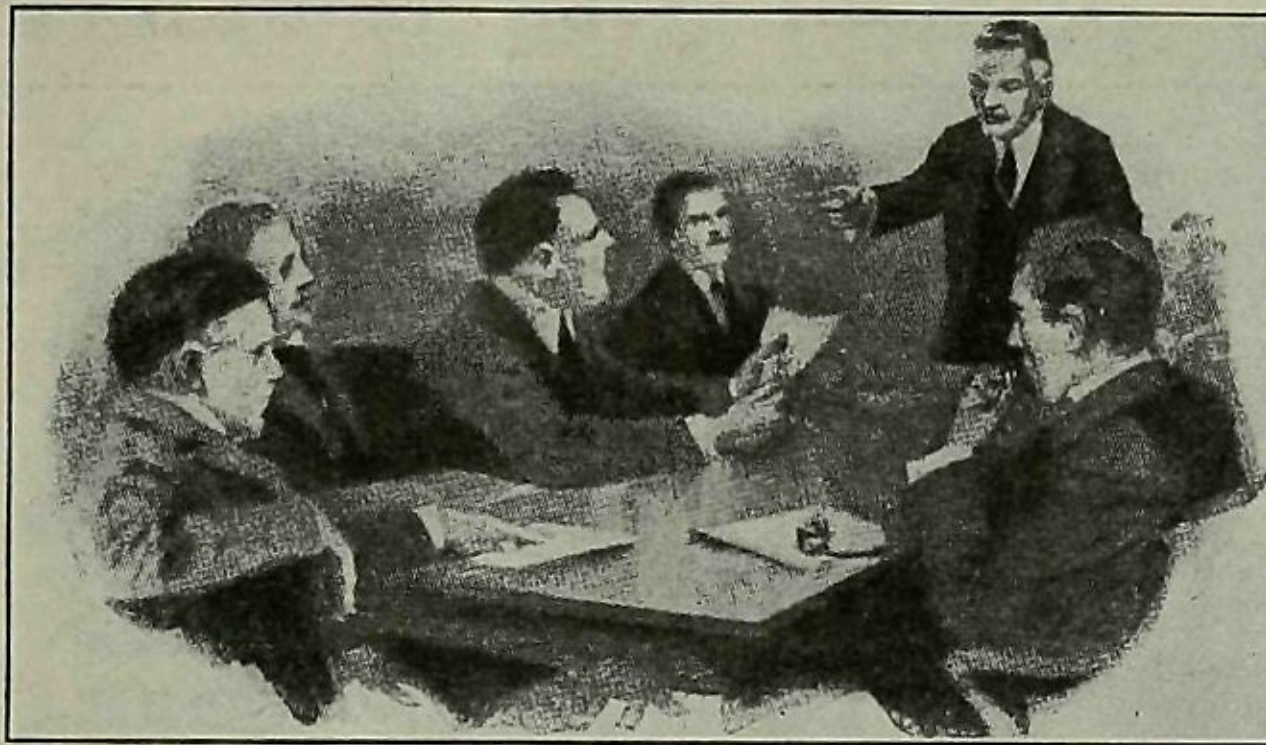
JOSEPH F. FIEST & CO. have been appointed agents for 282 Manhattan av.

HAGGSTROM & CALLEN have been appointed agents of the 5-sty apartment 159 West 63d st.

GEORGE W. EGBERT has opened offices at 1521 Cortelyou rd, Brooklyn, where he will transact a general real estate business. Mr. Egbert has been for 35 years identified with real estate affairs in Flatbush.

The Importance of Office Equipment

can scarcely be over-estimated in these days of perfected efficiency methods. The coordination and classification of all file matter cannot be carried out to the best advantage without the proper equipment, and the present shortage of office help and the necessity under modern conditions of taking care of increasing business without adding to the payroll make careful study and



planning imperative. Our experts will be glad to study your problem and give you their advice. Our line features the famous Macey product, and we are specialists in the entire equipment of an office from floor coverings to specially built furniture to fit the general requirements of the individual.

COBB-MACEY-DOHME, Inc.

412 BROADWAY

NEW YORK CITY

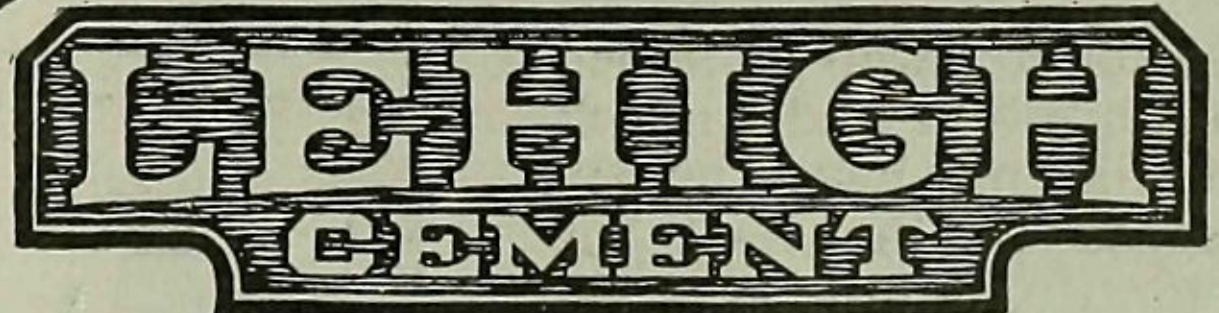
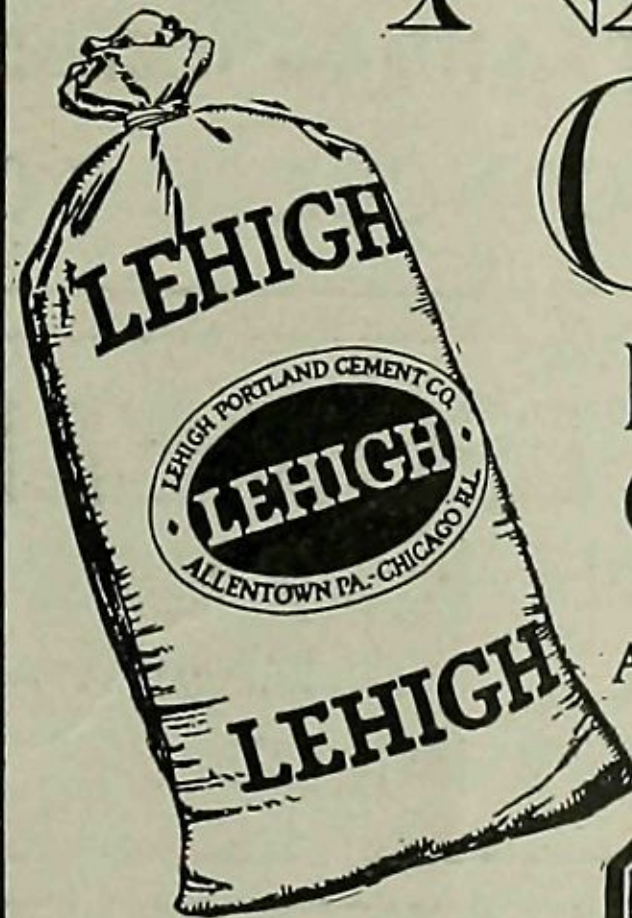
The NATIONAL CEMENT

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.



THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING
OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS
BORO OF BROOKLYN

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"

Nothing is more important for the interior sanitary conditions of a public building than the tile work. It not only assures cleanliness, but is absolutely essential to health and perfected sanitation. We have an exceptionally well equipped organization and a stock of tile on hand unsurpassed in the East for quantity, quality and variety. Let us consult with you on your next project.

D. H. McLAURY
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill
{ 9765 }

 **Dragon**
PORTLAND CEMENT

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